County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, January 7, 2026
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on January 7, 2026 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, January 6, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS

1. PLN250074 - FARHAT MUSTAFA SHAWKI TR

Administrative hearing to consider construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.

Project Location: 2791 Summerland Road, Aromas.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

2. PLN210328 - VEACH ALLEN & MONICA

Administrative hearing to consider planting 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

Project Location: 113 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 153333, and none of the exceptions apply pursuant to Section 15300.2; and

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

3. PLN220159-EXT1 - SALEHI AMIR & ELMIRA TRS

Consider a three-year extension to a previously approved Coastal Administrative and Design Approval (PLN220159) that allowed construction of a 6,094 square foot two-story single-family dwelling and associated site improvements including the removal of 40 Monterey pines and four Coast live oaks.

Project Location: 3167 Stevenson Drive, Pebble Beach

Proposed CEQA action: Finding the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions under Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Extension Request Letter 100525
Exhibit C - Chief of Planning Resolution No. 22-078, dated November 02, 2022

4. PLN250039 - BOUTONNET FARMS INC

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Parcel A (APN:167-081-009-000; 14.22 acres) and Parcel B (APN: 167-011-013-000; 6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

Project Location: 717 River Road, Salinas
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

5. PLN250073 - FARHAT MUSTAFA SHAWKI TR

Administrative hearing to consider the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.
Project Location: 2801 Summerland Road, Aromas.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

6. PLN150141-AMD1 - ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE)

Administrative hearing to consider an Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment..
Project Location: 16041 Castroville Boulevard, Castroville.
Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Radio Frequency Report
Exhibit D - Photo Simulations

7. PLN250007 - SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).
Project Location: 54 and 58 Unit A Calera Canyon Road, Salinas, CA 93908

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

8. PLN250144 - JMG CARMEL LLC

Administrative hearing to consider the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray).

Project Location: 26370 Carmelo Street, Carmel

Proposed CEQA action: Find the project Categorially Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

County of Monterey

Board Report

Legistar File Number: AP 26-001

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 07, 2026

Introduced: 12/22/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250074 - FARHAT MUSTAFA SHAWKI TR
Administrative hearing to consider construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.
Project Location: 2791 Summerland Road, Aromas.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS
It is recommended that the Chief of Planning adopt a resolution to:
a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Administrative Permit to allow construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION
Agent: William G. Kempf
Property Owner: Mustafa Farhat
APN: 181-261-032-000 and 181-261-041-000
Parcel Size: 78,219 square feet, or 1.80 acres
Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked: Yes

SUMMARY
Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7th, 2026, an administrative decision will be made. A public notice has been

distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6th, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Aromas Tri - County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Mustafa Farhat, Property Owners; William G. Kempf, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250074

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-001

January 07, 2026

Introduced: 12/22/2025
Version: 1
Current Status: Agenda Ready
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PLN250074 - FARHAT MUSTAFA SHAWKI TR
Administrative hearing to consider construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.
Project Location: 2791 Summerland Road, Aromas.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS
It is recommended that the Chief of Planning adopt a resolution to:
a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Administrative Permit to allow construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION
Agent: William G. Kempf
Property Owner: Mustafa Farhat
APN: 181-261-032-000 and 181-261-041-000
Parcel Size: 78,219 square feet, or 1.80 acres
Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked: Yes

SUMMARY
Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6th, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Aromas Tri - County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Mustafa Farhat, Property Owners; William G. Kempf, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250074

Exhibit A

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EXHIBIT A
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:
FARHAT MUSTAFA SHAWKI TR (PLN250074)
RESOLUTION NO. ----
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for 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 Coastal Administrative Permit to allow the construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.

[PLN250074 FARHAT MUSTAFA SHAWKI TR, 2791 Summerland Road, Aromas, North County Land Use Plan (APN: 181-261-033-000 and 181-261-041-000)]

The FARHAT MUSTAFA SHAWKI TR application (PLN250074) came on for an administrative hearing before the County of Monterey Chief of Planning on January 7th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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 1982 Monterey County General Plan;
- North County Land Use Plan;
- North County Coastal Implementation Plan (NC CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 2791 Summerland Road in Aromas, North County Land Use Plan (APNs: 181-261-033-000 and 181-261-041-000). The parcel is zoned Rural Density Residential, 5 acres per

unit, Coastal Zone, or "RDR/5(CZ)", which allows for the establishment of a first single-family dwelling as a principally allowed use as identified in Title 20 section 20.16.040.A, subject to the granting of a Coastal Administrative Permit. The proposed project includes the construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements. Associated site improvements include 3,519 square feet of hardscape, 7,691 square feet of pavers, onsite utilities, and 1600 cubic yards of grading cut and fill. All development is proposed on APN: 181-261-033-000. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property (78,219 square feet), APNs:181-261-033-000 and 181-261-041-000, is shown in its current configuration as Lot 2 on a Final Map within Rancho Los Carneros and Logan Knolls Subdivision, recorded in May of 1995 (Volume 19 of Surveys, Page 62). A storm drain and natural drainage easement is conveyed over the rear of the property (APN: 181-261-041-000). Therefore, the County recognizes the subject property as a legal lot of record.

d) Visual Resources. The subject property zoning district does not include a Design Control Overlay and therefore is not subject to the regulations outlined in Title 20.44 (Design Control Zoning Overlay). However, the NC LUP establishes policies that require the protection of public views. NC CIP section 20.144.020.SSS defines the "Public Viewshed" as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. NC LUP Policy 2.2.2.1 protects views to and along the ocean shoreline from these public vantage points. The subject property is not visible from any of these viewpoints and will not block views to the ocean which was assessed based on the distance and intervening topography surrounding the subject property. The colors and materials proposed include going brown-gray trim, creamy grey heron cement plaster, roughcut eldorado stone finishes, Milgrad Tuscany windows and exterior doors, with gray clay tile roofing. Therefore, the proposed development will not conflict with NC LUP Visual Resource policies.

e) Development Standards. The proposed project meets all the required development standards for the Rural Density Residential zoning district, which are identified in Title 20 section 20.16.060. Pursuant to Title 20, section 20.16.060.C, development within this district of main structures shall meet the required setbacks of 30 feet (front), 20 feet (side), and 20 feet (rear), unless otherwise indicated on a final map. The subject property's final map indicates required setbacks of 60 feet (front), 15 feet (side), and 40 feet (rear). The proposed single-family dwelling will have setbacks of 138 square feet (front), 27 feet 10 inches (side), 24 feet (side), and 140 feet 2 inches (rear). The RDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 21 feet 1 inch from average natural grade.

Pursuant to Title 20 section 20.16.060.C, development within this district of accessory non-habitable structures shall meet the required setbacks of 50 feet (front), 6 feet on the front one-half of the property, and one foot on the rear half of the property (side), and 1 foot (rear) unless otherwise indicated on a final map, which are described above. The proposed detached workshop will have setbacks of over 186 square feet (front), 27 feet 10 inches (side), and 170 feet (rear). The RDR zoning district allows a maximum height of 15 feet for non-habitable accessory structures, and the proposed detached workshop will have a height of 15 feet. The RDR zoning district allows the minimum distance between accessory and main structures to be 10 feet, and the proposed distance between the single-family dwelling and the workshop is 26 feet. The RDR zoning district allows a maximum building site coverage of 25%. The proposed project will have a building site coverage of 11,060 square feet or 14.1%. Therefore, the project meets all required development standards for the RDR zoning district.

f) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250331), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

g) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the North County Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

h) The project planner conducted a virtual site inspection on December 10th, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250074.

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 Aromas Tri-County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

- "Geologic Evaluation" (County of Monterey Library No. LIB250331) prepared by Craig S. Harwood, Ben Lomond, CA, June 2025.

- "Geotechnical and Percolation Investigation Report" (County of Monterey Library No. LIB250332) prepared by Belinda Taluban P.E., Salinas, CA, March 25th, 2025.

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) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to NC CIP section 20.144.100.A.1.b., a Geological Hazards Assessment (County of Monterey Library No. LIB250331) and Geotechnical Report (LIB250332) were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Zayante-Vergeles Fault, located 0.5 miles southwest of the site, while a second subsidiary trace of the fault is approximately 80 feet north of the proposed residence footprint. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250331), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a virtual site inspection on December 10th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250074.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Aromas Tri-County 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) All necessary utilities will be provided. Domestic water will be served by the Aromas Water District. The project proposes the installation of a new septic system. EHB commented that the conceptual onsite wastewater treatment system design meets the minimum requirements established in Monterey County Code 15.20.

c) Staff conducted a virtual site inspection on December 10th, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250074.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a virtual site inspection on December 10th, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250074.

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 of limited numbers of new structures.

b) The proposed project involves the construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.

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 no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact

without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. There is no substantial evidence to 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 virtual site visit on December 10th, 2025.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250074.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250074.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors, and not the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. This project is not appealable to the California Coastal Commission as it is not located between the sea and the first through public road, or within 300 feet of the beach, mean high tide line or coastal bluff, nor is not within 100 feet of any wetland and does not include a conditionally allowed use.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and none of the exceptions apply under Section 15300.2;
2. Approve the Coastal Administrative Permit to allow the construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.

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 7th day of January 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN250074

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN250074) allows the construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements. The property is located at 2791 Summerland Road, Aromas (Assessor's Parcel Numbers 181-261-033-000 and 181-261-041-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number's 181-261-033-000 and 181-261-041-000 on January 7th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. 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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (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 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.

5. 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.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to
Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current
fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

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

7. 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. The fee schedule can be found here: https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

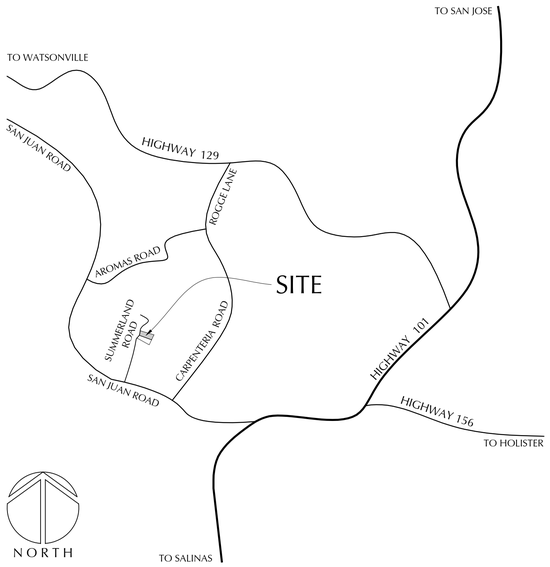
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 2

2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA

VICINITY MAP



CONSULTANTS

ARCHITECT:	WILLIAM C. KEMPF, ARCHITECTS 105 LOCUST STREET, SUITE B SANTA CRUZ, CA 95060 BILL KEMPF: 831 459-0951
CIVIL ENGINEER:	ROPER ENGINEERING 48 MANN AVENUE CORRALITOS, CA 95076 JEFF ROPER: 831 724-5300
STRUCTURAL ENGINEER:	R3 ENGINEERING 105 LOCUST STREET, SUITE A SANTA CRUZ, CA 95060 CHARLIE PROGRACE: 831 588-7628
GEOTECHNICAL ENGINEER:	SOIL SURVEYS GROUP, INC. 103 CHURCH STREET SALINAS, CA 93901 BELINDA TALUBAN: 831 757-2172
GEOLOGIST:	CRAIG HARWOOD, GEOLOGIST 239 PARK DRIVE BEN LOMOND, CA 95005 831 325-9327
SEPTIC ENGINEERING:	MYER ENGINEERING, INC. 1796 LAUREL GLEN ROAD SOQUEL, CA 95073 PAUL MYER: 831 800-2244
LANDSCAPE & IRRIGATION:	KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 408 857-6275

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PROJECT DATA SUMMARY

OWNER:	KAMILAH DEYN DEVELOPMENT 734 E. LAKE AVENUE #9 WATSONVILLE, CA 95076 MIKE FARHAT: 831 247-5340
PROJECT SITE:	2791 SUMMERLAND ROAD AROMAS, CALIFORNIA
CROSS STREET:	SAN JUAN ROAD
ASSESSORS PARCEL NUMBER:	181-261-33 & 41
ZONING:	RDR/5 (CZ)
LOT AREA:	78,219 S.F. , ±1.80 ACRES
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 & U
FIRE SPRINKLERS:	YES, NFPA 13D THROUGHOUT
FIRE PROTECTION ZONE:	SRA = HIGH, AROMAS TRI-COUNTY FPD WUI COMPLIANCE REQUIRED
PARKING CALCULATION:	REQUIRED: 2 SPACES PROPOSED: 3 IN GARAGE, MANY ON SITE
UTILITIES:	ELECTRICITY: PG&E NATURAL GAS: PG&E WATER: AROMAS WATER DISTRICT WASTEWATER: ON-SITE SEPTIC SYSTEM
TREE REMOVAL:	NONE EXISTING OR REQUIRED
REFERENCE CODES:	2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA GREEN BLDG. STDS. CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE MONTEREY COUNTY CODE AMENDMENTS
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE AND DETACHED SHOP BUILDING ON AN EXISTING VACANT LOT IN THE LOGAN KNOLLS DEVELOPMENT

WILDLAND-URBAN INTERFACE

REFER TO 2022 CBC CHAPTER 7A & 15

703A STANDARDS OF QUALITY
- BUILDING MATERIAL, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED IN THIS CHAPTER SHALL BE IN ACCORDANCE WITH SECTION 703A.

705A ROOFING
- ROOF ASSEMBLY SHALL BE CLASS 'A' RATED AND INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTRUCTIONS.
- WHERE AN AIR SPACE IS PROVIDED UNDER THE ROOF COVERING, A CLASS 'A' FIRE RATED ROOF UNDERLAYMENT SHALL BE UTILIZED, OR EXPOSED SHEATHING SHALL CONSISTS OF EXTERIOR FIRE-RETARDANT-TREATED WOOD.
- WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

706A VENTS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL

707A EXTERIOR COVERINGS
- EXTERIOR COVERINGS INCLUDE: EXTERIOR WALL COVERING MATERIAL, EXTERIOR WALL ASSEMBLY, EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS, EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS, EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS, EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS, AND EXTERIOR UNDER FLOOR AREAS.
- EXTERIOR COVERINGS SHALL BE: NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4", OR LOG WALL CONSTRUCTION.
- IF THE EXTERIOR CLADDING DOES NOT MEET ONE OF THE ABOVE REQUIREMENTS ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR THE ENCLOSURE ABOVE.
- FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS, SOLID WOOD RAFTER TAILS AND BLOCKING WITH A MIN. NOMINAL DIMENSION OF 2", MAY REMAIN EXPOSED WITHOUT PROTECTION
- THE UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES MUST MAINTAIN THE SAME IGNITION-RESISTANCE OF EXTERIOR WALLS OR BE ENCLOSED TO GRADE.

708A EXTERIOR WINDOWS, SKYLIGHTS AND DOORS
- ALL EXTERIOR GLAZING MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED GLASS BLOCK.
- OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NON-COMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8"
- EXTERIOR DOORS MUST BE NONCOMBUSTIBLE, OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING. ANY GLAZING IN EXTERIOR DOOR SHALL MEET THE ABOVE REQUIREMENTS
- GAPS AT EXTERIOR GARAGE DOORS SHALL NOT EXCEED 1/8". GAPS LARGER THAN 1/8" ARE ALLOWED IF THE DOOR OVERLAPS ONTO JAMBS AND HEADERS, OR THE GAP IS COVERED WITH METAL FLASHING.

709A DECKING
- A MINIMUM OF A 6" METAL FLASHING, APPLIED VERTICALLY ON THE EXTERIOR OF THE WALL, SHALL BE INSTALLED AT ALL DECK-TO-WALL INTERSECTIONS.
- DECK, PORCH, AND BALCONY SURFACES WITHIN 10 FEET OF THE PRIMARY STRUCTURE MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED, OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
5. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORM WORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. JOB COPIES OF THE BUILDING & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
10. ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
11. THE CONTRACTOR SHALL FOLLOW ALL 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIREMENTS AS SET FORTH ON SHEETS A1.2 THOROUGH A1.4.
12. SEAL ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS.
13. PROTECT DUCT OPENINGS DURING CONSTRUCTION
14. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS
15. 19% MOISTURE CONTENT OF BUILDING FRAMING MATERIALS SHALL BE TESTED WITH MOISTURE METER PRIOR TO ENCLOSURE.
16. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER REFER TO CAL GREEN SECTION 4.410.1 FOR EQUIPMENT & FIXTURES MANUAL INFORMATION
17. THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK.

BUILDING AREAS

LOT AREA:	78,219 S.F.		
CONDITIONED AREA:	7,326 S.F.		
UNCONDITIONED AREA:	920 S.F.		
COVERED AREA:	1,214 S.F.		
SHOP BUILDING:	1,600 S.F.		
GROSS AREA:	11,060 S.F.		
LOT COVERAGE:	EXISTING:	0 S.F.	0.0%
	PROPOSED:	11,060 S.F.	14.1%
	MAXIMUM:	19,555 S.F.	25.0%
IMPERVIOUS AREA:	EXISTING:	0 S.F.	
	STRUCTURES:	11,060 S.F.	
	FLATWORK:	3,519 S.F.	
	GROSS AREA:	14,579 S.F.	
	PAVERS:	7,691 S.F.	
SLOPES OVER 25%:	NONE		
GRADING QUANTITIES:	CUT:	±1,600 C.Y.	
	FILL:	±1,600 C.Y.	

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL: FIRE SPRINKLER DRAWINGS
THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK. SPRINKLER SYSTEM SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13D AND CHAPTER 35 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

DEFERRED SUBMITTAL: HVAC MANUALS D, J AND S OR EQUIVALENT
COMPLETE HEATING AND COOLING SYSTEM DESIGN WITH DOCUMENTATION SHOWING ALL HEATING AND COOLING APPLIANCE MODELS, SPECIFICATIONS, AND BTU VALUES AND THE ENERGY ANALYSIS. EQUIPMENT MAY BE SELECTED USING THE FOLLOWING METHODS:

1) HEAT LOSS AND HEAT GAIN ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2) DUCT SYSTEMS SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3) EQUIPMENT SELECTED ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. CGBC 4.507.2

NOTE: ALL DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THE DESIGN AND SUBMITTAL DOCUMENTS OR THE CONSTRUCTION PROJECT WILL BE DELAYED.

DEFERRED SUBMITTAL: SOLAR POWER PHOTOVOLTAIC SYSTEM
THE DEFERRED SUBMITTAL WILL NEED TO BE REVIEWED AND APPROVED BY THE ARCHITECT FOR CONFORMANCE WITH THE DESIGN OF THE BUILDING PRIOR TO SUBMITTING THEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. A LETTER FROM THE ARCHITECT SHALL BE INCLUDED WITH THE SUBMITTAL.

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE
LOGAN KNOLLS - LOT 2
2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA
COVER SHEET AND PROJECT DATA

DRAWING DATE:
JANUARY 31, 2025

A.P.N.
181-261-33 & 41

CLIENT NAME:
MIKE FARHAT

PROJECT NAME:
LOT 2 - 2791 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

STAMP

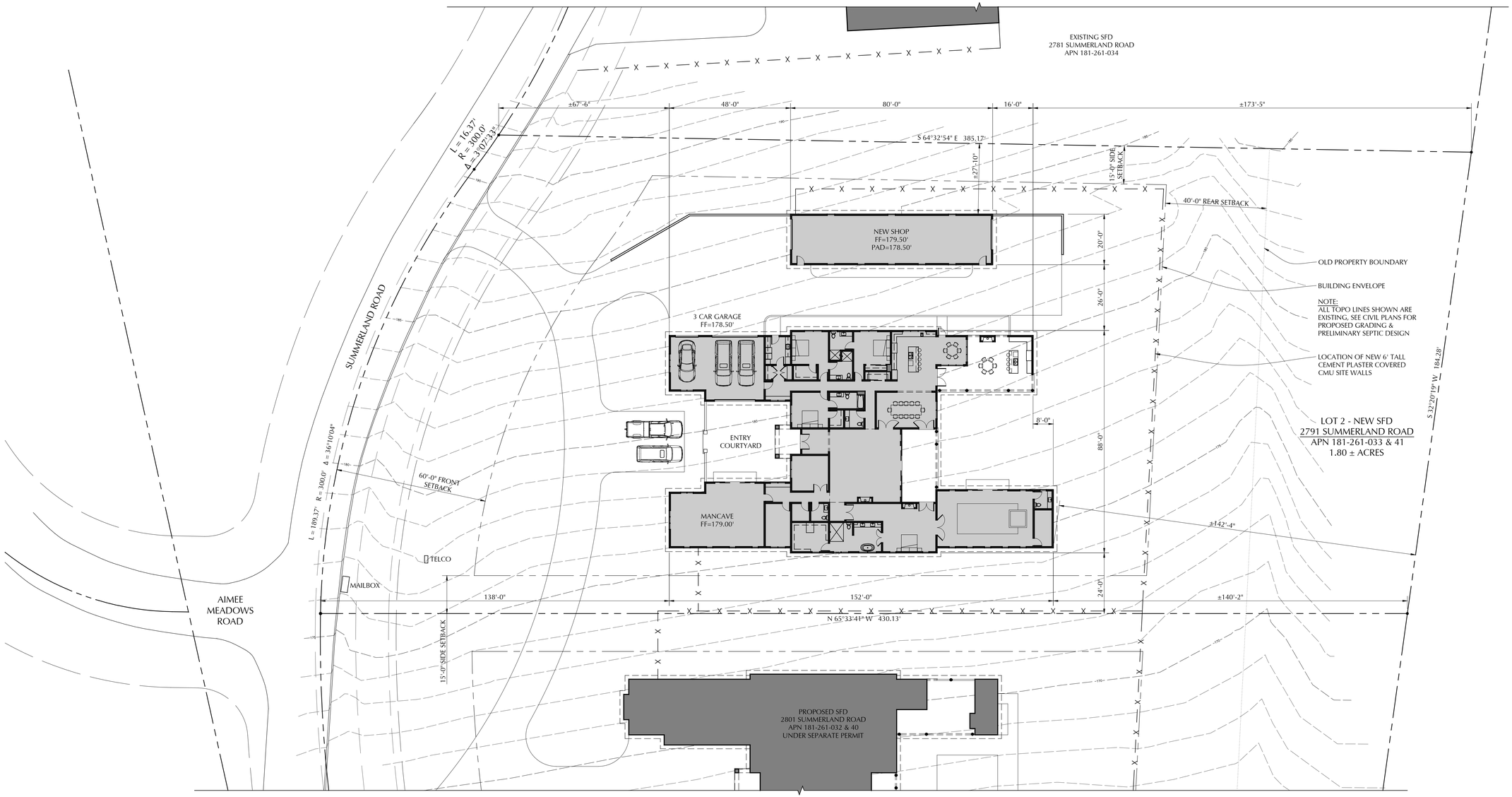
PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

DISCLAIMER

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SHEET
A1.1



1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 2

2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA

SITE PLAN

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-33 & 41
CLIENT NAME:	MIKE FARHAT
PROJECT NAME:	LOT 2 - 2791 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

STAMP

PRELIMINARY
NOT FOR
CONSTRUCTION

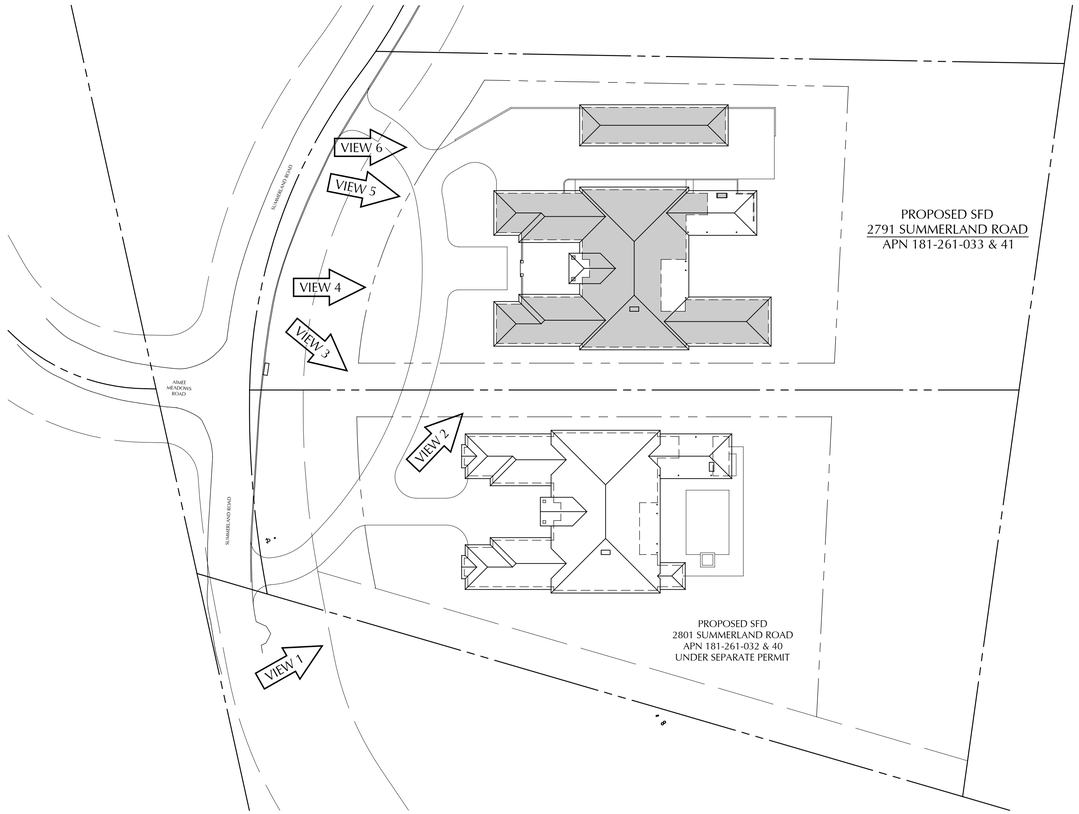
STAMP

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SHEET

A2.1



1 STAKING PLAN
SCALE: 1" = 40'-0"

NORTH

VIEW 6



VIEW 5



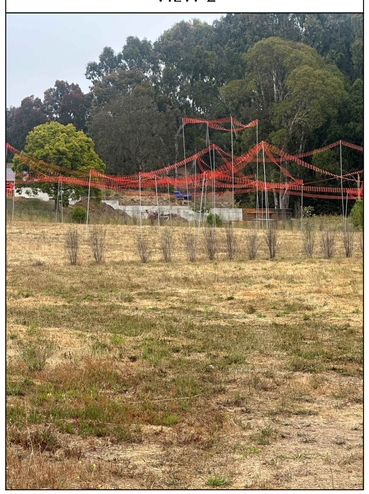
VIEW 4



VIEW 3



VIEW 2



VIEW 1



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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 2

2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA

STAKING PLAN AND PHOTOS

DRAWING DATE: JANUARY 31, 2025
A.P.N. 181-261-33 & 41
CLIENT NAME: MIKE FARHAT
PROJECT NAME: LOT 2 - 2791 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

STAMP

PRELIMINARY
NOT FOR
CONSTRUCTION

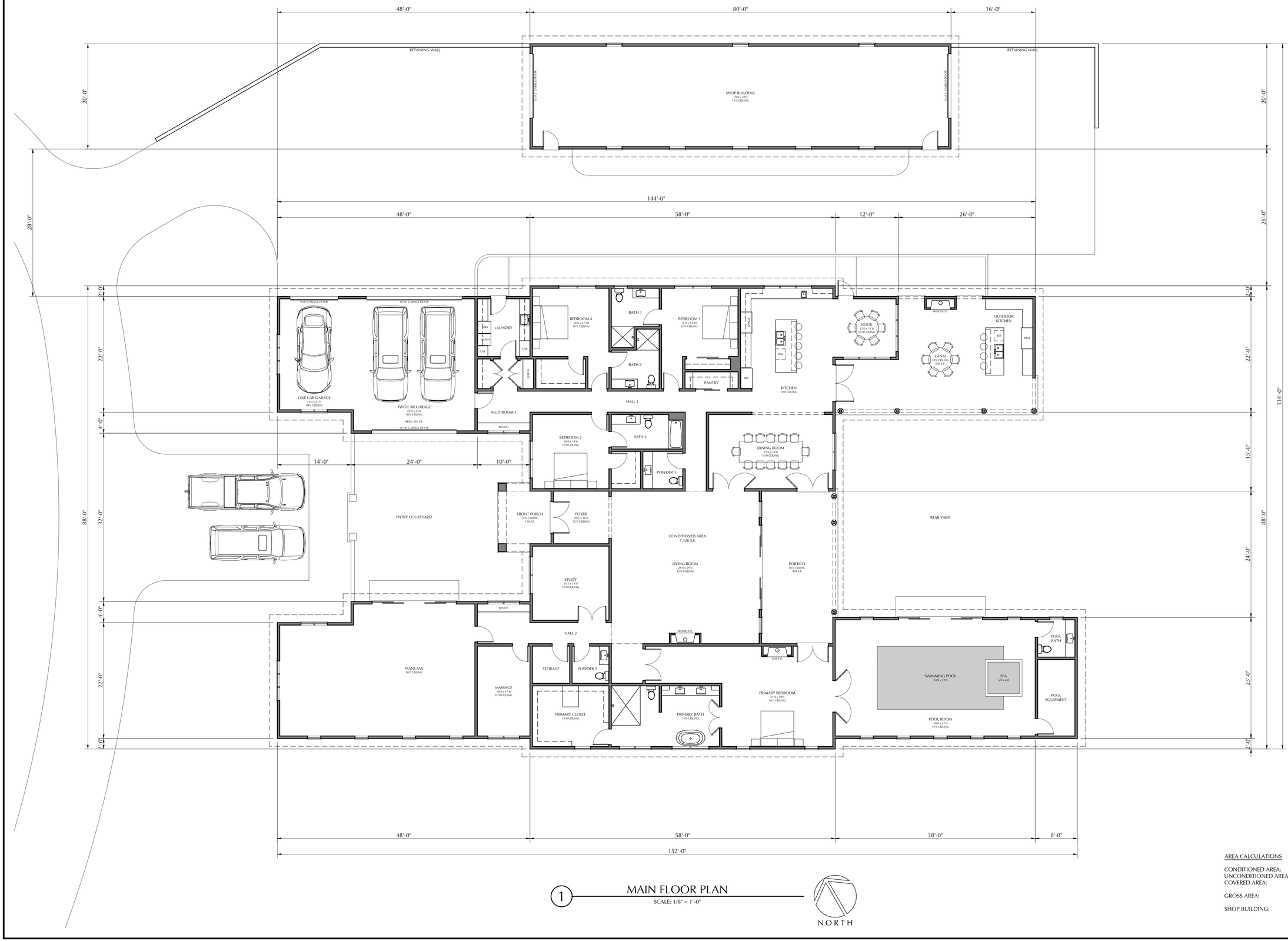
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SHEET

A2.2



1 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

AREA CALCULATIONS

CONDITIONED AREA:	7,326 S.F.
UNCONDITIONED AREA:	920 S.F.
COVERED AREA:	1,214 S.F.
GROSS AREA:	9,460 S.F.
SHOP BUILDING:	1,600 S.F.

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 2

2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA

MAIN FLOOR PLAN

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-33 & 41
CLIENT NAME:	MIKE FARHAT
PROJECT NAME:	LOT 2 - 2791 SUMMERLAND

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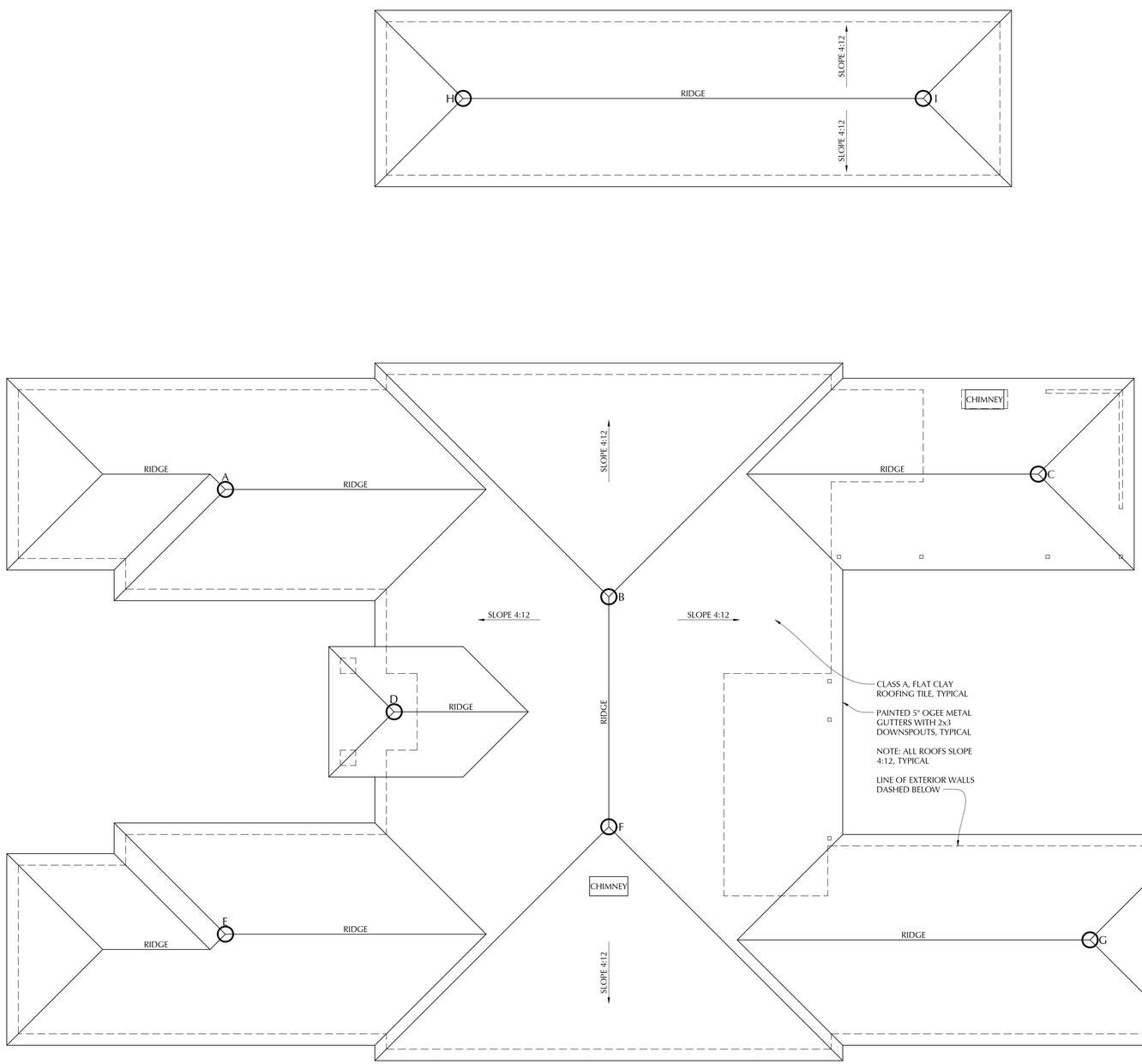
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SHEET

A3.1



1 ROOF PLAN

SCALE: 1/8" = 1'-0"

ROOF HEIGHT MATRIX

POINT	(E) GRADE ELEV. AT POINT	(P) ROOF ELEV. AT POINT	HEIGHT ABOVE GRADE	HEIGHT ABOVE PAD
A	181.9	197.4'	15.5'	16.4'
B	180.0'	202.6'	22.6'	21.6'
C	179.5'	197.4'	17.9'	16.4'
D	179.2'	199.2'	20.0'	18.2'
E	176.8'	197.4'	20.6'	16.4'
F	177.3'	202.6'	25.3'	21.6'
G	175.5'	197.4'	21.9'	16.4'
H	185.1'	200.8'	13.7'	17.8'
I	183.8'	200.8'	15.0'	17.8'

ROOF HEIGHT MATRIX NOTES
1. SEE CIVIL PLANS FOR EXISTING & PROPOSED GRADES
2. TOP OF SLAB ELEVATION AT THE HOUSE IS 182.0', PAD ELEV. IS 181.0'
3. HIGHEST ELEVATION OF SHOP SLAB IS 182.0', PAD ELEV. IS 181.0'

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2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA

ROOF PLAN

DRAWING DATE: JANUARY 31, 2025

A.P.N. 181-261-33 & 41

CLIENT NAME: MIKE FARHAT

PROJECT NAME: LOT 2 - 2791 SUMMERLAND

REVISIONS

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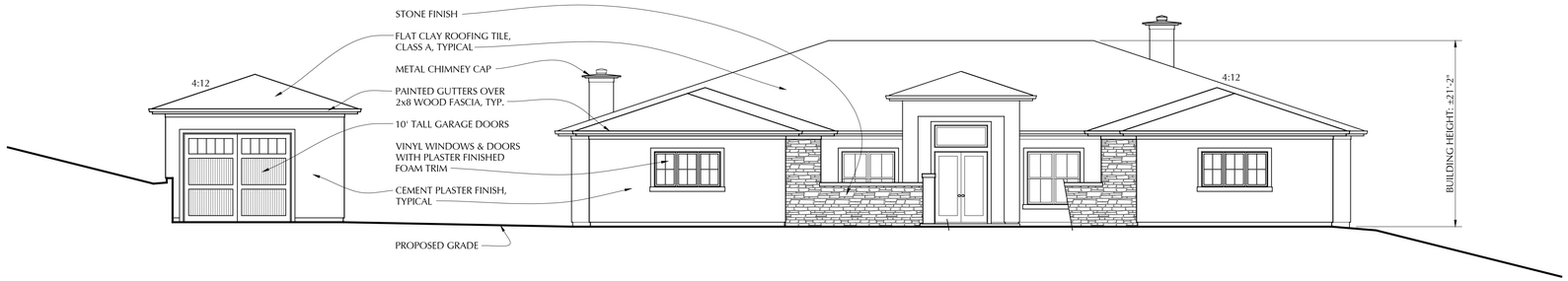
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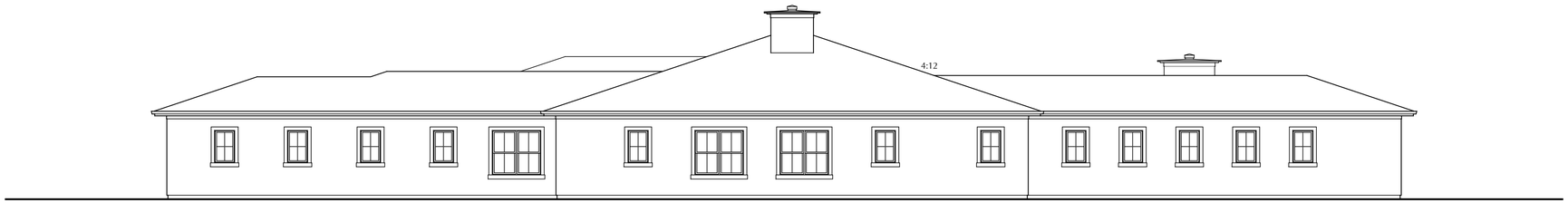
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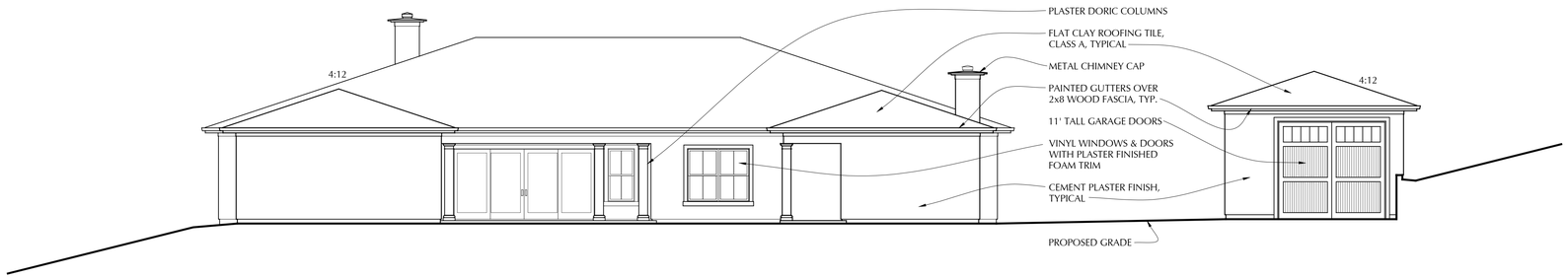
1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



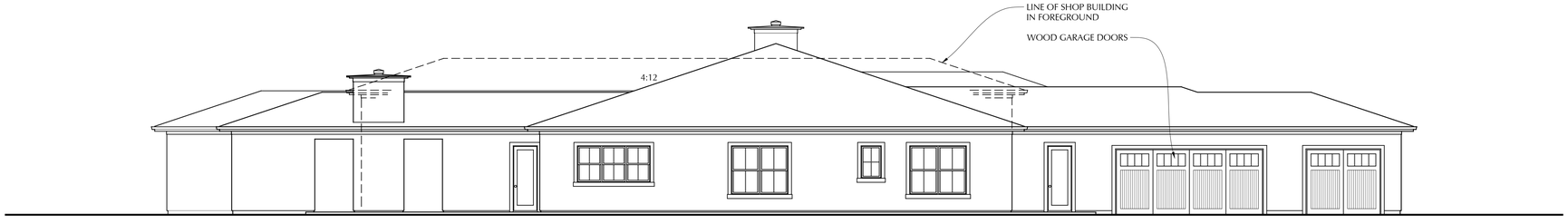
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 EAST ELEVATION

SCALE: 1/8" = 1'-0"

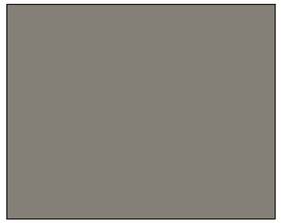


4 NORTH ELEVATION

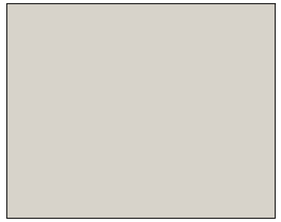
SCALE: 1/8" = 1'-0"



CLAY TILE ROOFING
MOUNT DORA BLEND (49655) BY EAGLE ROOFING



PAINTED ROOF EDGE, DOOR, WINDOW TRIM & GUTTERS
GOING GREY (SW 9554) BY SHERWIN WILLIAMS



PAINTED CEMENT PLASTER FINISH EXTERIOR
GREY HERON (SW 9566) BY SHERWIN WILLIAMS



EXTERIOR STONE FINISH
ROUGHCUT MOONLIGHT BY ELDORADO STONE



WINDOWS & EXTERIOR DOORS
MILGARD TUSCANY SERIES IN ESPRESSO



GARAGE DOORS
RESERVE WOOD LIMITED EDITION BY CLOPAY

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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 2

2791 SUMMERLAND ROAD, AROMAS, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE: JANUARY 31, 2025

A.P.N. 181-261-33 & 41

CLIENT NAME: MIKE FARHAT

PROJECT NAME: LOT 2 - 2791 SUMMERLAND

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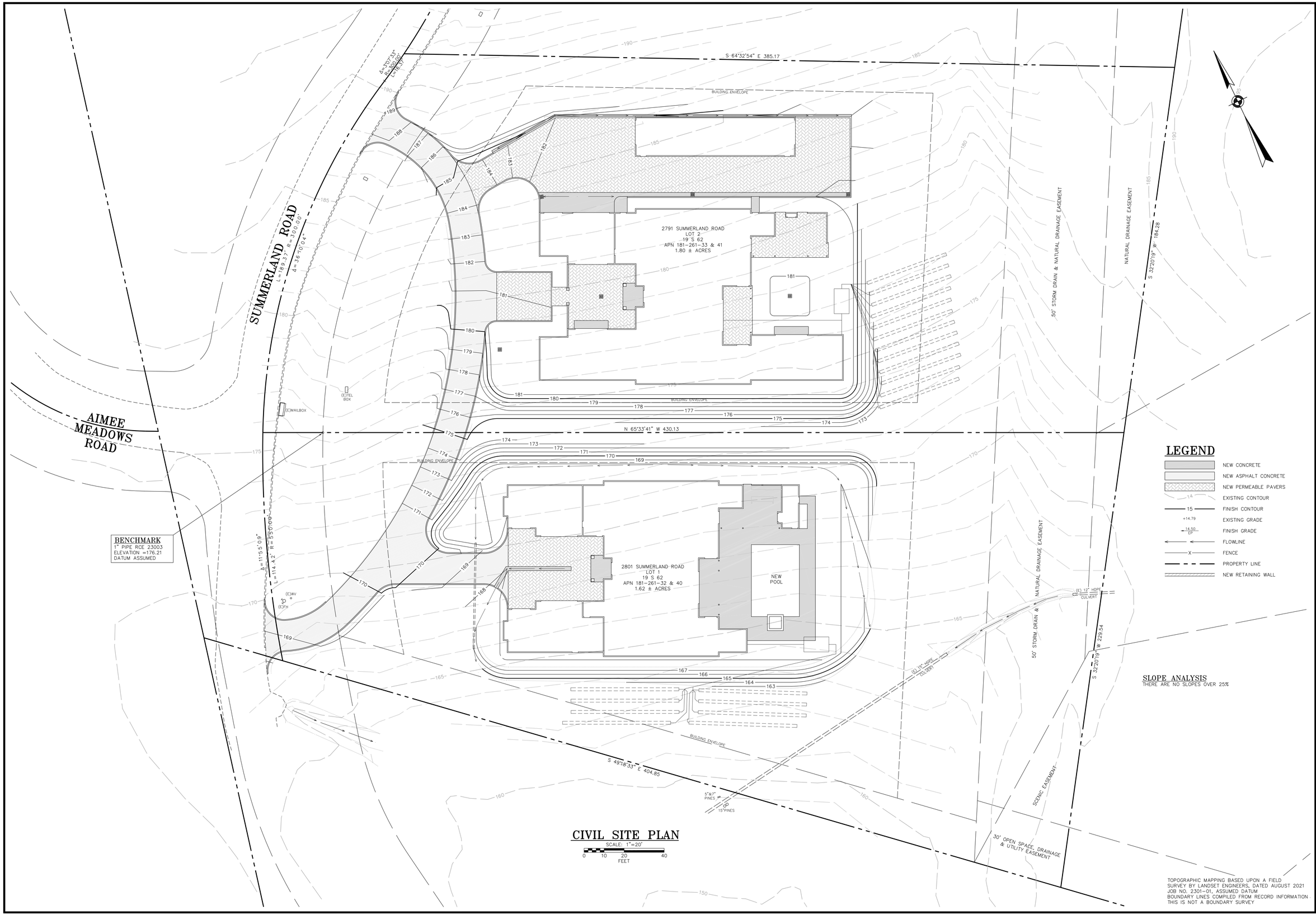
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SHEET

A5.1



PRELIMINARY
PROFESSIONAL ENGINEER
JEFF A. ROPER
No. 61668
CIVIL
STATE OF CALIFORNIA
REGISTERED

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ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR
MIKE FARHAT
2791 SUMMERLAND ROAD APROMAS APN 181-261-33 & 41

CIVIL SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C1
OF	5 SHEETS

LEGEND

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- NEW PERMEABLE PAVERS
- EXISTING CONTOUR
- FINISH CONTOUR
- EXISTING GRADE
- FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE
- NEW RETAINING WALL

SUMMERLAND ROAD

NEW SHOP
FF SLOPES

NEW GARAGE
FF SLOPES

LOT 2
19 S 62
APN 181-261-33 & 41
1.80 ± ACRES

NEW RESIDENCE
FF=182.00
PAD=181.00

(N)
SEPTIC
TANK

(E)TEL
BOX

(E)MAILBOX

ESTIMATED EARTHWORK
EXCAVATION : 1600 ± C.Y.
FILL : 1600 ± C.Y.

IMPERVIOUS SURFACES
NEW IMPERVIOUS : 14579 SF
NEW PERMEABLE PAVERS : 7691 SF (SELF-TREATING)

BENCHMARK
1" PIPE RCE 23003
ELEVATION =176.21
DATUM ASSUMED

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY LANDSET ENGINEERS, DATED AUGUST 2021
JOB NO. 2301-01, ASSUMED DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

PRELIMINARY GRADING PLAN
SCALE: 1"=10'
0 5 10 20 FEET

PRELIMINARY
PROFESSIONAL ENGINEER J. ROPER No. 61668 CIVIL STATE OF CALIFORNIA REGISTERED

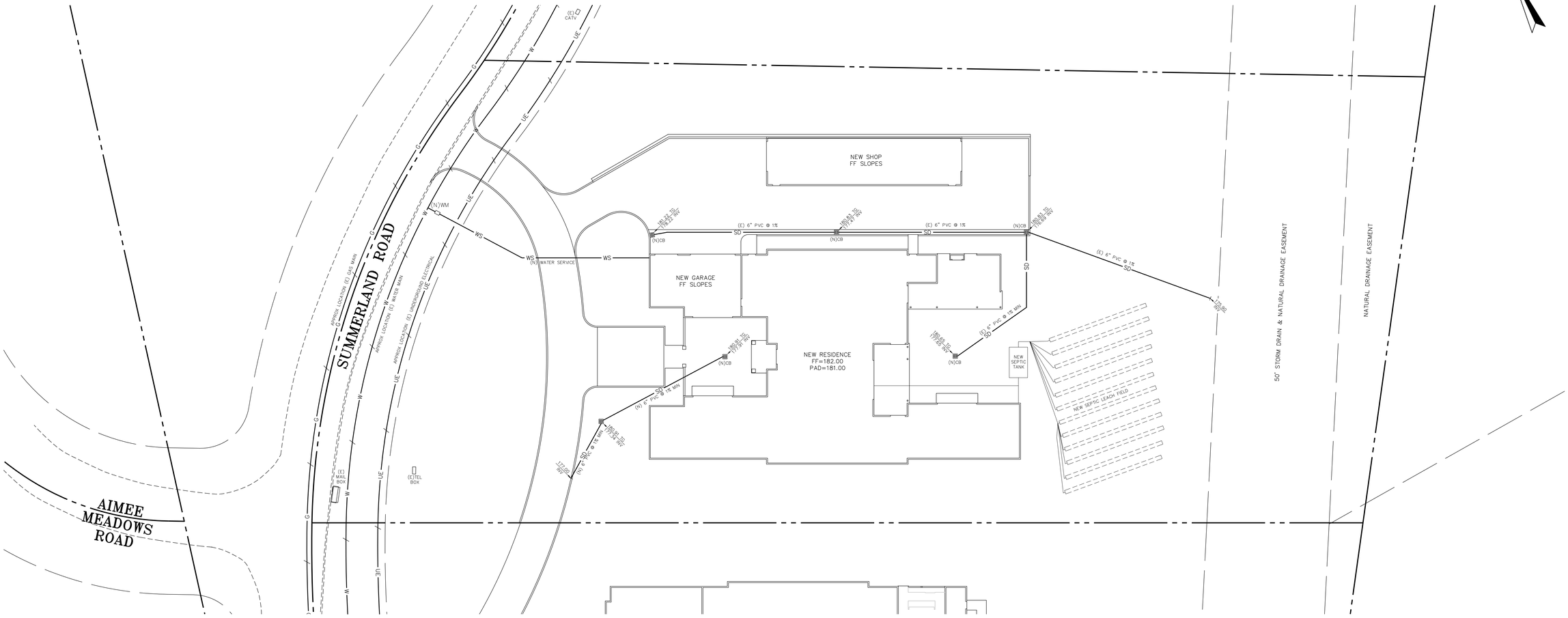
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NEW RESIDENCES FOR
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PRELIMINARY GRADING PLAN

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SHEET	C2
OF	5 SHEETS



PRELIMINARY UTILITY PLAN

SCALE: 1"=20'

0 10 20 40
FEET

LEGEND

- G — EXISTING GAS MAIN
- SD — NEW STORM DRAIN
- UE — EXISTING UNDERGROUND ELECTRICAL
- W — EXISTING WATER MAIN
- WS — NEW WATER SERVICE

PRELIMINARY
PROFESSIONAL ENGINEER
A. ROPER
No. 61668
REGISTERED
CIVIL
STATE OF CALIFORNIA

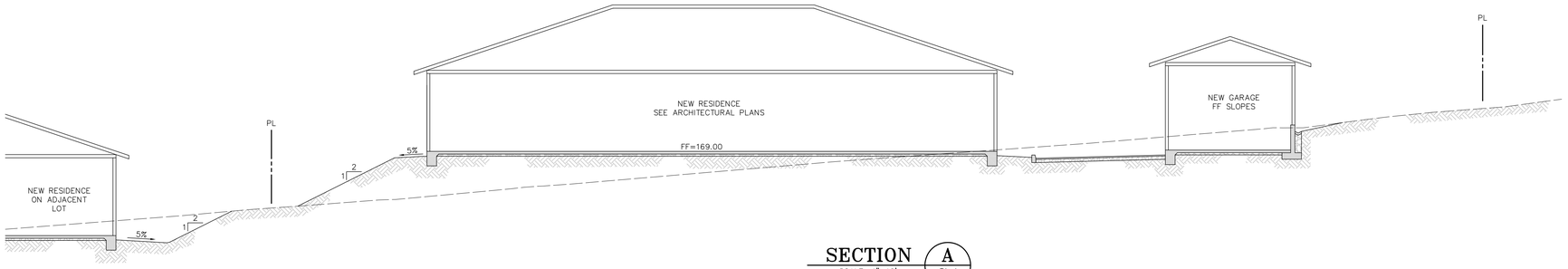
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NEW RESIDENCES FOR
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PRELIMINARY UTILITY PLAN

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JOB NO.:	22031
SHEET	C3
OF	5 SHEETS



SECTION A / C4
SCALE: 1"=10'

GEOTECHNICAL INSPECTION SCHEDULE				
ITEM	TO BE INSPECTED BY	WHEN	INSPECTED BY	DATE
1 PRIOR TO GRADING				
PRE-GRADING MEETING	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO START OF GRADING		
RETRIEVE SOIL SAMPLE		PRIOR TO START OF GRADING		
2 FILL/CUT SLOPE CONSTRUCTION				
OBSERVE KEYWAY EXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
TEST FILL MATERIAL		ON GOING		
OBSERVE CUT SLOPES FOR COMPLIANCE WITH GRADIENTS		WHEN EXCAVATED		
3 BUILDING PAD PREPARATION				
OBSERVE BOTTOM OF OVER-EXCAVATION AT BUILDING PAD	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED PRIOR TO PLACING FILL		
OBSERVE STABILIZATION FABRIC PLACEMENT		PRIOR TO PLACING FILL		
OBSERVE AND TEST FILL MATERIAL		ON GOING		
OBSERVE FOUNDATION EXCAVATIONS AT STRUCTURE		PRIOR TO REINFORCEMENT		
4 RETAINING WALL CONSTRUTION				
OBSERVE FOUNDATION EXCAVATIONS	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO PLACING REINFORCEMENT		
OBSERVE RETAINING WALL DRAIN AND OUTLET		AFTER PIPE IS IN PLACE, PRIOR TO BACKFILLING		
OBSERVE AND TEST RETAINING WALL BACKFILL		DURING FILL PLACEMENT, ON GOING		
5 SUBDRAIN CONSTRUCTION	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
OBSERVE SUBDRAIN CONSTRUCTION		AFTER PIPE IS IN PLACE, PRIOR TO BACK FILLING		
6 DRIVEWAY CONSTRUCTION				
OBSERVE OVEREXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
TEST SUBGRADE		DURING FILL PLACEMENT AND PRIOR TO PLACING BASEROCK		
TEST BASEROCK		IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO PAVING		
7 UTILITY TRENCHES	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
TEST TRENCH BACKFILL		ON GOING		
8 SITE DRAINAGE	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
OBSERVE SITE DRAINAGE		PRIOR TO FINAL		

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. 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.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 8 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION 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 CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE GEOTECHNICAL INVESTIGATION PREPARED BY SOIL SURVEYS GROUP FOR FARHAT CONSTRUCTION DATED DECEMBER 31, 2021 JOB NO. 7973 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

PRELIMINARY
PROFESSIONAL ENGINEER * REGISTERED * J. ROPER * No. 61668 * CIVIL * STATE OF CALIFORNIA

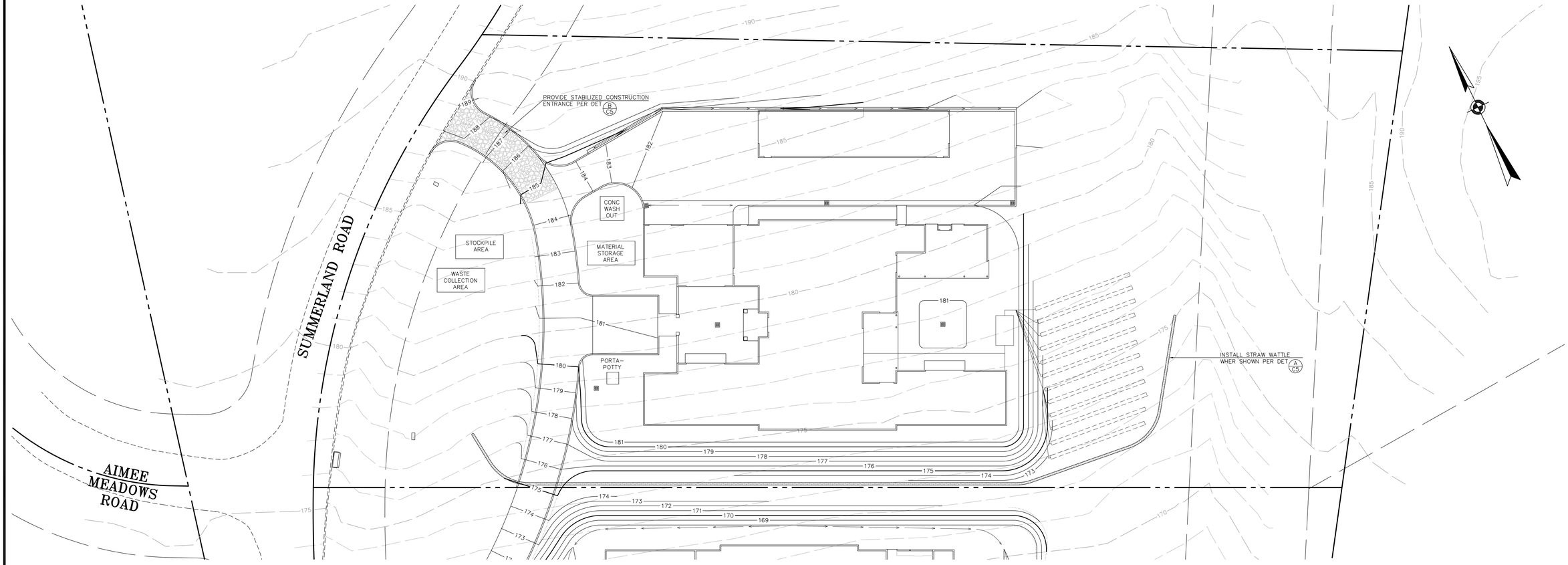
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NEW RESIDENCES FOR
MIKE FARHAT
2791 SUMMERLAND ROAD AROMAS APN 181-261-33 & 41

SECTIONS & NOTES

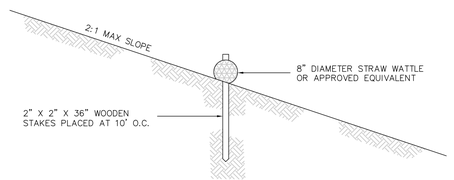
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DESIGNED BY: JR
DRAWN BY: JR
DATE: AUG. 8, 2025
REVISED:
JOB NO.: 22031
SHEET
C4
OF 5 SHEETS



EROSION CONTROL PLAN

SCALE: 1"=20'

0 10 20 40
FEET



STRAW WATTLE DETAIL A C5

SCALE: 1"=2'

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.

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.
- 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.

VEHICLE STORAGE AND MAINTENANCE

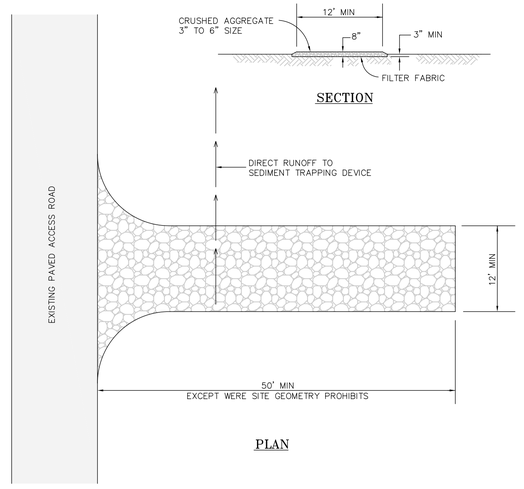
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FIE1 TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

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 ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

MONTEREY COUNTY EROSION CONTROL NOTES

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH.) YES NO
2. 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)
3. 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.
4. 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.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. 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.



STABILIZED CONSTRUCTION ENTRANCE B C5

SCALE: 1"=10'

PRELIMINARY
PROFESSIONAL ENGINEER J. A. ROPER No. 21068 CIVIL REGISTERED STATE OF CALIFORNIA

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR MIKE FARHAT
2791 SUMMERLAND ROAD AROMAS APN 181-261-33 & 41

EROSION CONTROL PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C5
OF	5 SHEETS

ABBREVIATIONS

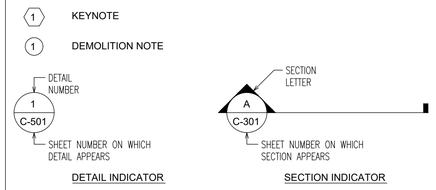
Ø	DIAMETER	MAX	MAXIMUM
		MEP	MECHANICAL/ELECTRICAL/PLUMBING
AB	AGGREGATE BASE	MH	MANHOLE
ABDN	ABANDONED	MIN	MINIMUM
AC	ACRE, ASPHALT CONCRETE	MIPT	MALE IRON PIPE THREAD
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
ACM	ASBESTOS CONTAINING MATERIAL	MPVC	MIDPOINT OF VERTICAL CURVE
AD	AREA DRAIN	MON	MONUMENT
AGG	AGGREGATE		
ALGN	ALIGNMENT	N	NORTHING COORDINATE
ARV	AIR RELEASE VALVE	(N)	NEW
ASB	AGGREGATE SUBBASE	NC	NORMALLY CLOSED
ASPH	ASPHALT	NIC	NOT IN CONTRACT
		NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BEG	BEGIN		
BFP	BACK FLOW PREVENTER		
BLDC	BUILDING CORNER	OHE	OVERHEAD ELECTRIC
BLDG	BUILDING	O.R.	OFFICIAL RECORDS
BMP	BEST MANAGEMENT PRACTICES		
BOD	BOTTOM OF DOCK	(P)	PROPOSED
BOL	BOLLARD	P	PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	FINISHED GRADE AT BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVATURE PORTLAND CEMENT CONCRETE
C	CONCRETE OR CIVIL	PE	PLAIN END
CB	CATCH BASIN	PED	PEDESTRIAN
C&G	CURB AND GUTTER	PERF	PERFORATED
CG&S/W	CURB, GUTTER & SIDEWALK	PH	POTHOLE
CI	CAST IRON OR CURB INLET	PID	POINT ID
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CLR	CLEAR	PM	PARKING METER
CLSM	CONTROLLED LOW-STRENGTH MATERIAL	PMH	POWER MANHOLE
CMN	COMMUNICATION	PO	PUSH-ON
CMP	CORRUGATED METAL PIPE	POC	POINT ON CURVE
CO	CLEAN OUT	POI	POINT OF INTERSECTION
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCTION OR CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONF	CONFORM TO EXISTING	PRV	PRESSURE REDUCING VALVE
CSC	CITY OF SANTA CLARA	PRUE	PRIVATE UTILITY EASEMENT
CU	CUBIC	PT	POINT OF TANGENCY
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
		PVC	POLYVINYL CHLORIDE PIPE
D=	DELTA (CURVE)		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	R	RIGHT
DEMO	DEMOLISH	R=	RADIUS (CURVE)
DEPT	DEPARTMENT	RC	RELATIVE COMPACTION
DET	DETAIL	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET, DUCTILE IRON	RJ	RESTRAINED JOINT
DIA	DIAMETER	RP	RADIUS POINT
DIP	DUCTILE IRON PIPE	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DOM	DOMESTIC	RPPA R	EDUCED PRESSURE PRINCIPLE ASSEMBLY
DW	DOMESTIC WATER	RSC	RECEIVING AND SUPPORT CENTER
DWG	DRAWING	RW	RECYCLED WATER
		R/W, ROW	RIGHT OF WAY
E	EASTING COORDINATE, ELECTRIC		
EC	END CURVE	S	SOUTH, SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL, ELEV	ELEVATION	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SDI	STORM DRAIN INLET
EVA	EMERGENCY VEHICLE ACCESS	SDMH	STORM DRAIN MANHOLE
EX,EXIST, (E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
		S.E.D.	SEE ELECTRICAL DRAWINGS
(F)	FUTURE	SF	SILT FENCE
FA	FIRE ALARM	SG	SUBGRADE
F/C,FC	FACE OF CURB	SHLDR	SHOULDER
FD	FOUND	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SL	STREETLIGHT
FF,FFE	FINISHED FLOOR ELEVATION	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISH GRADE	SMH	SIGNAL MANHOLE
FH	FIRE HYDRANT	S.M.D	SEE MECHANICAL DRAWINGS
FIPT	FEMALE IRON PIPE THREAD	S.P.D	SEE PLUMBING DRAWINGS
FL	FLOW LINE, FLANGE	SS	SANITARY SEWER
FLG	FLANGE	S.S.D.	SEE STRUCTURAL DRAWINGS
FM	FLOWMETER/FORCE MAIN	SSD	SUBSURFACE DRIP
FOUND	FOUNDATION	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE	SSFM	SANITARY SEWER FORCE MAIN
FT	FOOT, FEET	SSMH	SANITARY SEWER MANHOLE
FW	FIRE WATER	SSPS	SANITARY SEWER PUMP STATION
		STA	STATION
G	GAS, GROUND ELEVATION	STD	STANDARD
GB	GRADE BREAK	STL	STEEL
GI	GALVANIZED IRON	S/W	SIDEWALK
GRD, G	GROUND	SVP	SILICON VALLEY POWER
GV	GATE VALVE		
		T	TELEPHONE
HMA	HOT MIX ASPHALT	TC	TOP OF CURB
HORIZ	HORIZONTAL	TD	TRENCH DRAIN
HT	HEIGHT	TEL	TELEPHONE
HP	HIGH POINT	TEMP	TEMPORARY
		TFC	TOP FACE OF CURB
INV	INVERT	THK	THICK
INST	INSTALL	TOD	TOP OF DOCK
IRR	IRRIGATION	TOE	TOE OF SLOPE
		TW,TOW	TOP OF WALL
JP	JOINT POLE	TS	TOP OF SLAB
JT	JOINT TRENCH	TYP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
L	LEFT	U/G	UNDERGROUND
L=	LENGTH (CURVE)		
LF	LINEAR FEET	VC	VERTICAL CURVE
LAT	LATERAL		
LIP	LIP OF GUTTER	W	WEST, WATER
LP	LIGHT POLE, LOW POINT	WM	WATER METER
LPFH	FIRE HYDRANT	WV	WATER VALVE
LS	LANDSCAPE	WWF	WELDED WIRE FABRIC
LSA	LANDSCAPE ARCHITECT	W/	WITH
MA	MEDICAL AIR	YDS	YARDS

CIVIL SYMBOLS LEGEND

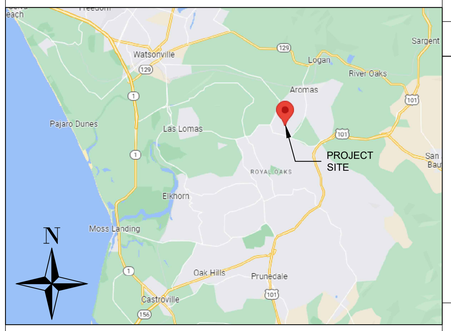
SURVEY TOPO AND SITE IMPROVEMENTS

	6" CURB & GUTTER	SDCO	STORM DRAIN CLEANOUT
	EDGE OF AC PAVEMENT	E	ELECTRIC VAULT COVER
	6" VERTICAL CURB	PB	PULL BOX
DW	DOMESTIC WATER MAIN	HVE	HIGH VOLTAGE ELECTRIC
E	ELECTRIC LINE	T	TELEPHONE MANHOLE
FL	FLUSH LINE		POWER POLE
FM	FORCE MAIN	GUY	GUY WIRE & ANCHOR
G	GAS LINE	JP	JOINT POLE
IRR	IRRIGATION LINE		STREET LIGHT
OH	OVERHEAD WIRES		ELECTROLIER
OHE	OVERHEAD ELECTRIC		TRAFFIC SIGNAL
OHT	OVERHEAD TELEPHONE	TS	TRAFFIC SIGNAL
RW	RECYCLED WATER		PEDESTRIAN LIGHT
SS	SANITARY SEWER LINE		PEDESTRIAN PUSH BUTTON
SD	STORM DRAIN LINE	DET	CROSSWALK DETECTOR
SL	STREET LIGHT CONDUIT	SL	STREET LIGHT PULLBOX
C	TELECOMMUNICATIONS		SIGN (AS NOTED)
TEL	TELEPHONE LINE		THRUST BLOCK
TV	TELEVISION LINE		CAP
W	WATER LINE		GATE VALVE
UGE	UNDERGROUND ELECTRIC		BUTTERFLY VALVE
	TRENCH DRAIN		DEMO
	METAL BEAM GUARD RAIL		WELL
	SILT FENCE		PUMP
x	CHAIN LINK FENCE		BALL VALVE
	FLOW LINE		ACTUATED BALL VALVE
#	CONTOUR ELEVATION LINE		SOLENOID VALVE
	CENTER LINE		AIR/VACUUM BREAKER
	PROPERTY LINE		PRESSURE REGULATOR
	MONUMENT LINE		SSD FILTER
	EASEMENT LINE		ISOLATION VALVE
TC 24.52 FG	FINISH GRADE		CHECK VALVE
2.0%	SURFACE DRAINAGE SLOPE		FLOW METER
x 95.94 95.94 TC	SPOT ELEVATION		PRESSURE GAUGE
	GRADE BREAK		PRESSURE SWITCH
	LIMIT OF WORK/GRADING		FLOAT VALVE
	IRRIGATION BOX		
GM	GAS METER		
G	GAS VALVE		
WM	WATER METER		
W	WATER VALVE		
	WATER METER OR BFP		
	FIRE HYDRANT		
	FIRE DEPARTMENT CONNECTION		
	WATER TAPPING SADDLE		
SSMH	SEWER MANHOLE		
CO	SEWER CLEANOUT		
	SEWER LAMP HOLE		
	SEWER VENT		
SDMH	STORM DRAIN MANHOLE		
CB	CATCH BASIN		
CI	CURB INLET		
DI	DRAINAGE INLET		

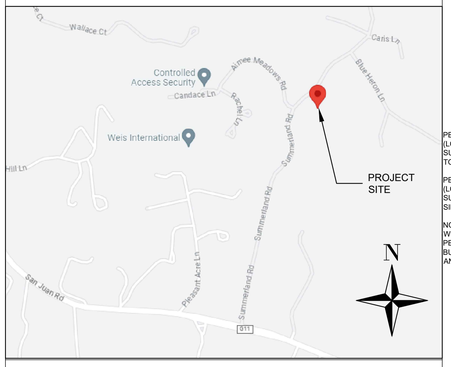
ANNOTATION



SITE VICINITY



SITE LOCATION



PROJECT DESCRIPTION

GENERAL: NEW SEPTIC SYSTEM

BASIS: NEW SFD

GENERAL SHEET NOTES

1. ABBREVIATIONS AND SYMBOLS ON THIS SHEET APPLY ONLY TO THE CIVIL DRAWINGS, REFER TO OTHER DISCIPLINES FOR APPLICABLE ABBREVIATIONS AND SYMBOLS NOT PROVIDED HERE.
2. THIS IS A STANDARD ABBREVIATION AND LEGEND SHEET, THEREFORE, SOMEABBREVIATIONS AND LEGEND SYMBOLS MAY APPEAR ON THIS SHEET AND MAY NOT BE UTILIZED ON THIS PROJECT.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE CURRENTLY REQUIRED VERSION OF THE FOLLOWING CODE:
   - 4.1. CALIFORNIA BUILDING CODE
   - 4.2. CALIFORNIA PLUMBING CODE
   - 4.3. CALIFORNIA MECHANICAL CODE
   - 4.4. CALIFORNIA ELECTRICAL CODE
   - 4.5. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES
5. NOTHING ON THE ENCLOSED DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE CODES, ORDINANCES, OR REGULATIONS DESCRIBED ABOVE.
6. ANY DEVIATIONS FROM THE PROPOSED PLANS SHALL BE DISCUSSED WITH THE PROJECT ENGINEER PRIOR TO MAKING CHANGES IN THE FIELD.

INDEX

WASTEWATER SHEETS		
NO.	SHEET	TITLE
1	WW 1	COVER SHEET
2	WW 2	EXISTING SITE LAYOUT
3	WW 3	WASTEWATER SYSTEM PLAN
4	WW 4	WASTEWATER SYSTEM SCHEMATIC AND DETAILS
5	WW 5	WASTEWATER SYSTEM SPECIFICATIONS (AND EROSION CONTROL NOTES)

PROJECT DESIGN AND OPERATION NOTES

DESIGN FLOWS, VOLUMES, AND TREATMENT

LOT -033 (LOT#2) (2791 SUMMERLAND)
FACILITY TYPE: RESIDENTIAL
UNIT FLOW BASIS: # OF BEDROOMS
OF UNITS: NEW 4 BEDROOM + 2 BEDROOM EQUIV. SFD
DESIGN FLOWS: 600 GPD
TREATMENT CATEGORY: CONVENTIONAL
NEW SEPTIC TANK VOLUME: 2,500 GALLONS

SOIL TESTING RESULTS AND DISPOSAL DESIGN: LOT -032 & LOT -033

THE FOLLOWING SOIL PROFILE AND PERCOLATION TESTING INFORMATION WAS EXTRACTED FROM THE PROJECT GEOTECHNICAL REPORT PREPARED BY SOIL SURVEYS GROUP, INC. (JOB #7973):

PERCOLATION TEST HOLES P-1, P-2, AND P-3, WERE LOCATED NEAR THE PROPOSED SEPTIC AREA FOR 2801 SUMMERLAND ROAD (LOT 1), AS SHOWN ON FIGURE II. THE SOILS LOGGED SIMILARLY TO DEPTHS OF 10, 5, AND 3 FEET RESPECTIVELY. THE NEAR SURFACE SOILS CONSISTS OF SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF 1.5 FEET OVERLYING CLAYEY, SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF TEN FEET.

PERCOLATION TEST HOLES P-4, P-5, AND P-6, WERE LOCATED NEAR THE PROPOSED SEPTIC AREA FOR 2791 SUMMERLAND ROAD (LOT 2), AS SHOWN ON FIGURE II. THE SOILS LOGGED SIMILARLY TO DEPTHS OF 10, 5, AND 3 FEET RESPECTIVELY. THE NEAR SURFACE SOILS CONSISTS OF SILTY, CLAYEY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF 1.5 FEET OVERLYING CLAYEY, SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF TEN FEET.

NO GROUNDWATER WAS ENCOUNTERED IN THE BORINGS TO A MAXIMUM EXPLORED DEPTH OF 30.0 FEET. BORINGS B-1 AND B-3 WERE PREPARED AND INSTALLED AS GROUNDWATER MONITORS. NO GROUNDWATER WAS MEASURED ON THE DAY OF PERCOLATION TESTING, SEPTEMBER 15, 2021. THE ACTUAL DEPTH TO GROUNDWATER DURING RAINY MONTHS IS UNKNOWN, BUT IT SHOULD BE NOTED THAT GROUNDWATER FLUCTUATIONS CAN OCCUR DUE TO VARIATIONS IN RAINFALL, TEMPERATURE AND OTHER FACTORS NOT EVIDENT DURING THE TIME OF OUR INVESTIGATION.

Percolation tests were performed in the selected test holes by the Falling Head method on September 15, 2021, within twenty-four hours of presaturation. Measurements were taken from the test hole reference points (R.P.). The final percolation rates are summarized as follows:

Boring No.	Beginning Depth Ft.	Final Perc. Rate Inches/Hour	Final Perc. Rate Minutes/Inch
P-1	10.11	3.60	16.67
P-2	5.04	3.60	16.67
P-3	3.14	2.88	20.83
P-4	10.07	2.64	22.73
P-5	5.00	2.40	25.00
P-6	3.01	1.44	41.67

LOT -033 (LOT #2) (2791 SUMMERLAND)
DESIGN AREA APPLICATION RATE FOR P-4, 10' DEPTH: 0.6 GPD/SF
REQUIRED EFFECTIVE LEACHING AREA: 1,000 SF
DESIGN EFFECTIVE LEACHING AREA: 1,000 SF

MAX EFFECTIVE AREA/LF: 4SF/LF

OWNER IS RESPONSIBLE FOR GENERAL OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM

THE SEPTIC/WASTEWATER SYSTEM SHALL BE INSTALLED BY A QUALIFIED PROFESSIONAL.

No.	Revision/Issue	Date

COVER SHEET

FARHAT SITE IMPROVEMENT PROJECT
2791 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-033

CLIENT
SAIDI FARHAT
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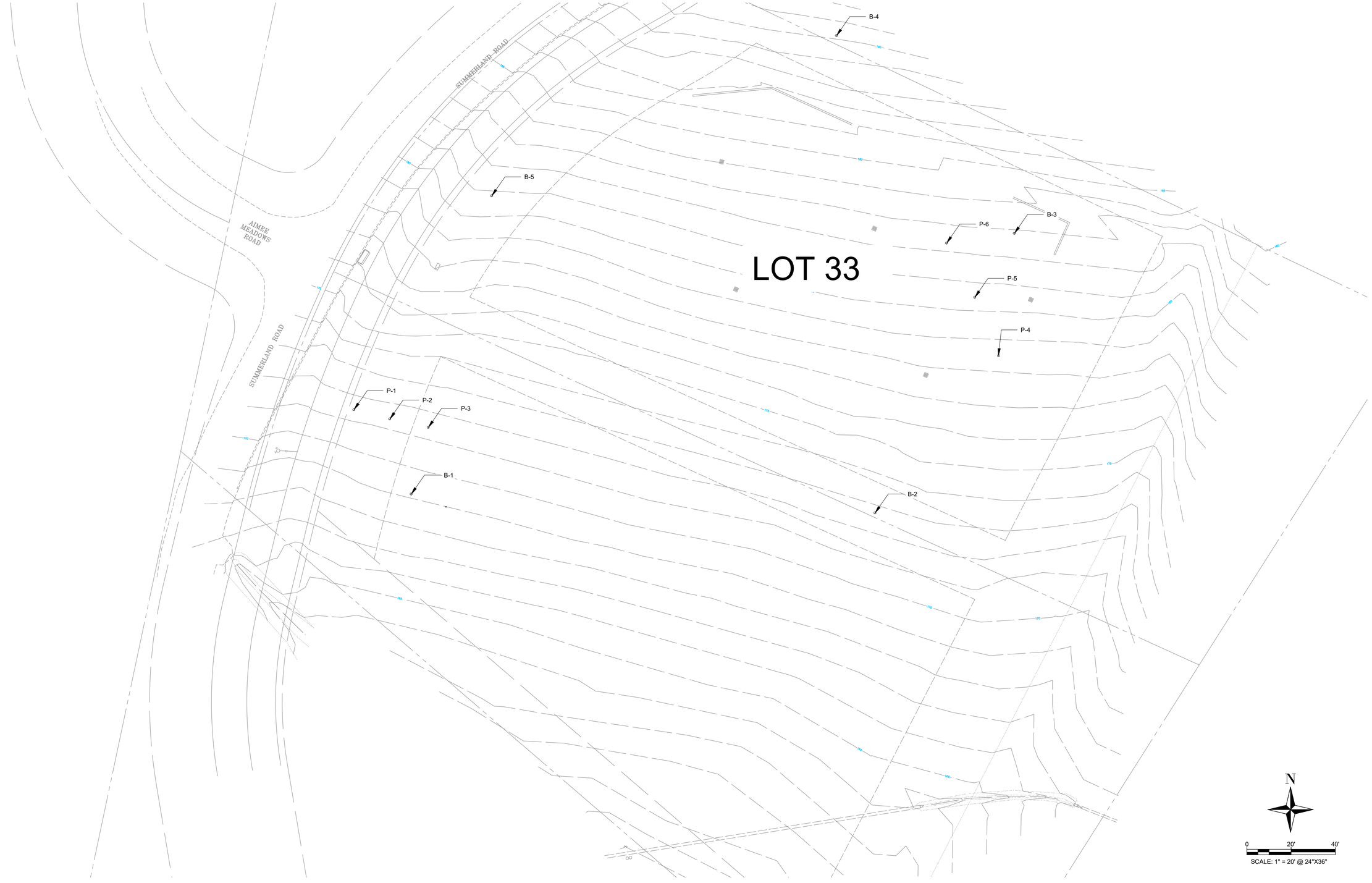
MYER ENGINEERING, INC.
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paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No. 202327	Scale AS SHOWN
Date MAR 2025	
Sheet No. WW1	

1 OF 5

PEM 9/9/2025 MYE_Farhat_OWTS Plans_LOT 33.dwg



1 EXISTING SITE LAYOUT
SCALE: 1" = 20'

No.	Revision/Issue	Date

EXISTING SITE LAYOUT

FARHAT SITE IMPROVEMENT PROJECT
2791 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-033

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C 80522
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CIVIL
STATE OF CALIFORNIA

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PEM	PEM
Project No. 202327	Scale AS SHOWN
Date MAR 2025	

Sheet No.
WW2
2 OF 5



1 WASTEWATER SYSTEM PLAN
SCALE: 1" = 20'

SCALE: 1" = 20' @ 24"X36"

No.	Revision/Issue	Date

WASTEWATER SYSTEM PLAN

FARHAT SITE IMPROVEMENT PROJECT
2791 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-033

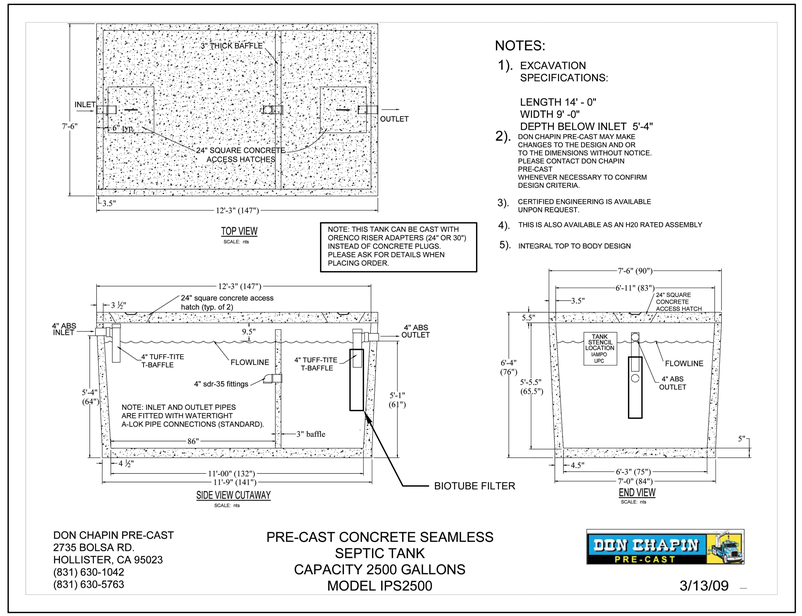
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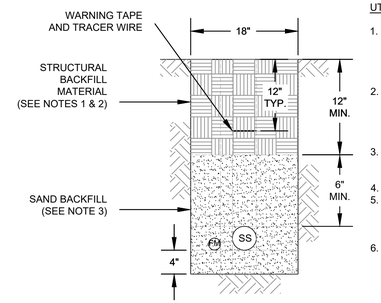
REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

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Project No. 202327	Scale AS SHOWN
Date MAR 2025	

Sheet No.
WW3
3 OF 5



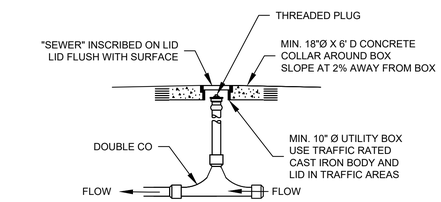
1 2,500 GAL SEPTIC TANK WITH ORENCO RISERS AND BIOTUBE EFFLUENT FILTER
SCALE: AS DIMENSIONED



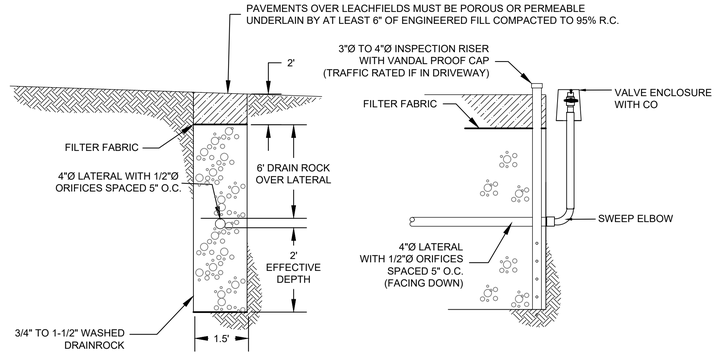
UTILITY TRENCH NOTES:

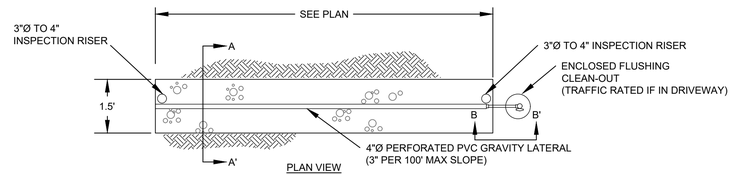
1. UTILITY TRENCH STRUCTURAL BACKFILL UNDER DRIVEWAYS AND ROADS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. UTILITY TRENCH STRUCTURAL BACKFILL UNDER NON-TRAFFIC AREAS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
3. ALL SAND BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
4. SS=SANITARY SEWER
5. SANITARY SEWER LINES SHALL BE INSTALLED WITH A 10' MINIMUM SEPARATION FROM ALL POTABLE WATER LINES.
6. IF SANITARY SEWER AND WATER LINES MUST CROSS, THE SANITARY SEWER SHALL BE LOCATED AT LEAST 2' BELOW THE WATER LINE.

2 SS UTILITY TRENCH DETAIL
SCALE: AS DIMENSIONED



3 SS CLEANOUT
SCALE: AS DIMENSIONED





4 CONVENTIONAL LEACHFIELD
SCALE: AS DIMENSIONED

WASTEWATER SYSTEM SCHEMATIC AND DETAILS

FARHAT SITE IMPROVEMENT PROJECT
2791 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-033

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REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No. 202327	Scale AS SHOWN
Date MAR 2025	

Sheet No.
WW4
4 OF 5

No.	Revision/Issue	Date

GENERAL SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS ARE FOR THE INSTALLATION OF THE ENHANCED WASTEWATER TREATMENT SYSTEM AT THE LOCATION SPECIFIED IN THE BORDER OF THESE DESIGN PLANS. THE ACCOMPANIED PLANS PRESENT THE GENERAL LAYOUT, PLUMBING CONFIGURATION, AND CONSTRUCTION DETAILS.

MATERIAL SPECIFICATIONS

THE FOLLOWING ARE MATERIAL SPECIFICATIONS FOR THE WASTEWATER SYSTEM COMPONENTS. ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AND AS DESCRIBED IN THE ACCOMPANIED PLANS OR AN ENGINEER APPROVED EQUIVALENT.

1. SUBSURFACE TANKS

THE SUBSURFACE TANKS INCLUDE THE 2,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK.

1.1. 2,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK. THE SYSTEM SHALL BE CAPABLE OF TREATING DESIGN FLOW OF AT LEAST 600 GPD. DIMENSIONS, FITTING SIZES AND LOCATIONS, AND OPTIONAL ACCESSORIES SHALL BE INCLUDED AS SHOWN ON TANK DRAWINGS. THE TANK SHALL BE WATERTIGHT AND TESTED IN THE FIELD AFTER INSTALLATION.

1.2. PRODUCT STORAGE. THE SUBSURFACE TANKS SHALL BE CAPABLE OF STORING SEPTAGE LIMITED TO THE COLLECTION AND STORAGE OF HUMAN SOLID OR LIQUID ORGANIC WASTE.

1.3. PIPING. SDR35 PVC PIPE, SCHEDULE 40 PVC PIPE, OR ABS PIPE SHALL BE USED FOR INLET AND OUTLET PIPING AS SHOWN ON DRAWINGS. ALL PIPING SHALL BE FACTORY SEALED TO ENABLE FIELD TIGHTNESS TESTING WITH AT LEAST ONE PIPE OPENING PROVIDED WITH A THREADED FITTING FOR CONNECTING A PRESSURE TEST MANIFOLD.

1.4. ACCESS OPENINGS. ALL ACCESS OPENINGS SHALL BE 30 INCHES IN DIAMETER OR LARGER AS SHOWN ON THE PLANS, SHALL BE MANUFACTURED OF FIBERGLASS, CONCRETE OR CAST IRON WITH RESPECT TO SPECIFIED TRAFFIC RATING. LOCATIONS SHALL BE AS SHOWN ON TANK DRAWINGS. EACH MANHOLE SHALL HAVE A WATERTIGHT RISER TO FINISH GRADE.

1.5. RISERS. RISERS SHALL BE REQUIRED FOR ACCESS TO INTERNAL VAULTS AND ACCESS INTO THE TANKS FOR SEPTAGE PUMPING. ALL RISERS SHALL BE CONSTRUCTED WITH WATERTIGHT SEALS PROVIDED. RISERS SHALL BE A MINIMUM OF 30" IN NOMINAL DIAMETER WHEN THE DEPTH OF BURY IS 36" OR GREATER. TO ENSURE PRODUCT COMPATIBILITY, RISERS, LIDS, AND ATTACHMENT COMPONENTS SHALL BE SUPPLIED BY A SINGLE MANUFACTURER AND, WHERE APPLICABLE, SHALL BE FACTORY EQUIPPED WITH THE FOLLOWING:

1.5.1. ADHESIVE. WHEN BONDING TO THE RISER RINGS, AN EPOXY PROVIDED BY THE MANUFACTURER SHALL BE USED. ADHESIVES AND SEALANTS SHALL BE WATERPROOF, CORROSION RESISTANT, AND APPROVED FOR THE INTENDED APPLICATION. THE RISER-TO-TANK CONNECTION SHALL BE WATERTIGHT AND STRUCTURALLY SOUND. THE RISER-TO-TANK CONNECTION SHALL BE CAPABLE OF WITHSTANDING A VERTICAL UPLIFT OF 5,000 POUNDS TO PREVENT RISER SEPARATION DUE TO TANK SETTLEMENT, FROST HEAVE, AND VEHICLE TRAFFIC OVER THE TANK.

1.5.2. LIDS. ONE LID SHALL BE FURNISHED WITH EACH ACCESS RISER. LIDS SHALL BE WATERPROOF, CORROSION RESISTANT, AND UV RESISTANT. LIDS SHALL BE FLAT, WITH NO NOTICEABLE UPWARD DOME. LIDS SHALL NOT ALLOW WATER TO POND ON THEM. LIDS SHALL FORM A WATERTIGHT SEAL WITH THE TOP OF RISER. TRAFFIC-RATED LIDS SHALL BE CAPABLE OF WITHSTANDING A TRUCK WHEEL LOAD (36 SQUARE INCHES) OF 2500 POUNDS FOR 60 MINUTES WITH A MAXIMUM VERTICAL DEFLECTION OF 1-1/2". LIDS SHALL BE PROVIDED WITH TAMPER-RESISTANT STAINLESS STEEL FASTENERS AND A TOOL FOR FASTENER REMOVAL. TAMPER-RESISTANT FASTENERS INCLUDE RECESSED DRIVES, SUCH AS HEX, TORX, AND SQUARE. FASTENERS THAT CAN BE REMOVED WITH COMMON SCREWDRIVERS, SUCH AS SLOTTED AND PHILLIPS, OR FASTENERS THAT CAN BE REMOVED WITH STANDARD TOOLS, SUCH AS PLIERS OR CRESCENT WRENCHES, ARE NOT CONSIDERED TAMPER-RESISTANT. TO PREVENT A TRIPPING HAZARD, FASTENERS SHALL NOT EXTEND ABOVE THE SURFACE OF THE LID.

1.5.3. RISER INSTALLATION. RISER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. PIPING AND FITTINGS

THE TYPE OF PIPE MATERIALS AND FITTINGS SHALL BE AS DESIGNATED ON THE PLANS AND SHALL COMPLY WITH THE FOLLOWING:

2.1. FITTINGS AND COUPLINGS
THE FITTINGS AND COUPLINGS FOR PVC PIPES SHALL BE THREADED OR SLIP-FITTED TAPERED SOCKET SOLVENT WELD. THREADED ADAPTERS SHALL BE PROVIDED WITH SOCKET PIPE FOR CONNECTIONS TO THREADED PIPE.

3. VALVES

3.1. GENERAL
VALVES SHALL BE OF THE SIZE, TYPE, AND CAPACITY DESIGNATED ON THE PLANS OR IN THE SPECIFICATIONS AND SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN. ALL VALVES ON PRESSURIZED PORTIONS OF THE SYSTEM SHALL BE CAPABLE OF SATISFACTORY PERFORMANCE AT WORKING PRESSURE OF 150 PSI. ALL VALVES ON GRAVITY PORTIONS OF THE SYSTEM SHALL BE RATED FOR AT LEAST TWICE THE ESTIMATED STATIC HEAD ABOVE THE VALVE. VALVES SHALL BE DESIGNED TO PERMIT DISASSEMBLY TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE, SUCH AS TRUE UNION BALL VALVES AND CHECK VALVES.

4. PUMP SYSTEMS

ALL PUMP SYSTEMS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

5. ADDITIONAL COMPONENTS

ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

6. LEACHFIELDS

THE LEACHFIELD SYSTEM SHALL PROVIDE ADDITIONAL TREATMENT AND DISPOSAL OF THE WASTEWATER. THE SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

6.1. CLEAN DRAIN ROCK
THE DRAIN ROCK SHALL BE LOCATED AS SHOWN IN THE ACCOMPANYING PLANS. THE ROCK SHALL BE CLEAN, DOUBLE WASHED GRAVEL RANGING FROM 3/4"Ø TO 1-½"Ø WITH FINES LESS THAN 1%.

6.2. FILTER FABRIC
THE FILTER FABRIC SHALL BE PLACED ON TOP OF THE GRAVEL ROCK BED. THE FABRIC SHALL BE A GEOTEXTILE SYNTHETIC FILTER FABRIC SUCH AS MIRAFI 1100N, DUPONT TYPAR (4 OR 6 OZ/SQ YD), OR APPROVED EQUIVALENT. THE FABRIC SHALL COVER AN AREA SUCH THAT IT EXTENDS 1 FOOT BEYOND THE TRENCH IN EACH DIRECTION.

6.3. SOIL COVER
THE SOIL COVER SHALL BE PLACED OVER THE LEACHFIELDS TO REDUCE EROSION AND SLOPE INSTABILITY. THE SOIL SHALL BE A SANDY LOAM TO INCREASE THE POTENTIAL FOR AIR THROUGH THE DEPTH OF THE SOIL. THE SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN LANDSCAPE AREAS AND 95% RELATIVE COMPACTION IN DRIVEWAYS AND ROADWAYS.

CONSTRUCTION SPECIFICATIONS

THE CONSTRUCTION OF THE PROJECT SHALL CONFORM TO THE PLANS AND FOLLOWING SPECIFICATIONS. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ALL SITE WORK.

1. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE ENGINEER AND OWNER AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF SITE WORK. THE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE MEETING CONFERENCE. THE MEETING SHOULD BE CONDUCTED TO REVIEW THE DESIGN, MATERIAL, AND CONSTRUCTION SPECIFICATIONS. ALL CONTRACTOR PROPOSED REVISIONS IN THE DESIGN SHALL BE APPROVED BY THE ENGINEER. THE INSTALLATION MUST BE INSPECTED BY THE ENGINEER FOR CONFORMANCE TO THE DESIGN.

2. STAKING

THE CONTRACTOR WILL PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL CONTROL FOR INSTALLATION OF THE WORK AT DATUM POINTS NECESSARY TO ESTABLISH ALIGNMENT AND GRADE. THE PROTECTION AND CARE OF THE STAKES ONCE SET, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. EXCAVATION

ALL EXCAVATION WORK SHALL BE MADE TO THE LINES, GRADES AND DIMENSIONS SHOWN IN THE ACCOMPANIED PLANS. EXCAVATIONS SHALL BE PERFORMED IN THE DAY AND IN A MANNER THAT MINIMIZES EROSION, FLOODING AND SEDIMENTATION. EXCAVATED SOILS THAT ARE TO BE STOCKPILED ON-SITE SHALL BE PLACED IN A LOCATION AND MANNER THAT MINIMIZES EROSION AND CONTROLS SEDIMENTATION.

THE CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHERE EXCAVATION EQUIPMENT MAY ENCOUNTER EXISTING UNDERGROUND UTILITIES AND OTHER FACILITIES OF ANY NATURE. CONTRACTOR SHALL PERSON HIS OPERATION IN SUCH A MANNER AND SHALL EXERCISE THE GREATEST OF CARE SO AS NOT TO INJURE IN ANY MANNER EXISTING UNDERGROUND UTILITIES, MAINS OR FACILITIES OF ANY NATURE. SHOULD THE CONTRACTOR INJURE, BREAK OR DAMAGE EXISTING UNDERGROUND UTILITIES, MAINS, OR FACILITIES OF ANY NATURE IN ANY MANNER, THEY SHALL REPAIR THE SAME AT THEIR OWN EXPENSE. IF IT DOES NOT APPEAR FEASIBLE THAT THE CONTRACTOR CAN MAKE NEEDED REPAIRS, THEN SUCH REPAIRS SHALL BE MADE BY THE OWNER AND THE CONTRACTOR SHALL BE CHARGED FOR SUCH REPAIRS.

4. POLLUTION CONTROL

4.1. WATER POLLUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERMITTING REQUIREMENTS RELEVANT TO THE CONSTRUCTION OF THE PROJECT ARE MET AT ALL TIMES. ACTIONS BY THE CONTRACTOR, THE SUBCONTRACTORS OR EMPLOYEES THEREOF RESULTING IN NONCOMPLIANCE OF PERMITTING REQUIREMENTS MAY BE GROUNDS FOR TERMINATION OF THIS CONTRACT.

4.2. NOISE POLLUTION
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP NOISE POLLUTION, DUE TO THESE CONSTRUCTION ACTIVITIES, AS LOW AS POSSIBLE.

4.3. SOIL CONTAMINATION
THE CONTRACTOR SHALL NOT ALLOW REGULATED MATERIALS TO SPILL ON THE PROJECT SITE. ANY SPILLAGE OR REGULATED MATERIALS RESULTING FROM THE CONTRACTOR'S OPERATION SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4.4. STORAGE OF REGULATED MATERIALS
THE STORAGE AND USE OF ANY REGULATED MATERIALS SHALL MEET ALL REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY THE REQUIREMENTS OF ANY REGULATORY AGENCY FOR THE STORAGE, MONITORING, USAGE, TRANSPORTATION, SAFETY, REPORTING, OR ANY OTHER REQUIREMENTS REGARDING THE MANAGEMENT OF REGULATED MATERIALS ON AND OFF THE PROJECT SITE.

5. SITE WORK

5.1. MOBILIZATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATORY WORK AND PLACEMENT OF MATERIALS IN A STAGING AREA REQUIRED FOR CONSTRUCTION OPERATIONS INCLUDING, BUT NOT LIMITED TO, THOSE NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE; FOR THE ESTABLISHMENT OF FACILITIES NECESSARY FOR WORK ON THE PROJECT; PROVIDING POLLUTION CONTROL MEASURES; AND FOR ALL OTHER WORK AND OPERATIONS WHICH MUST BE PERFORMED.

THE CONTRACTOR SHALL PROVIDE MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER COMPLETION OF THE WORK OF THIS SECTION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE COUNTY.

5.2. CLEARING AND GRUBBING
CLEAR THE SITE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THIS SECTION. CLEARING AND GRUBBING SHALL CONSIST OF ALL WORK INCLUDING, BUT NOT LIMITED TO, SALVAGED MATERIALS REMOVAL, PROVIDING AND INSTALLING TEMPORARY EROSION CONTROL, AND PLACEMENT OF TREES, TREE BRANCHES, TREE STUMPS, BRUSH, ROOTS, BOULDERS, SHRUBS, SEDIMENT, AND ALL OBJECTIONABLE MATERIALS IN AN AGREED UPON LOCATION ADJACENT TO THE WORK SITE.

EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

ALL WASTES DISPOSAL SHALL BE CONDUCTED AS FOLLOWS:
A. REMOVE WASTE FROM CLEARING OPERATIONS.
B. DISPOSE OF AWAY FROM THE SITE IN A LEGAL MANNER.
C. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE JOB SITE.
D. DO NOT BURN DEBRIS AT THE SITE.

6. DELETERIOUS MATERIALS

MATERIALS CONTAINING AN EXCESS OF 5% (BY WEIGHT) OF VEGETATION OR OTHER DELETERIOUS MATTER MAY BE UTILIZED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILLS. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATTER, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.

7. UTILITY TRENCHES

A. A SELECT, NONCORROSIVE, GRANULAR, EASILY COMPACTED MATERIAL SHOULD BE USED AS BEDDING AND SHADING IMMEDIATELY AROUND UTILITY PIPES. THE SITE SOILS MAY BE USED FOR TRENCH BACKFILL ABOVE THE SELECT MATERIAL. IF OBTAINING COMPACTION IS DIFFICULT WITH THE SITE SOILS, USE OF A MORE EASILY COMPACTED SAND MAY BE DESIRABLE. THE UPPER FOOT OF BACKFILL IN LANDSCAPED OR OTHER OPEN AREAS SHOULD CONSIST OF NATIVE MATERIAL TO REDUCE THE POTENTIAL FOR SEEPAGE OF WATER INTO THE BACKFILL.
B. TRENCH BACKFILL IN THE UPPER 12 INCHES OF SUBGRADE BENEATH AREAS TO RECEIVE PAVEMENT SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY. TRENCH BACKFILL IN OTHER AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY. JETTING OF UTILITY TRENCH BACKFILL SHOULD NOT BE ALLOWED.

8. PIPE INSTALLATION

8.1. GENERAL
PIPE SHALL BE JOINED BY SOCKET TYPE SOLVENT-WELDED FITTINGS OR THREADED FITTINGS. PLASTIC PIPE SHALL BE CUT SQUARE, EXTERNALLY CHAMFERED APPROXIMATELY 10 TO 15 DEGREES, AND ALL BURRS AND FINS REMOVED. SOLVENT-WELDED JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2855. THE SOLVENT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.

CARE SHALL BE EXERCISED IN ASSEMBLING A PIPELINE WITH SOLVENT WELDED JOINTS SO THAT STRESS ON PREVIOUSLY MADE JOINTS IS AVOIDED. HANDLING OF THE PIPES FOLLOWING JOINTING, SUCH AS LOWERING THE ASSEMBLED PIPELINE INTO THE TRENCH, SHALL NOT OCCUR PRIOR TO THE SET TIMES SPECIFIED BY THE MANUFACTURER.
SOLVENTS SHALL BE APPLIED TO PIPE ENDS IN SUCH A MANNER THAT NO MATERIAL IS DEPOSITED ON THE INTERIOR SURFACE OF THE PIPE OR EXTRUDED INTO THE INTERIOR OF THE PIPE DURING JOINTING. EXCESS CEMENT ON THE EXTERIOR OF THE JOINT SHALL BE WIPED CLEAN IMMEDIATELY AFTER ASSEMBLY.

THREADED PIPE JOINTS SHALL BE MADE USING TEFLON TAPE OR OTHER APPROVED JOINTING MATERIAL. SOLVENT SHALL NOT BE USED WITH THREADED JOINTS. PLASTIC PIPE WHICH HAS BEEN NICKED, SCARRED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED. PLASTIC PIPE SHALL BE SNAKED FROM SIDE TO SIDE IN THE TRENCH TO ALLOW 1 FOOT OF EXPANSION AND CONTRACTION PER 100 FEET OF STRAIGHT RUN.
THE PIPELINE SHALL NOT BE EXPOSED TO WATER FOR 24 HOURS AFTER THE LAST SOLVENT-WELDED JOINT IS MADE.

8.2 GRAVITY PIPE
GRAVITY PIPE FOR WASTEWATER SHALL PROVIDE 2 FT VERTICAL AND 10 FT HORIZONTAL CLEARANCE FROM WATER LINES, AND SHALL CROSS SUCH LINES AS NEARLY AS POSSIBLE TO 90 DEGREES, IF CROSSING CAN NOT BE AVOIDED.

PIPE SLOPES SHALL NOT BE LESS THAN 2% FOR 4"Ø PIPE. PIPES SHALL ENTER AND LEAVE CONNECTIONS AS CLOSE TO PARALLEL AS POSSIBLE, BUT IN NO WAY TO EXCEED AN ANGLE OF 45°. 90° TEE CONNECTIONS ARE NOT ALLOWED.

8.3 GENERAL TRENCHING
EXCAVATION OF PIPE TRENCHES SHALL FOLLOW NEAT AND PARALLEL LINES, WITH TRENCH WIDTH, IN GENERAL, TO BE ONE FOOT, WITH SUCH WIDENING, AS REQUIRED TO PLACE VALVES AND FITTINGS WITH A MINIMUM OF 4 INCH CLEARANCE TO TRENCH WALL. THE TRENCH SHALL BE NO LESS THAN 24 INCHES DEEP, EXCEPT WHEN IT IS NECESSARY, TO AVOID UNDERGROUND OBSTRUCTIONS OR ROCKY CONDITIONS. IN ALL CASES, THE PIPE SHALL BE PLACED ON A BEDDING OF IMPORTED OR NATIVE MATERIAL PROVIDING CONTINUOUS SUPPORT THROUGHOUT ITS LENGTH.

BACKFILL FOR THE PIPE TO THE TOP OF THE PIPE PLUS 4 INCHES SHALL BE SELECTED OR IMPORTED SANDY MATERIAL, FREE OF STONE, CLAY, LIMBS OR OTHER DELETERIOUS MATERIALS IN EXCESS OF 1/2 INCH MAXIMUM DIMENSION, PLACED AND TAMPED AND/OR PADDLED ABOUT THE PIPE TO ENSURE PROPER BEDDING PRIOR TO COMPLETION OF TRENCH FILL. THE REMAINING BACKFILL SHALL BE PLACED AT 90% RELATIVE COMPACTION.

9. FLUSHING AND TESTING

AFTER COMPLETION, ALL PIPELINES SHALL BE THOROUGHLY FLUSHED TO REMOVE DIRT, SCALE, OR OTHER MATERIAL. AFTER FLUSHING, THE LINE SHALL BE PRESSURE TESTED. ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR AND ALL TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER OR ENGINEER.

THE CONTRACTOR SHALL PERFORM A TEST TO DEMONSTRATE THAT THE TANKS AND BASINS ARE WATER TIGHT. THE INLET AND OUTLET PIPES OF THE TANKS SHALL BE CAPPED AND THE TANKS SHALL BE COMPLETELY FILLED WITH WATER. THE WATER LEVEL SHALL REMAIN CONSTANT FOR MORE THAN 24 HOURS, OR DURATION BY THE REVIEWING AGENCY JURISDICTION, WHICHEVER IS GREATER, TO DETERMINE IF IT IS WATER TIGHT.

10. OPERATIONAL TEST

THE PERFORMANCE OF ALL COMPONENTS OF THE SYSTEMS SHALL BE EVALUATED BY THE CONTRACTOR.

DURING THE TEST PERIOD AND AT LEAST 15 DAYS PRIOR TO FINAL INSPECTION, THE SYSTEM SHALL OPERATE SATISFACTORILY DURING SUCH PERIOD. ALL NECESSARY REPAIRS, REPLACEMENTS, AND ADJUSTMENTS SHALL BE MADE UNTIL ALL EQUIPMENT, ELECTRICAL WORK, CONTROLS, AND INSTRUMENTATION ARE FUNCTIONING IN ACCORDANCE WITH THE CONTRACTORS DOCUMENTS OR MANUFACTURER SPECIFICATIONS.

11. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS OF THE LAYOUT AND CONSTRUCTION OF THE SYSTEM.

12. OTHER ITEMS

ANY PROCEDURES NOT NOTED OR INCLUDED IN THE ENGINEERING PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO IMPLEMENTATION.

EROSION CONTROL NOTES:

GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE LOCAL JURISDICTION.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. ALL GRADING SHALL CONFORM TO THE LOCAL GRADING ORDINANCE, EROSION CONTROL ORDINANCES, AND CALIFORNIA BUILDING CODE.

1.4. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF: A. EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL; B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED; C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.

SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING STERIL, WEED FREE, SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

OTHER PROVISIONS. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

No.	Revision/Issue	Date

WASTEWATER SYSTEM SPECIFICATIONS

FARHAT SITE IMPROVEMENT PROJECT
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202327	AS SHOWN

Date: MAR 2025

Sheet No.

WW5

5 OF 5



* NOTES (E) = EXISTING

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PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
SCALE	1"=20'-0"
DRAWN	SL
JOB	FARHAT

L-1

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PLANT LEGEND				
Botanical	**Common**	**Size**	**Qty**	**Water**
Tree				
Arbutus 'Marina'	Marina Strawberry Tree	24" box	1	Low
Cercis occidentalis	Western Redbud	24" box	4	Low
Lagerstroemia indica 'Muskogee'	Muskogee Lavender Crape Myrtle	24" box	3	Low
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	5	Low
Quercus agrifolia	Coast Live Oak	24" box	3	Very Low
Shrub				
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 gal	112	Low
Salvia leucantha	Mexican Sage	5 gal	37	Low
Ground cover				
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	40	Low
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	330	Low
Lantana montevidensis	Trailing Lantana	1 gal	66	Low
Grass				
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	70	Medium
Chondropetalum tectorum	Cape Rush	5 gal	31	Low
Deschampsia cespitosa	Tufted Hair Grass	1 gal	330	Low

AT LEAST 4 CU. YDS. OF COMPOST, SIX (6) INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA.

A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.

* NOTES (E) = EXISTING

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REVISIONS	BY

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LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE

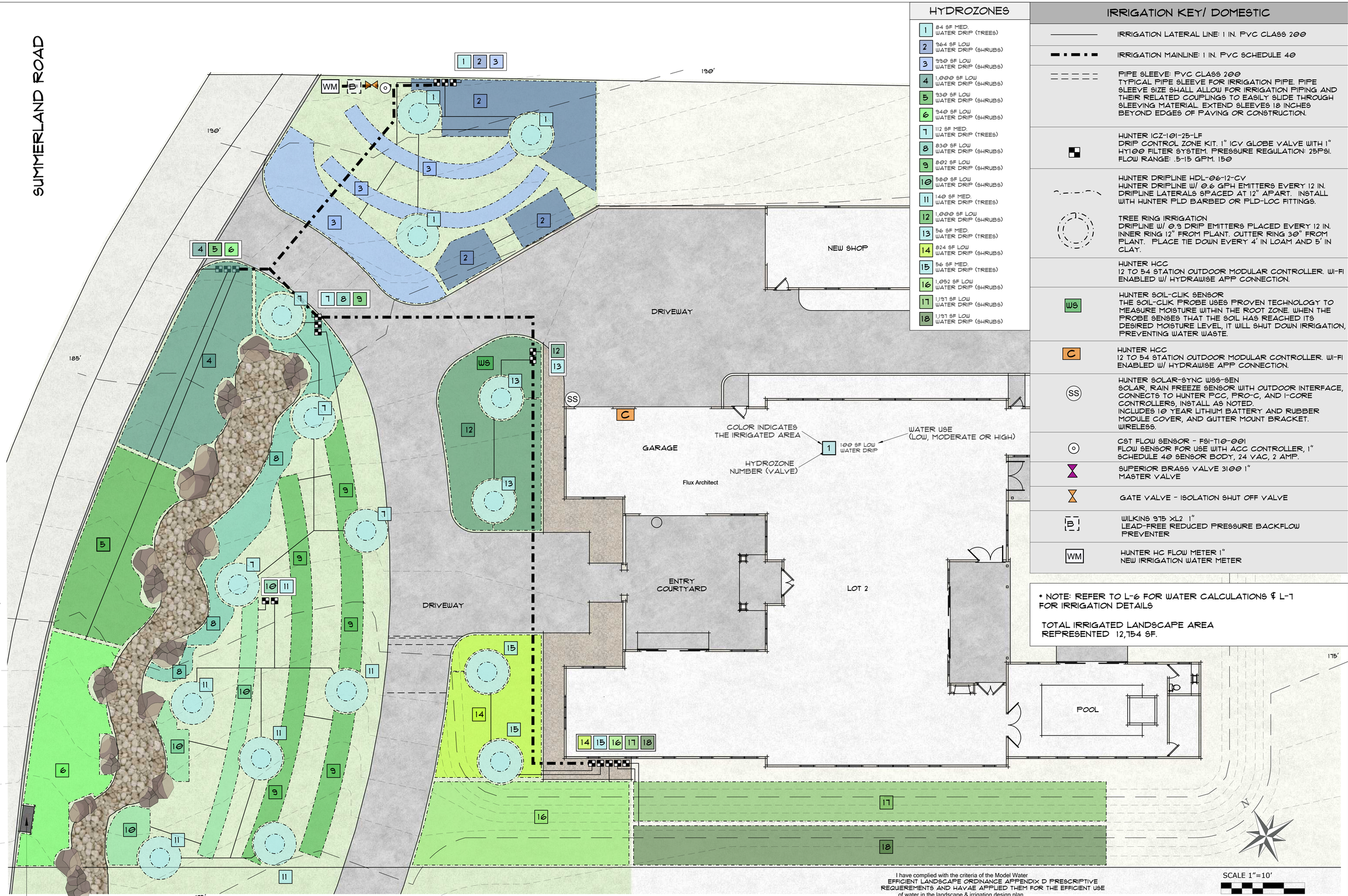
2191 SUMMERLAND ROAD, AROMAS, CA.

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
SCALE	1"=10'-0"
DRAWN	SL
JOB	FARHAT

L-2



HYDROZONES

1	84 SF MED. WATER DRIP (TREES)
2	364 SF LOW WATER DRIP (SHRUBS)
3	930 SF LOW WATER DRIP (SHRUBS)
4	1,000 SF LOW WATER DRIP (SHRUBS)
5	930 SF LOW WATER DRIP (SHRUBS)
6	340 SF LOW WATER DRIP (SHRUBS)
7	112 SF MED. WATER DRIP (TREES)
8	830 SF LOW WATER DRIP (SHRUBS)
9	802 SF LOW WATER DRIP (SHRUBS)
10	580 SF LOW WATER DRIP (SHRUBS)
11	140 SF MED. WATER DRIP (TREES)
12	1,000 SF LOW WATER DRIP (SHRUBS)
13	56 SF MED. WATER DRIP (TREES)
14	824 SF LOW WATER DRIP (SHRUBS)
15	56 SF MED. WATER DRIP (TREES)
16	1,052 SF LOW WATER DRIP (SHRUBS)
17	1,197 SF LOW WATER DRIP (SHRUBS)
18	1,197 SF LOW WATER DRIP (SHRUBS)

IRRIGATION KEY/ DOMESTIC

———	IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
— • — • —	IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
= = = = =	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
▪	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5-15 GPM. 150
	HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.6 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	TREE RING IRRIGATION DRIPLINE W/ 0.9 DRIP EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.
	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
WS	HUNTER SOIL-CLIK SENSOR THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.
C	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
SS	HUNTER SOLAR-SYNC WSS-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
⊙	CST FLOW SENSOR - FSI-T10-001 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
	SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
	GATE VALVE - ISOLATION SHUT OFF VALVE
B	WILKINS 975 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
WM	HUNTER HC FLOW METER 1" NEW IRRIGATION WATER METER

* NOTE: REFER TO L-6 FOR WATER CALCULATIONS & L-7 FOR IRRIGATION DETAILS

TOTAL IRRIGATED LANDSCAPE AREA REPRESENTED 12,754 SF.

I have complied with the criteria of the Model Water EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIEREMENTS AND HAVAE APPLIED THEM FOR THE EFFICIENT USE of water in the landscape & irrigation design plan.

Karen Aitken

SCALE 1"=10'

0 10 20

* NOTES (E) = EXISTING

REVISIONS	BY

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PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
SCALE	1"=10'-0"
DRAWN	SL
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L-4

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MAWA EPPT and ETWU Calculations

Project Name:	Farhat Lot 1	
Project Location:	2801 Summerland Road, Aromas, CA.	
Total Landscape Area:	12,137.0	sq. ft.
Date:	9/1/2025	

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	40.8
Conversion	0.62
ETAF	0.55
LA =	12,137
SLA =	0
MAWA =	168,859.7 gallons per year
	22,574.8 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	40.8
Eppt=	4.1
ETAF=	0.55
LA =	12,137
SLA =	0
MAWA w/ EPPT =	151,913.7 gallons per year
	20,309.3 cubic feet per year

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	40.8	Watsonville , CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.	ETAF x Area	ETWU
1.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	904.0	334.8	8,469.5
2.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	990.0	366.7	9,275.2
3.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,311.6
4.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	680.0	167.9	4,247.2
5.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
6.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
7.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
8.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	820.0	202.5	5,121.7
9.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	990.0	244.4	6,183.5
10.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	527.0	130.1	3,291.6
11.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	168.0	103.7	2,623.3
12.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	704.0	173.8	4,397.1
13.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,996.7
14.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	482.0	119.0	3,010.5
15.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,996.7
16.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	742.0	183.2	4,634.5
17.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	996.0	245.9	6,220.9
					Total sf ft.	Totals	Totals
					12,137.0	3,344.7	84,607.3
						TOTAL	84,607.3
						MAWA	168,859.7

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	3,344.7
Total Area	12,137.0
Average ETAF	0.28

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

MAWA EPPT and ETWU Calculations

Project Name:	Farhat Lot 2	
Project Location:	2791 Summerland Road, Aromas, CA.	
Total Landscape Area:	12,754.0	sq. ft.
Date:	9/1/2025	

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	40.8
Conversion	0.62
ETAF	0.55
LA =	12,754
SLA =	0
MAWA =	177,443.9 gallons per year
	23,722.4 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	40.8
Eppt=	4.1
ETAF=	0.55
LA =	12,754
SLA =	0
MAWA w/ EPPT =	159,635.2 gallons per year
	21,341.6 cubic feet per year

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	40.8	Watsonville , CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.	ETAF x Area	ETWU
1.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,311.6
2.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	964.0	238.0	6,021.1
3.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	990.0	244.4	6,183.5
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,000.0	370.4	9,368.9
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	930.0	344.4	8,713.1
6.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	940.0	348.1	8,806.8
7.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	112.0	69.1	1,748.9
8.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	830.0	307.4	7,776.2
9.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	802.0	198.0	5,009.2
10.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	580.0	214.8	5,434.0
11.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	140.0	86.4	2,186.1
12.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,000.0	246.9	6,245.9
13.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
14.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	824.0	203.5	5,146.6
15.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
16.) Low Water Use/ Shtubs	Drip	0.2	0.81	0.24691358	1,052.0	259.8	6,570.7
17.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
18.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
					Total sf ft.	Totals	Totals
					12,754.0	3,843.5	97,224.1
						TOTAL	97,224.1
						MAWA	177,443.9

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	3,843.5
Total Area	12,754.0
Average ETAF	0.30

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

REVISIONS	BY

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Landscape Architecture & Design

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FARHAT RESIDENCE
2791 SUMMERLAND ROAD, AROMAS, CA.
WATER CALCS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE 09-02-25
SCALE
DRAWN SL
JOB FARHAT

L-6

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.

2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESEN AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSI OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.

3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHE POSSIBLE.

4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.

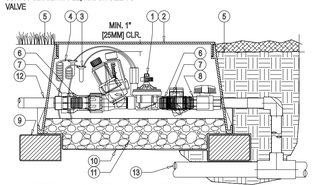
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK NO EXTRA COST TO THE OWNER.

6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT W THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATIC AUDITOR AT THE TIME OF FINAL INSPECTION

LEGEND

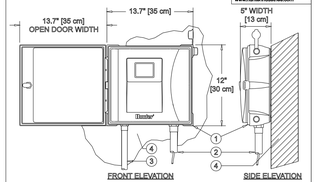
1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS



DRIP CONTROL ZONE KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE

Hunter V.ICZ.04 NO SCALE

HUNTER INDUSTRIES
1940 Diamond Street
San Marcos, CA 92078
Main: 760-744-5240
Technical Support: 760-591-7383
www.hunterindustries.com

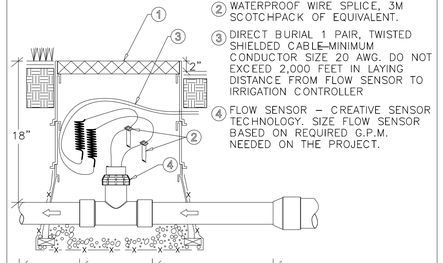


DETAIL LEGEND:
1. IRRIGATION CONTROLLER (HCC-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:
1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL)
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

IRRIGATION CONTROLLER - PLASTIC ENCLOSURE, WALL MOUNT (HCC-800-PL)

Hunter C.HCC.01 NOT TO SCALE

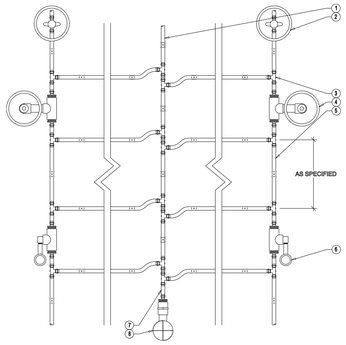


1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OF EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE–MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
4. FLOW SENSOR – CREATIVE SENSOR TECHNOLOGY. SIZE FLOW SENSOR BASED ON REQUIRED G.P.M. NEEDED ON THE PROJECT.

MINIMUM UPSTREAM AND DOWNSTREAM DISTANCES BETWEEN ANY VALVE OR FITTING AND THE FLOW SENSOR

CST FLOW SENSOR INSTALLATION

N.T.S. DETAIL-FILE



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. HDL TUBING EXHAUST HEADER
6. ECO-INDICATOR ON SWING ARM
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

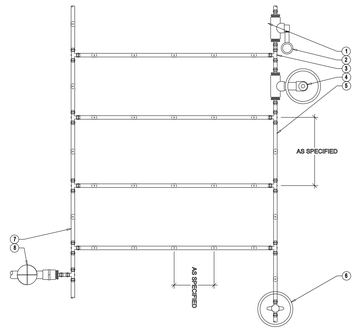
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - PLANTING BED CENTER FEED

Hunter HM.HDL.02 NOT TO SCALE



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. ECO-INDICATOR ON SWING ARM
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. HDL TUBING EXHAUST HEADER
6. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

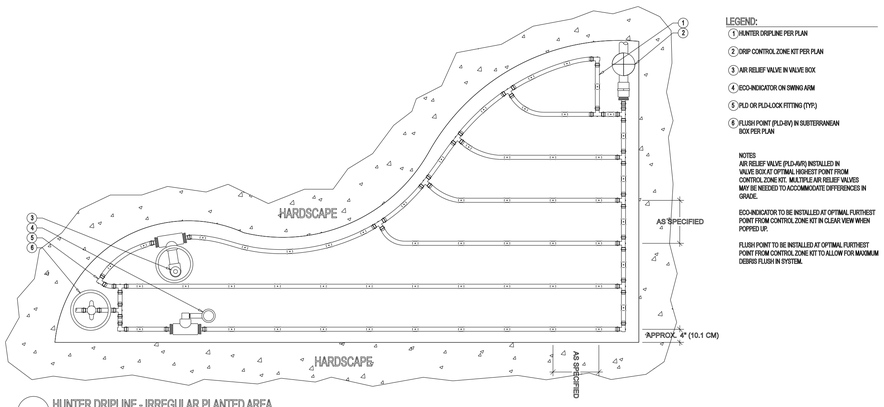
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - PLANTING BED

Hunter HM.HDL.01 NOT TO SCALE



LEGEND:
1. HUNTER DRIPLINE PER PLAN
2. DRIP CONTROL ZONE KIT PER PLAN
3. AIR RELIEF VALVE IN VALVE BOX
4. ECO-INDICATOR ON SWING ARM
5. PLD OR PLD-LOCK FITTING (TYP.)
6. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN

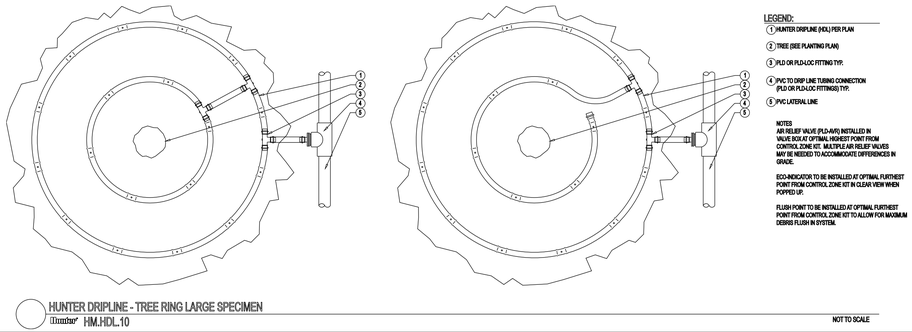
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - IRREGULAR PLANTED AREA

Hunter HM.HDL.02 NOT TO SCALE



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

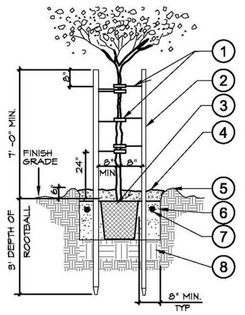
ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

Hunter HM.HDL.10 NOT TO SCALE

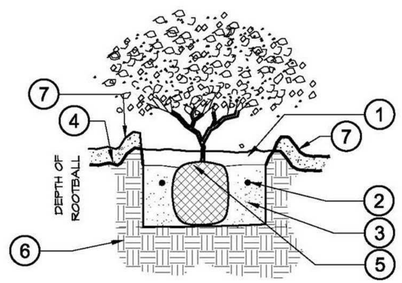
NOTES:
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



LEGEND

1. "CINCH-TIE" TREE TIE – WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES – 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
4. 2" SHREDDED BARK MULCH (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
7. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 4 PER 24" BOX
8. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (24"BOX)



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
3. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

D) A MINIMUM THREE INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE

2791 SUMMERLAND ROAD, AROMAS, CA.

PLANTING & IRRIGATION DETAILS

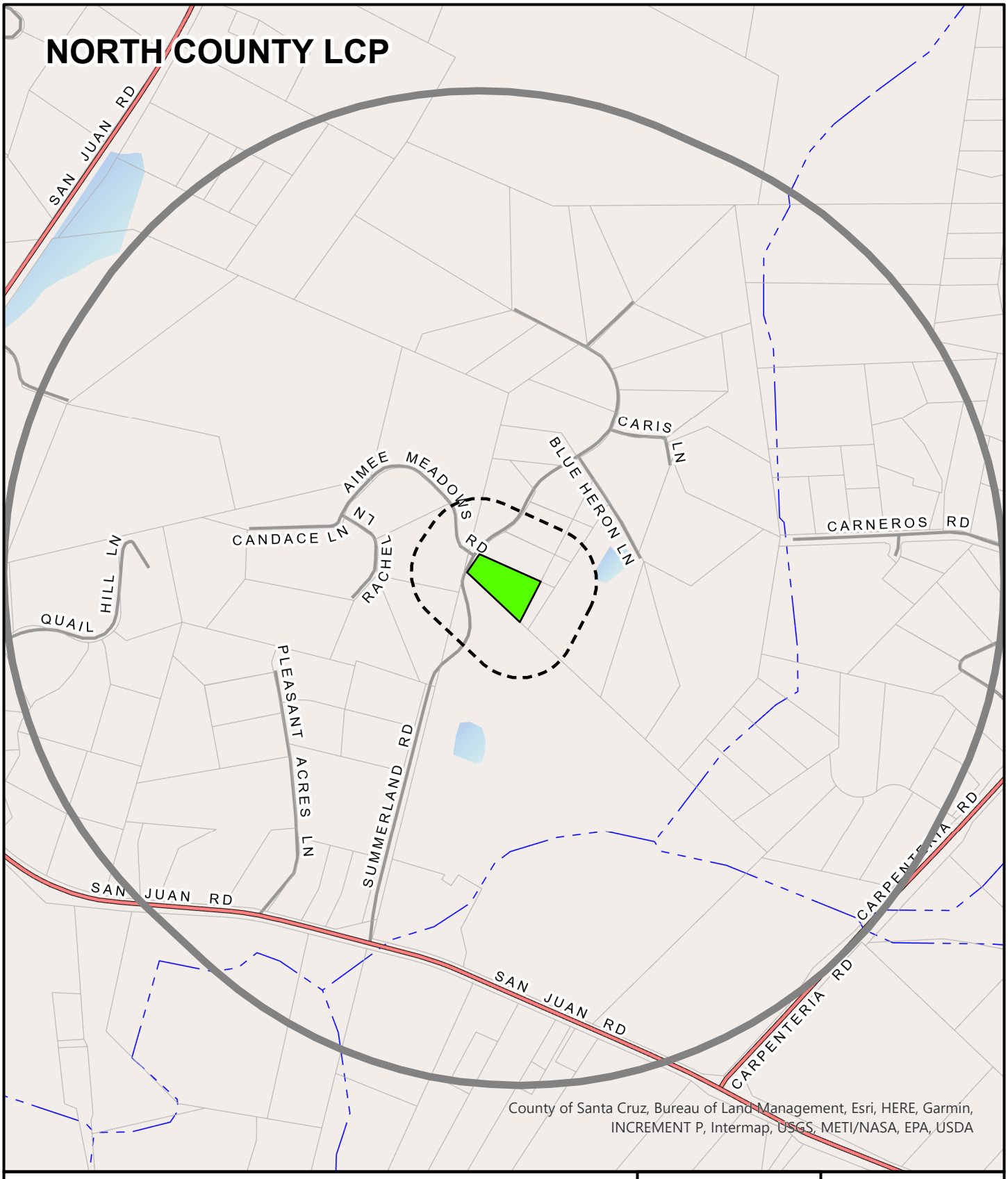
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE 09-02-25
SCALE
DRAWN SL
JOB FARHAT

L-1

Exhibit B

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APPLICANT: FARHAT MUSTAFA SHAWKI TR

APN: 181261032000 **FILE #** PLN250074

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

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Introduced: 12/22/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN210328 - VEACH ALLEN & MONICA

Administrative hearing to consider planting 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

Project Location: 113 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 153333, and none of the exceptions apply pursuant to Section 15300.2; and

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 21 Categorical Exemption pursuant to CEQA Guidelines Section 15321(a)(2); and
b. Approve a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Krista Ostoich
Property Owner: Veach Allen & Monica
APN: 416-221-041-000
Parcel Size: 0.99 acres
Zoning: Low Density Residential, 5 acres per unit, Design Control overlay, or "LDR/5-D"
Plan Area: Toro Area Plan
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Draft Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday,

January 7, 2026.

The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Planning
HCD-Environmental Services
HCD-Engineering Services
Monterey County Regional Fire District

Prepared by: Benjamin Moulton, Assistant Planner, x5240
Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan & Site Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Benjamin Moulton, Planner; Fionna Jensen, Principal Planner; Ramon Montano, Code Compliance Inspetcor II; Veach Allen & Monia, Property Owners; Krista Ostoich, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis; Planning File PLN210328

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-002

January 07, 2026

Introduced: 12/22/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN210328 - VEACH ALLEN & MONICA
Administrative hearing to consider planting 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.
Project Location: 113 San Benancio Road, Salinas
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 153333, and none of the exceptions apply pursuant to Section 15300.2; and

RECOMMENDATIONS
It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 21 Categorical Exemption pursuant to CEQA Guidelines Section 15321(a)(2); and
b. Approve a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 4 conditions of approval.

PROJECT INFORMATION
Agent: Krista Ostoich
Property Owner: Veach Allen & Monica
APN: 416-221-041-000
Parcel Size: 0.99 acres
Zoning: Low Density Residential, 5 acres per unit, Design Control overlay, or "LDR/5-D"
Plan Area: Toro Area Plan
Flagged and Staked: No

SUMMARY
Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Draft Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 7, 2026.

The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Planning
HCD-Environmental Services
HCD-Engineering Services
Monterey County Regional Fire District

Prepared by: Benjamin Moulton, Assistant Planner, x5240
Reviewed and approved by: Fionna Jensen, Principal Planner

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Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Benjamin Moulton, Planner; Fionna Jensen, Principal Planner; Ramon Montano, Code Compliance Inspetcor II; Veach Allen & Monia, Property Owners; Krista Ostoich, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis; Planning File PLN210328

Exhibit A

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EXHIBIT A
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:
Veach Allen & Monica (PLN210328)
RESOLUTION NO. 25--
Resolution by the Monterey County Chief of Planning:

1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333, maintenance, restoration, enhancement or protection of habitat, and none of the exceptions apply pursuant to Section 15300.2; and
2) Approving a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

[PLN210328, Veach Allen & Monica, 113 San Benancio Road, Salinas, Toro Area Plan (APN: 416-221-041-000)]

The Veach Allen & Monica application (PLN210328) came on for an administrative hearing before the Monterey County Chief of Planning on January 7, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.

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; and the
- 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) Proposed Project. The subject parcel is approximately 0.99 acres and is located immediately west of San Benancio Road, approximately one mile from Highway 68. The parcel currently contains a single-family dwelling with an attached garage. Construction of this single-family dwelling required the removal of 21 Coast live oak trees (HCD-Planning Permit No. PLN160205). Condition No. 14 of PLN160205 required the replanting of 11 Oaks. In July 2019, the Applicant/Owner submitted evidence demonstrating that all replacement trees had been replanted to clear this condition. Between February 2021 and July 2021,

the Applicant/Owner installed a small vineyard on the northern portion of the project site. On July 27, 2021, the subject property was cited for the unpermitted removal of approximately five Coast live oak trees (Code Enforcement Case No. 21CE00261). After additional site inspections and review of Google Earth imagery, HCD-Planning and the Project Arborist determined that a total of 16 Coast live oak trees were removed to install the small vineyard and reduce fuel loads around the residence. It is presumed that 11 of these removed Oak trees were those that were replanted to satisfy Condition. 14 of PLN160205. The removal of these 16 trees required the granting of a Use Permit pursuant to Title 21 section 21.64.260.D. Since receiving the Administrative Citation, the Applicant/Owner has replanted two Coast live oak trees. However, 14 additional trees must be planted in approximately the same area and in other suitable locations on the property to abate the violation. The Project Arborist has prepared a Restoration Plan (Attachment 2) that outlines planting locations and methods, site preparation, maintenance, and monitoring and reporting recommendations. Due to space limitations and existing Coast live oak trees on the property, Oak tree replacement may require the removal of an approximately 1,000 square foot portion of the existing vineyard along the northern property boundary. All trees (16) shall be monitored for a period of five years to ensure a success rate of 100%. Condition No. 4 requires the Applicant/Owner to enter into an agreement with a qualified Arborist to implement the recommendations of the attached Restoration Plan.

c) Allowed Use. The property is located at 133 San Benancio Road, Salinas (Assessor's Parcel Number APN: 416-221-041-000), within the Toro Area Plan. The parcel is zoned Low Density Residential, 5 acres per unit, and a Design Control District overlay, or "LDR/5-D." The granting of this Restoration Permit would allow the replanting of 14 Coast live oak trees. In accordance with Monterey County Code (MCC) section 21.84.020, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 21, including ordering restoration of a site to its pre-violation state.

d) Violation. Pursuant to Title 21 section 21.84.130, no application for a discretionary land use permit shall be deemed complete while there is a violation on said property until that property has been restored to its pre-violation state. "Restoration" of the property shall include, but not be limited to, reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading. Implementation of the attached Restoration Plan will restore the property to its pre-violation state.

e) Lot Legality. The subject property (approx. 0.99 acres), APN: 416-221-041-000, is shown in its current configuration and under the same ownership in the 1964 and 1972 Assessors Maps. On January 30, 2019, Building Permit No. 18CP00628 was issued to construct a residence and garage on the subject property. Pursuant to Government Code section 66499.34, no local agency shall issue any permit or grant any approval necessary to develop any real property which has been divided, or

which has resulted from a division, in violation of the provisions of this division (Subdivision Map Act) or of the provisions of local ordinances enacted pursuant to this division if it finds that development of such real property is contrary to the public health or the public safety. Therefore, based on the information above, the County recognizes the subject property as a legal lot of record.

f) Staff conducted a site inspection on May 22, 2024, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.

g) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN210328.

2. FINDING: **SITE SUITABILITY –** Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 21.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, and the Monterey County Regional Fire 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 proposed restoration. Recommended conditions of approval have been incorporated.

b) The following report was prepared to address any potential impacts from the unpermitted tree removal and is attached to this Restoration:

- Oak Tree Restoration Plan 113 San Benancio Road prepared by Patric Krabacher, Monterey, CA, August 12, 2025

The above-mentioned technical report was prepared by an outside consultant and indicates that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed restoration. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on May 22, 2024, to verify that the site is suitable for this use.

d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN210328.

3. FINDING: **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the Restoration Plan 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 activity 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-Environmental Services, HCD-Engineering Services, and the Monterey County

Regional Fire District. The respective agencies have recommended conditions where appropriate to ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Staff conducted a site inspection on May 22, 2024, to verify that the site is suitable for this use.

c) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN210328.

4. FINDING: **VIOLATIONS -** The subject property currently has a code enforcement violation. As a result of this action to restore the property to its pre-violation state, the subject property shall be considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 21. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of an existing violation on the subject property.

b) This Restoration Plan has been reviewed and approved by the HCD Chief of Planning. The project consists of replanting 16 Coast live oak trees. Implementation of the Restoration Plan, adherence to Condition No. 4, and payment of associated fines will fully abate the existing Code Enforcement Case No. 21CE00261. See Finding No. 1, Evidence "b".

c) Staff conducted a site inspection on May 22, 2024, and researched County records to assess the violations on the subject property and how proposed activities would address them.

d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN210328.

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 15333, exempts small restoration projects that assure the restoration of habitat for plants, provided that does not have a significant adverse impact on endangered or protected species, there are no hazardous materials at or near the project site, and will not result in significant cumulative impacts.

b) The proposed project includes the replacement of 14 Coast live oak trees, which will occupy an area less than 5 acres. As conditioned and proposed, the restoration project does not pose any significant impacts to endangered, rare, or threatened species or their habitat. No hazardous materials are known to exist at, or around, the project site. When reviewed in connection with the effects of past projects, this restoration project will not have a significant cumulative impact. Therefore, the project meets the Class 33 Categorical Exemption requirements.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply

to this project. The project is not located in a particularly environmentally sensitive area. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impacts. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The proposed restoration activity includes tree replanting. Per the results of technical analysis by a professional arborist, the activity will not have a significant impact on the existing forest resources. If the restorative activity was completed again in the future, under similar circumstances and following the same recommendations from certified arborists, it would not be detrimental to the forest. There are no unusual circumstances affecting the property or the proposed project that would create a reasonable possibility that implementation would have a significant effect on the property. The restoration project would not damage any scenic resources, the site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property which would be impacted by the execution of the project.

d) See Finding Nos. 1 and 2 and supporting evidence.

e) Staff did not identify any potential adverse impacts during review of the development application or during a site visit on May 22, 2024.

f) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN210328.

6. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Title 21 section 21.80.040 states the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed.

DECISION

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

1) Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and
2) Approve a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

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 7th day of January 2026.

_____

Melanie Beretti, AICP
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 COMMISSION 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 2 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

PLN210328

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN210328) allows the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261. The property is located at 113 San Benancio Road, Salinas (Assessor's Parcel Number 416-221-041-000), 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 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 Restoration Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 416-221-041-000 on January 7, 2026. The permit was granted subject to 4 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. PDSP002 - RESTORATION PLAN & MONITORING (FOREST RESOURCES)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No later than 90 days after the issuance of this Restoration Permit, the Applicant/Owner shall undertake the immediate remediation efforts detailed in PLN210328. All restoration work of the subject site shall be undertaken and executed in a manner consistent with the restoration work detailed in PLN210328.

To ensure all tree replanting work associated with this Restoration Permit (PLN210328) adheres to the recommendation included in the “Oak Tree Restoration Plan 113 San Benancio Road" (attached to Restoration Plan Application) prepared by Patric Krabacher, Monterey, CA, dated August 12, 2025, the Owner/Applicant shall replace 14 Coast live oaks with a size of 5-gallon or larger. The replacement trees shall be spaced properly (no less than 10 feet apart). Pursuant to the arborist report and this condition, the following requirements shall be followed: 1) 100% tree survival rate after 5 years, 2) property owner entering into a 5-year monitoring agreement with a qualified arborist to assess the tree health and growth rates, and determine if additional remediation is required, 3) site and soil preparation, 4) planting during the cool season, typically between November and February, 5) placement of mulch around container stock plantings, 6) watering for at least one year after planting primarily during the dry months between May and early October and during periods of prolonged dry conditions, 7) browse & gopher protection, if necessary, and 8) maintenance of the previous requirements for a period of two years. Following completion of the initial tree installation, the monitoring period shall begin and continue for a period of five (5) years. The project restoration practitioner or arborist will inspect the plantings for survival six (6) months after planting to establish a baseline assessment, and again annually for five (5) consecutive years following planting. Should any of the 14 trees die and need to be replaced, the monitoring period for those replacement trees will start again. This process will be repeated until success is achieved.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, 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.

Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of the contract/agreement between the owner/applicant and a qualified arborist indicating that monitoring will occur for a period of three years and a final report will be prepared and submitted to HCD-Planning at the conclusion of monitoring.

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 years after the planting of the replacement trees, and annually for five years, 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. The final report shall indicate whether the success criteria, maintenance guidelines, and recommendations contained in the "Oak Tree Restoration Plan 113 San Benancio Road" report have been met and/or adhered to.

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Date: August 12, 2025

To: Allen Veach
3855 Via Nona Marie, Suite 201
Carmel, California 93923

From: Patric Krabacher, ISA Certified Arborist 11759/RCA 887
John Wandke, Senior Environmental Scientist
Denise Duffy & Associates, Inc.

SUBJECT: Oak Tree Restoration Plan 113 San Benancio Road APN 416-221-041-000, County of Monterey Code Violation Case Number 21CE00261

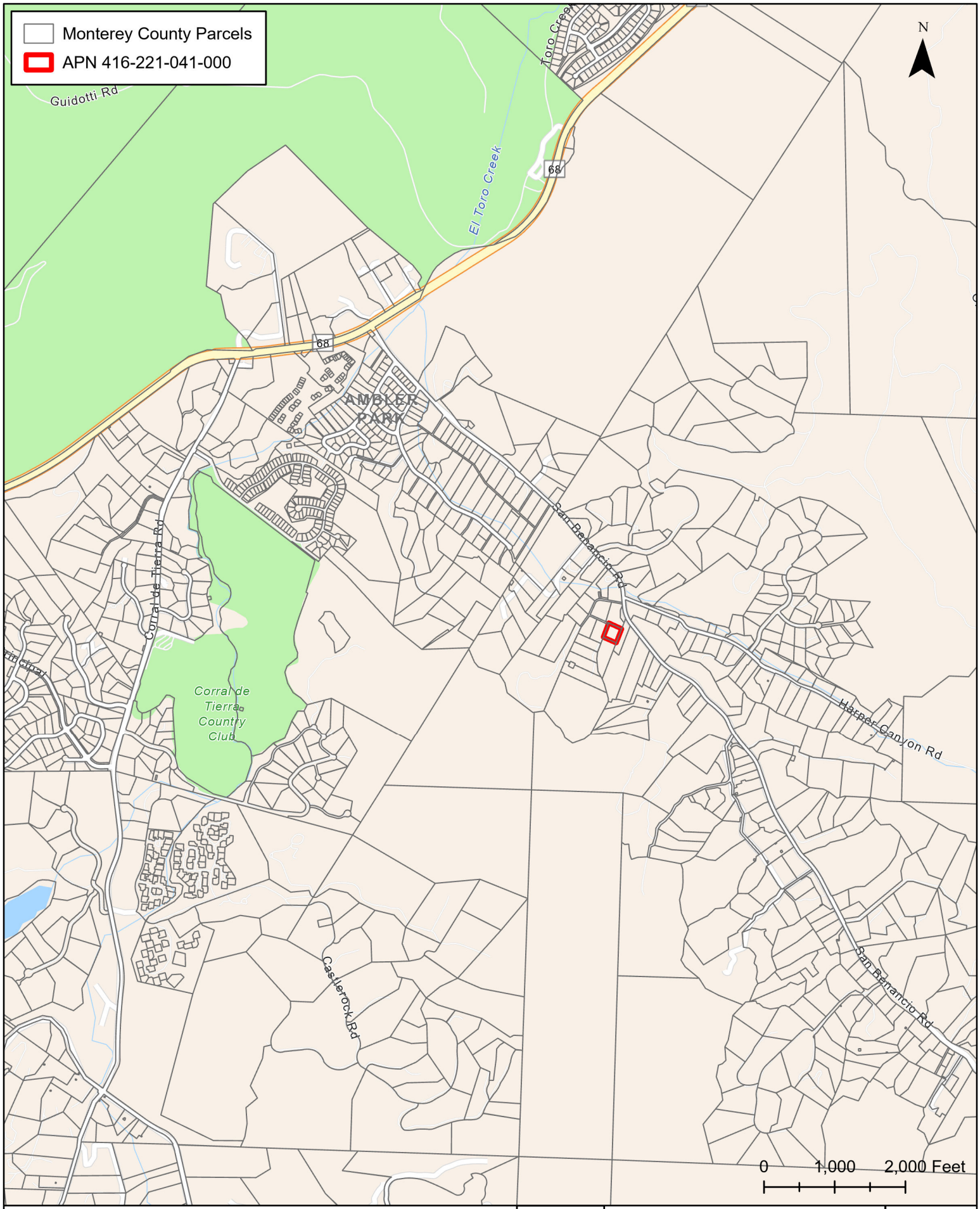
INTRODUCTION

Denise Duffy & Associates, Inc. (DD&A) is contracted to provide consulting services for the 113 San Benancio Road property in the Toro area of unincorporated Monterey County (County), California (Assessor Parcel Number [APN] 416-221-041-000). This Oak Tree Restoration Plan (Plan) provides methodology to replace and establish coast live oak (*Quercus agrifolia*) trees at the subject property to compensate for the replacement of 11 trees removed in connection with County of Monterey (County) permit PLN160205 and unpermitted removal during 2021 of five (5) trees associated with a County Code enforcement action (Case Number 21 CE00261).

To date, the property owner has planted two (2) coast live oak trees that can be counted towards the total requirement of replacement trees. Fourteen (14) additional oak tree restoration plantings will occur on site to achieve replacement of the 16 trees removed at a 1:1 ratio for a total of 16 plantings. Due to space limitations and existing coast live oak trees on the property, oak tree replacement may require removal of an approximately 1,000 square foot (sf) portion of the existing vineyard along the northern property boundary.

EXISTING SITE CONDITIONS

The subject property is developed with a single-family residence and is located in a suburb community of Salinas off the Highway 68 corridor (**Figure 1**). The property is surrounded by adjacent residential lots on the north, west, and east sides and primarily undeveloped land towards the south. Existing native vegetation within undeveloped areas in the vicinity of the property consists of a mosaic of coast live oak woodland, annual grassland, and chaparral. Within the property, specifically the area where the removal of five (5) coast live oaks occurred, has since been developed with a water tank and vineyard in the northwestern portion of the lot. Approximately the eastern 1/3 of the property remains as coast live oak woodland. The oak woodland within the property is overcrowded but trees appear to be in healthy condition and are consistent with the findings in Frank Ono's Tree Assessment (Ono, 2022). Understory vegetation is mostly absent, and groundcover consists of oak leaf duff. During DD&A tree inspection, no symptoms of sudden oak death were observed (DD&A, 2024).



Oak Tree Restoration Plan
113 San Benancio Road APN 416-221-041-000

Date
5/29/2025

Scale
1:20,600

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
1

Path: D:\GIS\GIS_Projects\2024-70 San Benancio Rd\2024-70 San Benancio Rd Oak Tree Restoration Plan\2024-70 San Benancio Rd Oak Tree Restoration Plan.aprx

OAK TREE RESTORATION

The following subsections provide materials and methods to replace and establish the required total of 16 coast live oak trees on site. Also included below is a narrative on why the two (2) areas are preferred and why all other areas were not chosen.

Planting Locations

Planting locations for the 16-replacement coast live oak trees are shown in **Figure 2**[1], which includes the locations of the two (2) existing replacement trees previously installed by the owner (**Photo 1**). Assuming a spacing of approximately ten (10) feet between trees and a square spacing pattern, the planting location required to accommodate the remaining 14 replacement trees is approximately 1,400 square feet (allowing 10-foot spacing in every direction). This spacing allows for efficient early growth and establishment, especially when the goal is to create a dense stand of trees that can later be thinned to promote the healthiest specimens. It's important to note that this closer spacing is typically used during the initial stages of growth and is followed by thinning as the trees mature. Planting locations include:

- Area 1 (**Figure 2**); an approximately 2,025 square foot area of existing oak woodland east of the vineyard in the northeastern portion of the property (Area 1, **Photo 2**). Area 1 is the preferred restoration and planting site because of the following:
  - it provides the required shade and defense from the elements with the existing/established oak trees.
  - This area also provides uncompacted soils and soils that are potentially more enriched with organic matter benefiting young oak trees making this area a preferable planting site to Area 2.
  - As a use area, this area seems to be off the main path for foot traffic allowing the trees to grow on their own without compaction of soil.
  - Area is naturally mulched by adjacent mature coast live oak trees constantly dropping leaves.

- Area 2 (**Figure 2**); an approximately 1,000 square foot area of the existing vineyard along the northern property boundary (Area 2, **Photo 3**).; Area 2 is not the preferred planting area as this area includes the following:
  - This area is significantly more exposed to the elements and provides minimal shade and protection from the trees during the summer months.
  - The rows between grapes have been compacted making the soils within this site a less preferable planting site (if this area is planting soil aeration would be required prior to planting), soil composition is also unknown in this area as it has been altered to plant grapes.
  - As a use area, this area seems to be off the main path for foot traffic allowing the trees to grow on their own without compaction of soil.
  - Area is naturally mulched by adjacent mature coast live oak trees constantly dropping leaves.

The specific locations for each tree will be determined in the field based on site conditions and the presence of existing trees or other factors. Tree plantings will be prioritized in areas where trees can thrive and areas that contribute to the oak woodlands and help promote the habitat while creating a contiguous canopy. These areas are those with the most protection from over exposure to wind and sun, areas that do not have over compacted soil. However, trees will be planted no closer than ten (10) feet apart.

[1] Please note exact locations are not presented as this will be determined during the planting effort to ensure trees are planted in the most ideal locations for survival.



Photo 1. Two existing replacement trees on-site.



Photo 2. Area 1 in NE portion of lot.



Photo 3. Area 2 between fence line and water tank.



Oak Tree Restoration Plan
113 San Benancio Road APN 416-221-041-000

Date
5/30/2025

Scale
1:400

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
2

Path: D:\GIS\GIS_Projects\2024-70 San Benancio Rd\2024-70 San Benancio Rd Oak Tree Restoration Plan\2024-70 San Benancio Rd Oak Tree Restoration Plan.aprx

Areas Not Chosen for Planting

All other areas around the property were *not* chosen as replanting areas because of the following:

- Exposure to direct sun is not preferrable to coast live oaks as they require some protection from the elements and not direct sunlight, exposure to wind, and drought conditions. Exposure of elements to planted oak trees in the Monterey area has shown to cause them to live in a stunted size, if this is an oak woodland restoration effort this would not be achieving this goal efficiently. Replanting and monitoring numerous times are a high likelihood.
- Moisture content in areas with direct sun are very difficult to get precise as watering an oak tree during infancy can easily be miss calculated. Over watering a young oak tree can promote root rot (*armillaria* sp.) rapidly killing a tree. Under watering an oak tree will lead to a lack of nutrients and ultimately kill a tree.
- Incorrect soil moisture content can lead to stressing a tree which in turn can lead to secondary stressors which include insect infestations, fungi propagation, crown dieback, stunted growth, and impacts the trees defense mechanisms.
- Soil compaction limits a tree's ability to respire and can suffocate a tree, the other areas around not chosen appeared to be more compacted, and not ideal for planting.

The goal of this survey and this report was to find locations where replanting oak trees would thrive and assist in restoring an area of oak woodland to meet the conditions of approval from the County. Area 1 and Area 2 (**Figure 2**) were found to be the most suitable locations to achieve this goal resourcefully with what DD&A's restoration practitioner (John Wandke) and arborist (Patric Krabacher) observed while onsite.

Oak Tree Nursery Stock

Coast live oak container stock shall be sourced from a licensed plant nursery. The nursery shall adhere to best management practices for the reduction of plant and soil-borne pests and pathogens, including but not limited to *Phytopthera*. Container stock shall be in a healthy growing condition and free from any pests or pathogens. Acceptable container sizes range from deep treepots (i.e., TP414) to 5-gallon or 15-gallon, or similar.

Site and Soil Preparation

If all replacement plantings cannot be accommodated in Area 1, the northern portion of the existing vineyard shall be removed as part of site preparation for Area 2. Vineyard removal activities shall include removal of vines, trellising, and irrigation to accommodate the tree planting. Any compacted soils in both Area 1 and Area 2 shall be scarified to an approximate depth of six inches using hand tools, a rototiller, or similar equipment. Based on site observations and the cultivated condition of the vineyard, the need for soil decompaction is expected to be minimal. Soil decompaction shall not be performed within 10 feet of any existing oak tree to avoid impacting the root system or trunk.

Planting Methods

Planting shall occur during the cool season after several winter rain events have moistened the soil to a depth of at least six inches and shorter photoperiods and cooler daily temperatures reduce the stress on new plants (typically November – February). When feasible, planting will be scheduled during periods of cool weather when precipitation is forecasted. Installing container stock during the winter when soil is moist maximizes the odds of success.

Following the determination of tree layout by the restoration practitioner or arborist, a planting pit shall be excavated at each location that is equal to the depth of the container and approximately twice the width of the container. Each tree shall be carefully removed from the container and placed upright in the planting pit so that the stem is vertical and the root crown is level with existing grade. Each pit shall be backfilled with existing native soil. Soils shall be compressed around the rootball to remove air pockets and a water retention basin of at least two feet diameter shall be constructed around each tree. Following planting, each tree shall be watered with five gallons of water.

Mulch

Placement of mulch around container stock plantings is recommended to improve retention of soil moisture and suppress weed growth around new plantings. Mulch products may include clean wood chips (placed to a thickness of two inches) from a known source, coir weed mats, or similar biodegradable natural products. Mulch with plastic or other non-biodegradable materials shall not be used.

Irrigation

Tree plantings shall be watered for at least one year after planting to promote successful establishment. Irrigation may be completed by hand or by a drip irrigation system. Irrigation is expected to be required primarily during the dry months between May and early October and during periods of prolonged dry conditions (i.e., >2 weeks) during the winter.

Browse & Gopher Protection

Browse protection is not expected to be necessary because of the on-site location of the replacement plantings. However, if deer or other wildlife herbivory is damaging the new trees, the trees may be fitted with a four-foot-high minimum browse protection cage constructed of wire and anchored at a minimum of two points with rebar stakes or a similar method. Browse protection cages shall be a minimum of two feet in diameter. Once trees have grown above the height of the browse protection cage, the cage and anchors shall be removed.

If gopher baskets are used, they shall have an open bottom so that the tree taproot is not girdled by wire. Use of larger container stock (i.e., 5-gal or 15-gal) will reduce the likelihood of significant gopher damage.

Maintenance

Following completion of the initial restoration activities described above, the maintenance period shall commence and continue for a period of two years. Maintenance of the replacement trees shall consist of quarterly inspections, removal of invasive non-native weeds within the water retention basin of each tree, adjustment of browse protection cages if applicable, re-application of wood chip mulch if necessary, supplemental watering if necessary, and replanting if necessary.

MONITORING AND REPORTING

Following completion of the initial tree installation, the monitoring period shall begin and continue for a period of five (5) years. The project restoration practitioner or arborist will inspect the plantings for survival six (6) months after planting to establish a baseline assessment, and again annually for five (5) consecutive years following planting. Should any of the 14 trees die and need to be replaced, the monitoring period for those replacement trees will start again. This process will be repeated until success is achieved.

Documentation shall be provided to the County verifying the completion of initial planting. In addition, a written report shall be provided to the County that documents the health and survival of the replacement trees and provides observations and recommendations for adaptive management at the six (6) month, and annual monitoring events.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

REFERENCES

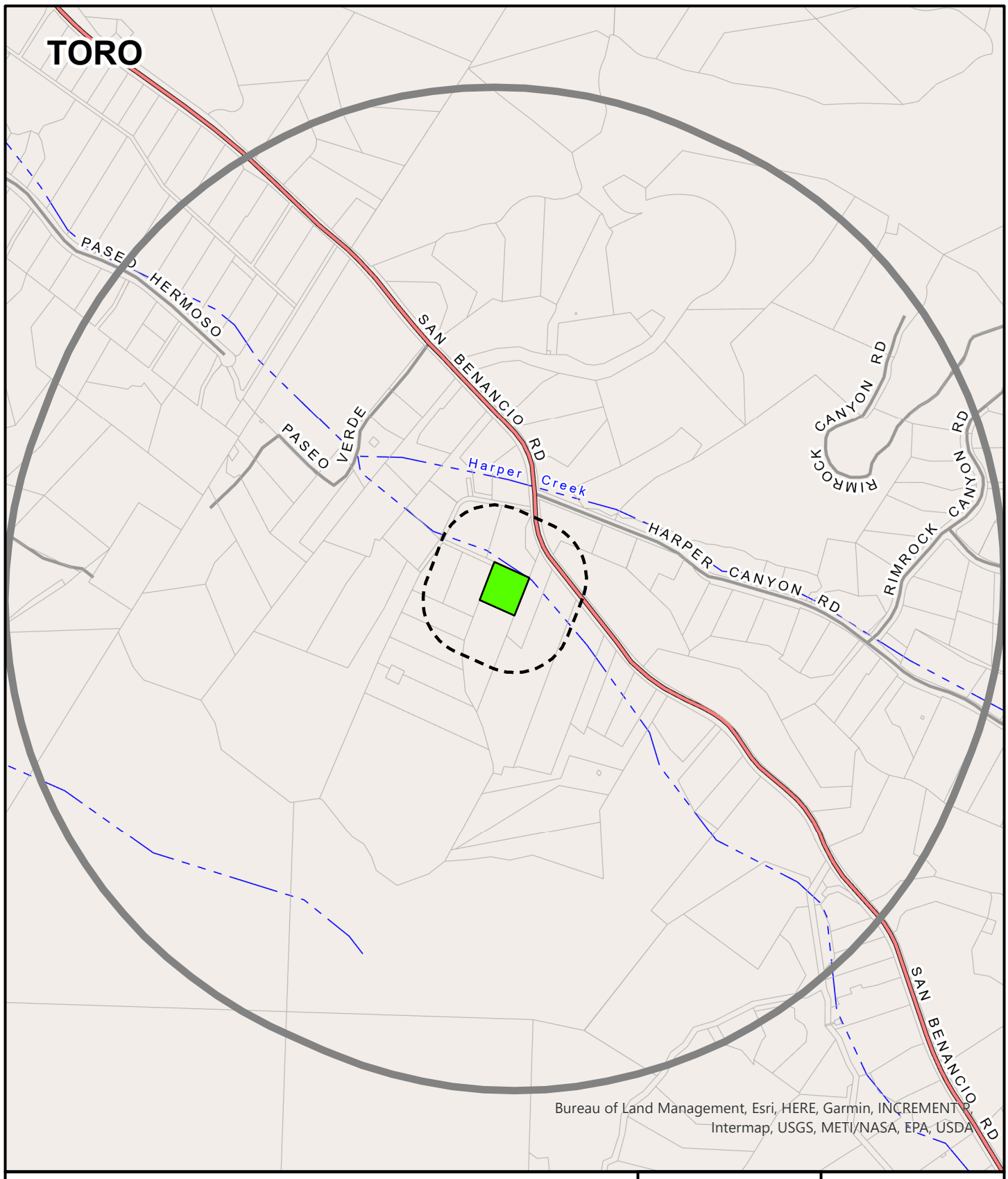
Denise Duffy & Associates. 2024. Arborist Report for 113 San Benancio Road.

Ono, Frank. 2022. Tree Resource Assessment Arborist Report Prepared for: Allen and Monica Veach.

Thompson Wildland Management. 2016. 113 San Benancio Road Forest Management Plan.

Exhibit B

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APPLICANT: VEACH ALLEN & MONICA

APN: 416221041000 **FILE #** PLN210328

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: BENJAMIN MOULTON

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Introduced: 12/22/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Administrative Permit

PLN220159-EXT1 - SALEHI AMIR & ELMIRA TRS
Consider a three-year extension to a previously approved Coastal Administrative and Design Approval (PLN220159) that allowed construction of a 6,094 square foot two-story single-family dwelling and associated site improvements including the removal of 40 Monterey pines and four Coast live oaks.
Project Location: 3167 Stevenson Drive, Pebble Beach
Proposed CEQA action: Finding the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions under Section 15300.2.

RECOMMENDATIONS
It is recommended that the Chief of Planning adopt a resolution to:

a. Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
b. Approving a three-year extension to a previously-approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), and recommends one condition of approval.

PROJECT INFORMATION
Agent: Amy Denney, IDG, INC
Property Owner: Amir and Elmira Salehi
APN: 008-023-013-000
Zoning: Medium Density Residential, 2 Units per acre with Building Site and Design Control Overlay Districts or "MDR/2-B-6-D (CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No

SUMMARY
Staff is recommending approval of a three-year extension to a previously-approved Coastal Administrative Permit and Design Approval, subject to the findings and evidence in the attached draft Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN220159 (**Exhibit C**) prior to the issuance of a building/grading permit and/or

commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Prepared by: Marlene Garcia, Assistant Planner, (831) 755-5114
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Recommended Condition of Approval

Exhibit B - Extension Request Letter
Exhibit C - Chief of Planning Resolution No. 22-078

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn Nickerson, Principal Planner; Salehi Amir & Elmira TRS, Property Owners; Amy Denney, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File Nos. PLN220159-EXT1 and PLN220159

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-003

January 07, 2026

Introduced: 12/22/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN220159-EXT1 - SALEHI AMIR & ELMIRA TRS

Consider a three-year extension to a previously approved Coastal Administrative and Design Approval (PLN220159) that allowed construction of a 6,094 square foot two-story single-family dwelling and associated site improvements including the removal of 40 Monterey pines and four Coast live oaks.

Project Location: 3167 Stevenson Drive, Pebble Beach

Proposed CEQA action: Finding the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
b. Approving a three-year extension to a previously-approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), and recommends one condition of approval.

PROJECT INFORMATION

Agent: Amy Denney, IDG, INC
Property Owner: Amir and Elmira Salehi
APN: 008-023-013-000
Zoning: Medium Density Residential, 2 Units per acre with Building Site and Design Control Overlay Districts or "MDR/2-B-6-D (CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a three-year extension to a previously-approved Coastal Administrative Permit and Design Approval, subject to the findings and evidence in the attached draft Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have

any questions. The applicant will be required to satisfy all permit conditions of PLN220159 (**Exhibit C**) prior to the issuance of a building/grading permit and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Prepared by: Marlene Garcia, Assistant Planner, (831) 755-5114
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Recommended Condition of Approval

Exhibit B - Extension Request Letter
Exhibit C - Chief of Planning Resolution No. 22-078

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn Nickerson, Principal Planner; Salehi Amir & Elmira TRS, Property Owners; Amy Denney, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File Nos. PLN220159-EXT1 and PLN220159

Exhibit A

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Exhibit A
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:
SALEHI AMIR & ELMIRA TRS (PLN220159-EXT1)

RESOLUTION NO. __

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
2) Approving a three-year extension to a previously approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

[PLN220159-EXT1, SALEHI AMIR & ELMIRA TRS, 3167 Stevenson Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone, (Assessor's Parcel Number 008-023-013-000)]

The SALEHI AMIR & ELMIRA TRS extension application (PLN220159-EXT1) came on for consideration by the County of Monterey Chief of Planning on January 7, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on November 2, 2022, a Coastal Administrative Permit and Design Approval was approved by the County of Monterey Chief of Planning through Resolution No. 22-078. The approved Coastal Administrative Permit and Design Approval allowed the construction of a 6,094 square foot two-story single-family dwelling, inclusive of an attached 1,095 square foot four-car garage; and associated site improvements. The project included the removal of 40 Monterey pine and 4 Coastal live oak trees. In accordance with the resolution, that entitlement is set to expire on November 2, 2025; and

WHEREAS, on October 5, 2025, the applicant submitted a written request to extend the previously Coastal Administrative Permit and Design Approval, 28 days prior to the expiration of PLN220159. Pursuant to Title 20 section 20.70.110, extension requests shall be submitted

within 30 days of the permit's expiration. However, in this case, the Chief of Planning accepts the submitted written request for a three-year extension filed by the permit holder, Amir Salehi. The extension was requested due to unforeseen financial circumstances, which are anticipated to delay the start of construction for up to three years; and

WHEREAS, the Chief of Planning, pursuant to Section 2.30.030.C of the Monterey County Code, has the authority to provide administrative interpretations to allow a three-year extension, which is determined to be the appropriate amount of time given the circumstances; and

WHEREAS, this extension does not change the previously approved Coastal Administrative Permit and Design Approval, and all findings previously made in the Chief of Planning Resolution No. 22-078 continue to apply to this extension; and

WHEREAS, conditions of approval applied to Resolution No. 22-078 continue to apply, except that this extension modifies the expiration date of previously approved Coastal Administrative Permit and Design Approval from November 2, 2025 to November 2, 2028; and

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property; and

WHEREAS the project was deemed Categorically Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15303 and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15303 Categorically Exempts the construction of the first single-family dwelling. The original project scope (construction of a single-family dwelling) remains the same. This extension only grants additional time to construct the residentially zoned lot's first single-family dwelling and associated site improvements. Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, the HCD Chief of Planning found the project consistent with CEQA Guidelines section 15303, and that none of the exceptions under section 15300.2 applied to the project; and

WHEREAS, pursuant to Title 20 section 20.76.060.A, the discretionary decision of the HCD Chief of Planning is appealable to the Zoning Administrator. The decision of the Zoning Administrator would be final and may not be appealed. This decision is not appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

1) Find that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
2) Approve a three-year extension to a previously approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

PASSED AND ADOPTED this 7th day of January 2026.

_____

Melanie Beretti, AICP,

HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE ZONING ADMINISTRATOR. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE ZONING ADMINISTRATOR 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.
2. 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.
3. 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.

County of Monterey HCD Planning

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

PLN220159-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A three-year permit extension to the expiration date of a previously-approved Coastal Administrative Permit and Design Approval (PLN220159) (Resolution No. 22-078) was approved by the Chief of Planning for Assessor's Parcel Number 008-023-013-000 on January 7, 2026. The permit was granted subject to 1 condition of approval which runs 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.

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Exhibit B

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From: HCD PlanningPermits
To: Garcia, Marlene
Subject: FW: Extension request for PLN220159 permit
Date: Tuesday, October 21, 2025 10:28:07 AM
Attachments: image001.png

Please see request below.

Jacquelyn M. Nickerson
Principal Planner, Planning Division
Housing and Community Development
1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Direct: (831) 784-5650 Main: (831) 755-5025
nickersonj@countyofmonterey.gov

From: Amir Salehi <salehi.a@me.com>
Sent: Sunday, October 5, 2025 5:54 AM
To: HCD PlanningPermits <PlanningPermits@countyofmonterey.gov>
Cc: Jun Sillano <jun@idg-inc.net>; Amy Denney <amy@idg-inc.net>
Subject: Extension request for PLN220159 permit

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To Whom It May Concern,

Due to unforeseen financial circumstances, I would like to respectfully request an extension for the building permit associated with Permit ID PLN220159.

Please advise on the necessary steps or documentation required to process this extension request and obtain approval.

Thank you for your time and consideration.

Sincerely,

Amir Salehi

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Exhibit C

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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:
SALEHI AMIR & ELMIRA TRS (PLN220159)
RESOLUTION NO. 22-078
Resolution by the Monterey County HCD Chief of Planning:

1) Considering the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, pursuant to Section 15162 of the CEQA Guidelines; and
2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 6,094 square foot two-story single-family dwelling inclusive of an attached 1,095 square foot four-car garage; and associated site improvements. The project includes the removal of 40 Monterey pine and 4 Coast live oak trees.

[PLN220159 SALEHI AMIR & ELMIRA TRS, 3167 Stevenson Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-023-013-000)]

The SALEHI AMIR & ELMIRA TRS application (PLN220159) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on November 2, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented 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 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP);
- Monterey County Zoning Ordinance (Title 20); and
- Pebble Beach Company Concept Plan.

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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Allowed Use. The property is located at 3167 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-023-013-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre, with Building Site and Design Control overlays in the Coastal Zone or "MDR/2-B-6-D (CZ)". The project involves the construction of an approximately 6,094 square foot two-story single-family dwelling inclusive of an attached 1,095 square foot four-car garage. The project results in approximately 715 cubic yards of cut and 255 cubic yards of fill and the removal of 40 Monterey Pine and 4 Coast Live Oak trees. MDR zoning allows for the development of the first single family dwelling per legal lot of record, subject to the granting of a Coastal Administrative Permit. Design Control or "D" overlay requires design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Therefore, the project is an allowed land use for this site subject to a Coastal Administrative Permit and Design Approval.

c) Lot Legality. The subject property (0.56 acres), APN 008-023-013-000, is identified as Lot 4, Tract No. 1535, Del Monte Forest Plan – Spyglass 2 (Area K), recorded on March 16, 2018 (Volume 24, Maps of "Cities and Town", Page 57). Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood and Community Character. Pursuant to MCC Chapter 20.44, the project site 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 primary exterior colors and materials proposed for the residence include the following:
    - Smooth stucco painted natural cream;
    - Matching colored textured cut limestone walls, entablature, and columns;
    - Simulated limestone embellishments of a similar color are used for the corbels, crown moldings, column plinth, and sills;
    - Redlands clay tile roofing; and
    - Bronze finished aluminum frame exterior doors and windows.

    The homes within the Pebble Beach area varies in architecture ranging from modern, Spanish style, to Tuscan style homes. The proposed development is a Tuscan style home designed with exterior colors and materials of natural color that blend with the surrounding environment and is consistent with the surrounding neighborhood character. Preliminary approval was also granted from the Del Monte Forest Architectural Review Board. Therefore, as proposed, the project assures

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

e) Visual Resources. The subject property is not identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resource, in the DMF LUP). Based on review of the application materials, the development proposal will not interfere with visual access along 17-Mile Drive or any common public viewing area or vista point. The proposed project site is not visible within the public viewshed nor from 17- Mile Drive due to location (spatial distance from 17-Mile drive), existing forestation, road alignment, and existing topography.

f) Development Standards. The project meets all required development standards. The development standards for the Building Site or "B" District are identified in Title 20, Section 20.42.030. Development within this district, specifically B-6, shall meet the required setbacks unless otherwise indicated on a recorded final map. For the subject property the recorded final map does not identify a front setback of the building envelope but does identify a parcel setback (Parcel B) of 150.23 feet from Stevenson Drive. The final map for the subject property identifies a building envelope with side and rear setback of 10 feet. As proposed, the single-family dwelling is within the building envelope identified on the final map. The maximum allowed height for main structures in Del Monte Forest (Coastal Zone) MDR district is 27 feet above average natural grade. As proposed, the single-family dwelling is slightly below 27 feet above average natural grade. The County has applied a condition of approval (Condition No. 4, Height Verification) to ensure the constructed height of the single-family dwelling does not exceed the maximum allowed height. The allowed site coverage and floor area ratio maximum is 25 percent in the Del Monte Forest (Coastal Zone) MDR/2 Zoning District. The lot area is 24,393 square feet which would allow 6,098 square feet for both coverage and floor area ratio. As proposed the single-family dwelling has a lot of coverage of 4,558 square feet (19 percent) and a floor area ratio of 6,094 square feet (24.9 percent). Located within the Pescadero Watershed, the project is consistent with DMF LUP, Land Use and Development Policy 77, which limits new residential development within the Pescadero Watershed to a maximum of 9,000 square feet of site coverage which shall include both structural and other impervious surface coverage. As proposed, the single-family dwelling includes 6,614 square feet of structural and impervious surface site coverage.

g) Driveway. The project is consistent with development standards for driveways found in the DMF LUP and DMF CIP which indicates that new residential driveways and other vehicular surfaces shall be sited and designed: to minimize surface length and width as much as possible and still provide simple and direct access, to minimize runoff; and to filter and treat runoff from such surfaces prior to discharge offsite and/or to sensitive receptors. As proposed, the new driveway will provide direct access from the single-family dwelling to Parcel B (roadway and public utility easement) which connects to Stevenson Road, as well as providing adequate fire and emergency response

access. The driveway is made of a permeable surface lined with native, drought tolerant, non-invasive landscaping. Therefore, the driveway meets the requirements of DMF LUP and DMF CIP.

h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the DMF LUAC for review. Based on the currently LUAC Guidelines, this project did not warrant referral.

i) The project planner conducted a site inspection on September 9, 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 PLN220159.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to soil/slope and trees. The following reports have been prepared:

- "Geotechnical Report for the Proposed Two-Story Residence and Attached Garage Salehi Residence" (LIB220236) prepared by Grice Engineering, INC., SALINAS, CA, AUGUST 2022.
- "Tree Assessment/Forest Management Plan 3167 Stevenson Drive" (LIB220237) prepared by Ono Consulting, PACIFIC GROVE, CA, AUGUST 4, 2022.
- "Fuel Management Plan" (LIB220238) prepared by Ono Consulting, PACIFIC GROVE, CA, AUGUST 5, 2022.

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 September 9, 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 PLN220159.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general

welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Sewer service will be provided by the Pebble Beach Community Service District (PBCSD) and water will be provided by the California American Water Company. The wastewater collection and treatment system have adequate remaining capacity for sewage disposal, so the proposed residence will be serviced by the PBCSD, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. The proposed residence will use water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (Planning File No. PLN100138). The proposed development would also include required storm water drainage facilities. The public facilities for the project have been reviewed and found acceptable by the Environmental Health Bureau.

c) Staff conducted a site inspection on September 9, 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 PLN220159.

4. 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 previously approved PBC Concept Plan (HCD-Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the DMF Coastal Zone. The Spyglass 2 Subdivision (Area K) was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a Coastal Development Permit to allow tree removal; therefore, subsequent Coastal Development Permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan.

b) The tree removal proposed as part of the PBC Concept Plan was also analyzed in the FEIR (SCH#2011041028) and mitigated for off-site tree preservation. The FEIR analysis presumed a development impact area on each residential lot of up to 15,000 square feet of structural, hardscape, and landscape development. Additionally, DMF CIP, Section 20.147.050.C.4 (Forest Resources), requires proposed development projects to be sited and designed to minimize tree removal.

c) As proposed, the Applicant has designed the subject development on the most open area of the site. The development impact area of 11,755 square feet resulted in the removal of 40 Monterey pine trees and 4

Coast live oak trees is in conformance with the previously certified FEIR and the previously approved PBC Concept Plan. Therefore, a subsequent coastal development permit to allow tree removal is not required for this project.

d) In accordance with the prepared Arborist report (LIB220237), staff has applied the standard migratory bird nesting condition to ensure that no active raptor or migratory bird nests occur within the project site or immediate vicinity prior construction. Additionally, the standard tree and root protection condition has been applied to the project to ensure that trees not proposed for removal are not impacted during construction or during removal of approved trees.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220159.

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 September 9, 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 PLN220159.

6. FINDING: **CEQA (Consider the Previously-Certified Final Environmental Impact Report) –** The project is consistent with the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines one or more of the following:

i. Substantial changes are proposed in the project which will require major revisions of the previous EIR;

ii. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR; or

iii. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete.

EVIDENCE: a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is

undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for a Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.

c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.

d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.

e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.

f) The project proposed residential development on a 0.56 acre lot identified in the Spyglass 2 subdivision (Area K) as Lot 4, which was considered and analyzed in the certified FEIR for the LCP Amendment and the PBC Concept Plan development proposal.

g) The FEIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape improvements. The project includes structural and impervious surfaces less than 9,000 square feet. In accordance with the PBC Concept plan, the LCP Amendment and the FEIR, a non-standard condition of approval has been applied to ensure landscaping on the parcel does not exceed 6,000 square feet. Tree removal proposed as part of this project was analyzed in the FEIR and mitigated for off-site replacement.

h) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.

i) No adverse environmental effects were identified during staff review of the development application during a site visit on September 9, 2022.

j) 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 PLN220159.

7. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3

of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220159.

8. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

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DECISION

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

1. Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines; and
2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a 6,094 square foot two-story single-family dwelling inclusive of an attached 1,095 square foot four-car garage; and associated site improvement. The project includes the removal of 40 Monterey pine and 4 Coast live 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 2nd day of November, 2022.

DocuSigned by:
Craig Spencer
188DB67A496B450...

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE November 2, 2022.

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 November 14, 2022.

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

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

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until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220159

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN220159) allows the construction of a 6,094 square foot two-story single-family dwelling inclusive of an attached 1,095 square foot four-car garage; and associated site improvement. The project includes the removal of 40 Monterey Pine and 4 Coast Live Oak trees. The property is located at 3167 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-023-013-000), Del Monte Forest Land Use Plan, Coastal Zone. 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:
"A Coastal Administrative Permit and Design Approval (Resolution Number 22-078) was approved by the Chief of Planning for Assessor's Parcel Number 008-023-013-000 on November 2, 2022. The permit was granted subject to 13 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. PD041 - HEIGHT VERIFICATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

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

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. 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.

6. PDSP01 - LANDSCAPE LIMITATION (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the EIR certified for the Pebble Beach Company Concept Plan and the Del Monte Forest Local Coastal Plan Amendment (Planning File No. PLN100138), the environmental analysis is based on a total development footprint of 15,000 square feet per lot - comprised of 9,000 square feet of structural and hardscape coverage, and 6,000 square feet of landscaping. Therefore, landscaping on the subject lot shall be limited to no more than 6,000 square feet. Aside from the 15,000 square feet of allowed development footprint, all areas of the lot shall remain as native Monterey pine forest habitat. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, landscaping on the subject lot shall be limited to no more than 6,000 square feet.

7. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-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 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.

8. 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.

9. 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.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: HCD-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 prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. 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.

12. 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.

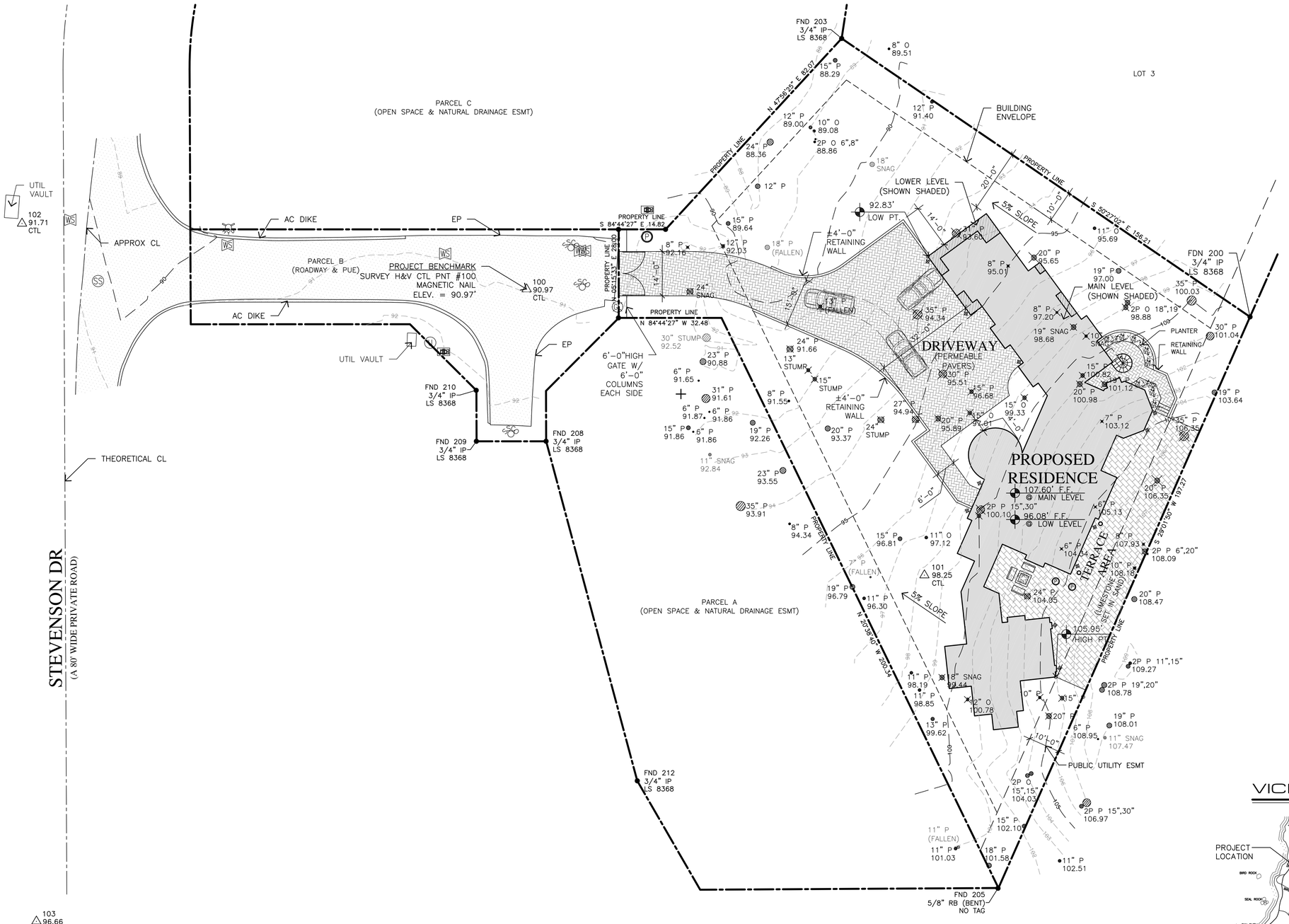
13. PW0045 – COUNTYWIDE TRAFFIC FEE

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.

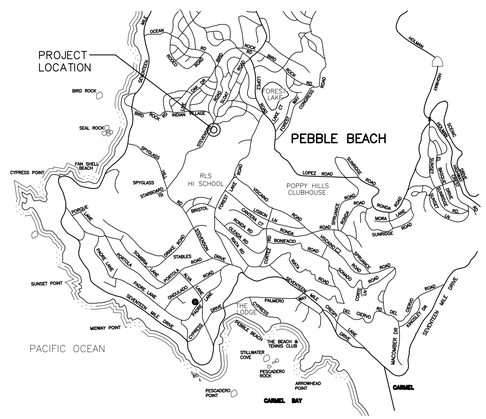
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SITE PLAN

1/16"=1'-0"

VICINITY MAP



PLANNING INFO.

- PROPERTY OWNER:
  AMIR AND ELMIRA SALEHI
  16055 ROSE AVENUE
  LOS GATOS, CA. 95030
- PROJECT ADDRESS:
  3167 STEVENSON DRIVE
  PEBBLE BEACH, CA
- PROJECT SCOPE:
  NEW 6,094 SF. TWO STOREY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 4-CAR GARAGE. NEW 2,056 S.F. TERRACE AND A 28 SF. SPIRAL STAIRCASE TO ROOF DECK
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-023-013
- LEGAL DESC.: LOT: 4 BLOCK:
- ZONE: MDR/2-B-6-D(CZ)
- STORIES: TWO
- MAX BLDG. HT: 27 FT
- FIRE SPRINKLERS: YES
- GRADING: CUT: 715 C.Y.
  FILL: 225 C.Y.
  NET: 490 C.Y. EXPORT
- TOTAL AREA OF DISTURBANCE: 11,755 SQ. FT.
- TREE REMOVAL: 44 TREES (SEE ARBORIST REPORT)
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 24,393 S.F. (0.56 Ac.)
- LOT COVERAGE CALCULATIONS:

	PROPOSED
BUILDINGS	4,530 SF.
SPIRAL STAIRS	28 SF.
TOTAL	4,558 SF.

- LOT COVERAGE ALLOWED: 6,098.2 SF (25%)
- LOT COVERAGE PROPOSED: 4,558 SF (19%)
- F.A.R. CALCULATIONS

MAIN BUILDING	PROPOSED
GARAGE	1,095 SF.
LOWER FLOOR	1,192 SF.
MAIN FLOOR	3,807 SF.
TOTAL	6,094 SF.

- F.A.R. ALLOWED: 6,098.2 SF (25%)
- F.A.R. PROPOSED: 6,094 SF (24.9%)
- PESCADERO COVERAGE LIMITATIONS

	PROPOSED
BUILDINGS	4,530 SF.
SPIRAL STAIRS	28 SF.
TERRACE	2,056 SF.
TOTAL	6,614 SF.

- STRUCTURAL/IMPERVIOUS ALLOWED: 9,000 SF.
- STRUCTURAL/IMPERVIOUS PROPOSED: 6,614 SF.

JUN A. SILLANO, AIA
IDG
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STAMPS:

PROJECT/CLIENT:

SALEHI
RESIDENCE

PROJECT ADDRESS:

3167 STEVENSON
DRIVE
PEBBLE BEACH, CA
93953

APN: 008-023-013

DATE: MAY 31, 2022
APPLICATION REQUEST SUB.

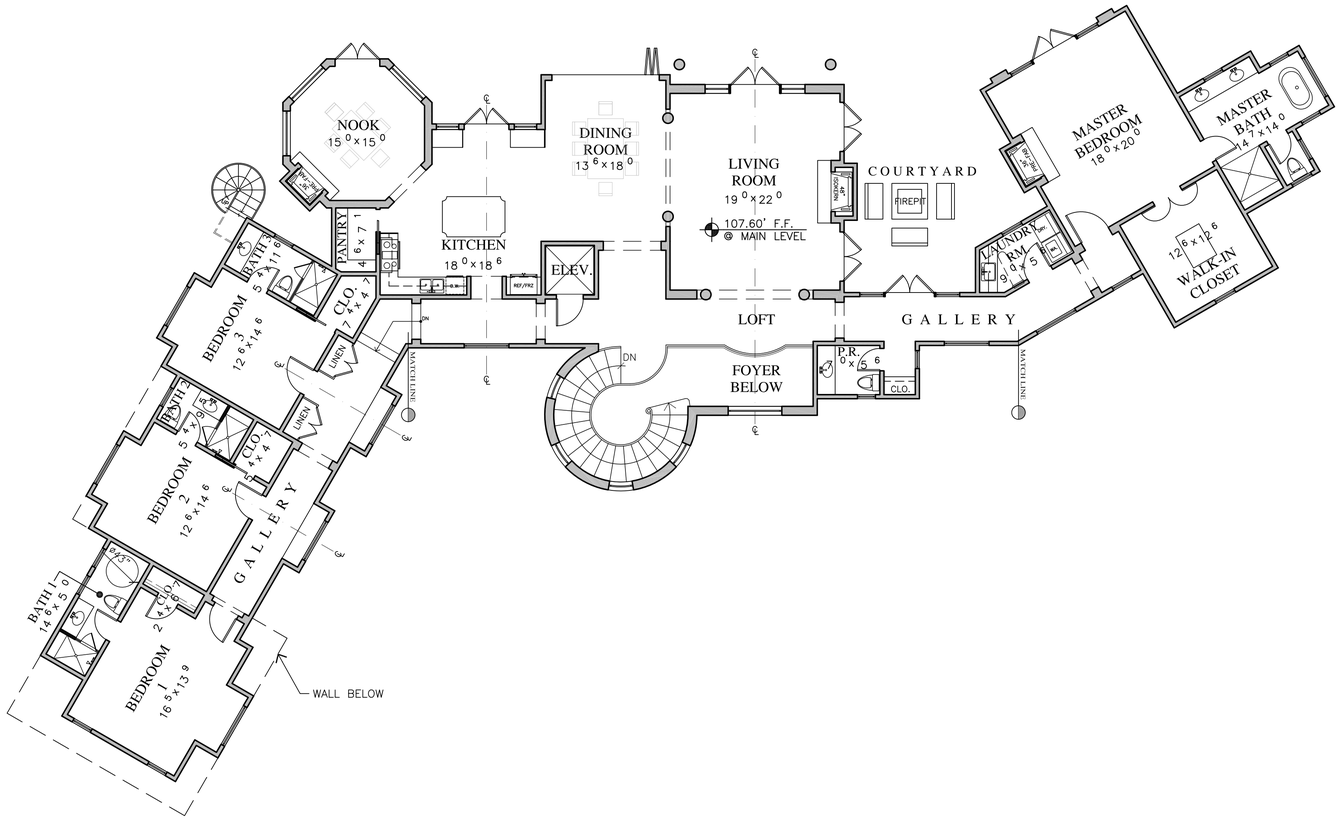
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3. AUGUST 15, 2022 PLANNING SUBMITTAL
4. OCTOBER 13, 2022 PLANNING SUBMITTAL
5.
6.

SITE
PLAN

SHEET NO.

A1.0



MAIN LEVEL PLAN

1/8"=1'-0"

N

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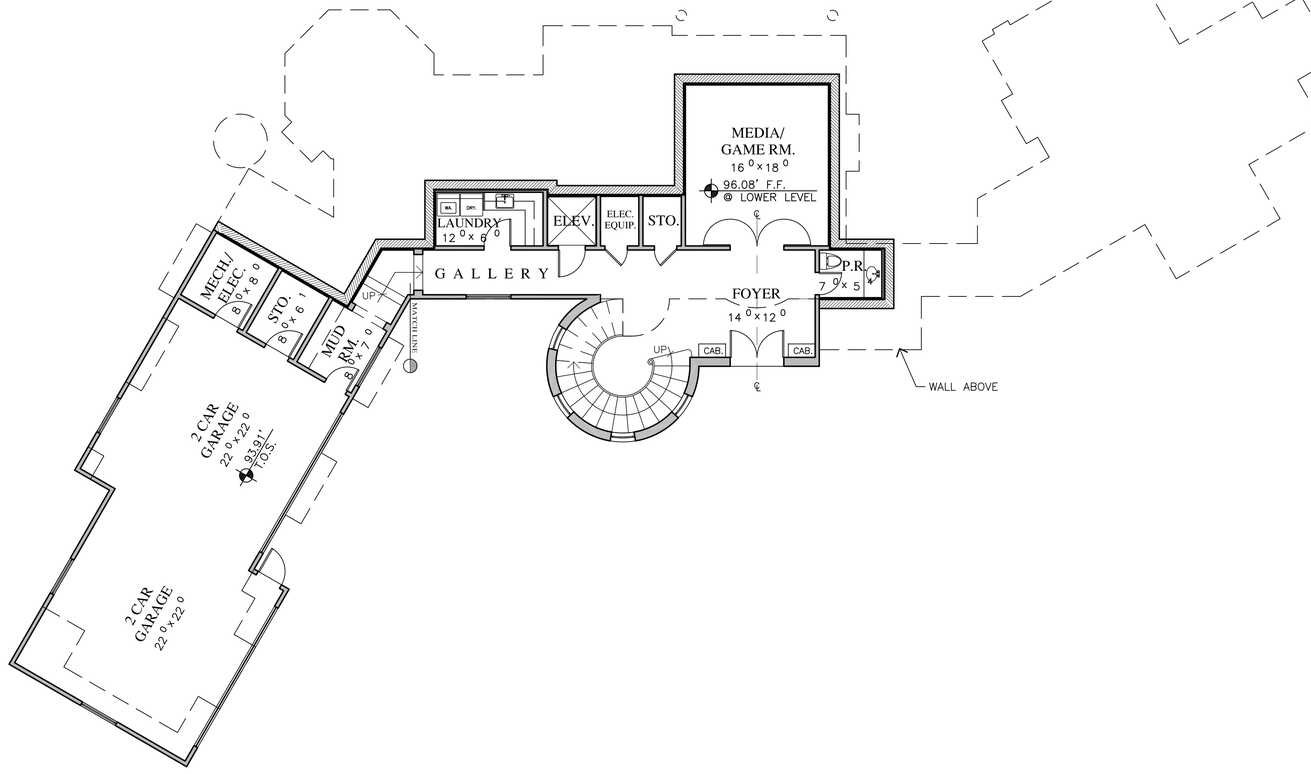
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MAIN LEVEL PLAN

SHEET NO.

A2.0



LOWER LEVEL PLAN

1/8"=1'-0"

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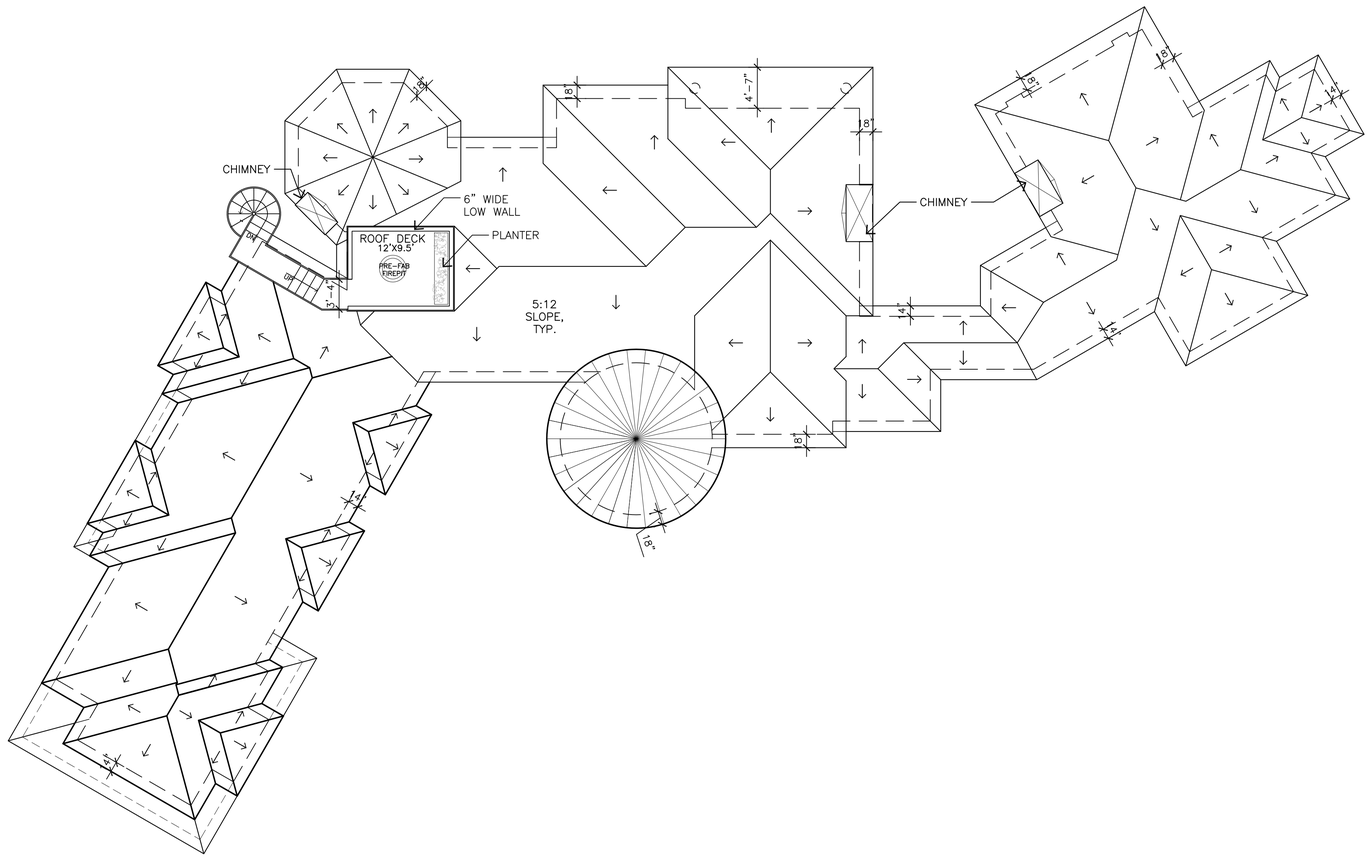
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LOWER LEVEL
PLAN

SHEET NO.

A4.0



ROOF PLAN

1/8"=1'-0"

N

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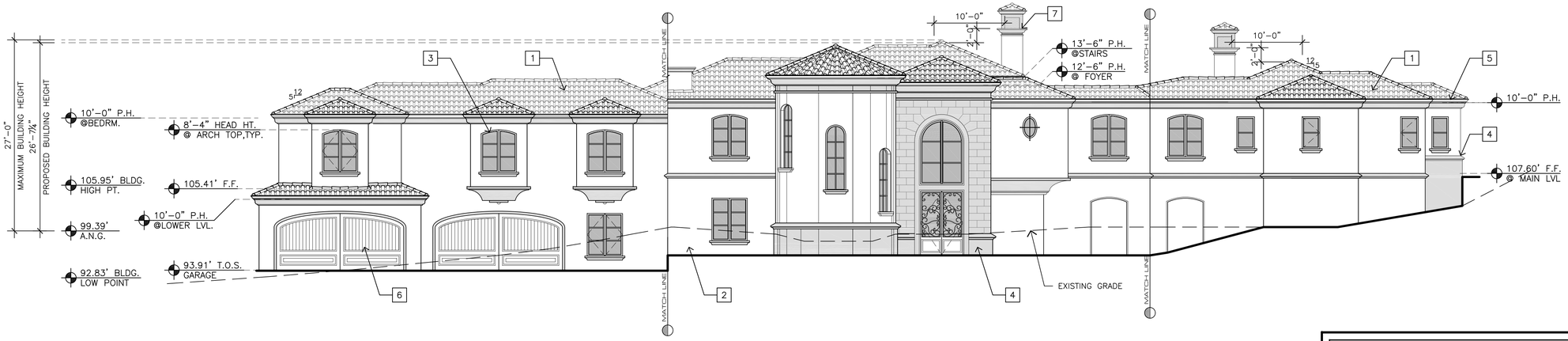
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ROOF
PLAN

SHEET NO.

A5.0

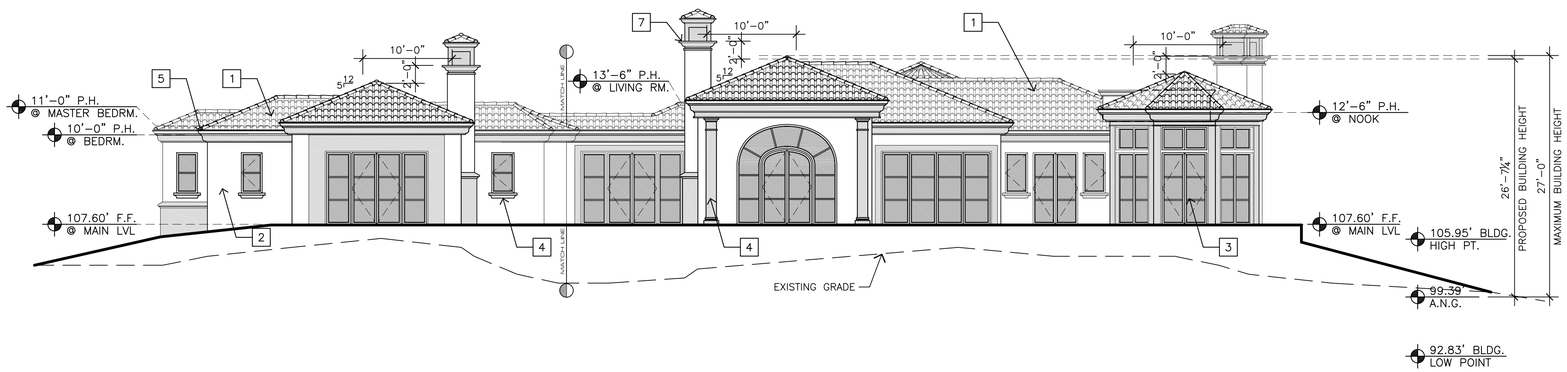


NORTH WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS 'A' ROMAN CAP AND PAN CLAY TILE ROOF – REDLANDS OR EQUAL
2. 7/8" EXTERIOR STUCCO – SMOOTH FINISH
3. BRONZE FINISH ALUMINUM FRAME EXTERIOR DOORS AND WINDOWS – ARCADIA OR EQUAL
4. SIMULATED LIMESTONE CORBELS, CROWN MOULDINGS, COLUMNS PLINTH, SILLS, SURROUNDS ETC. – SIENNA STONE OR EQUAL
5. 5" O'GEE COPPER GUTTER & DOWNSPOUTS
6. STAINED WOOD OVERHEAD GARAGE DOOR
7. DECORATIVE CLAY CHIMNEY SURROUND



NORTH EAST ELEVATION

1/8"=1'-0"

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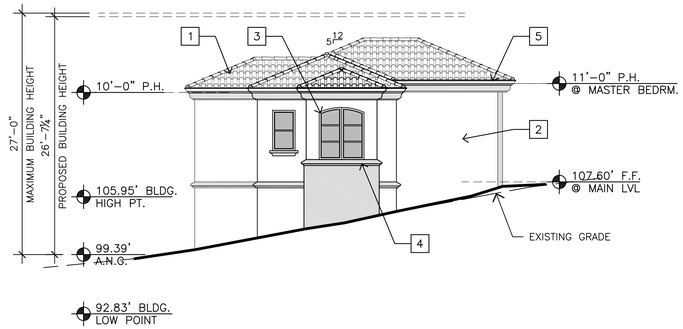
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6.

ELEVATIONS

SHEET NO.

A6.0

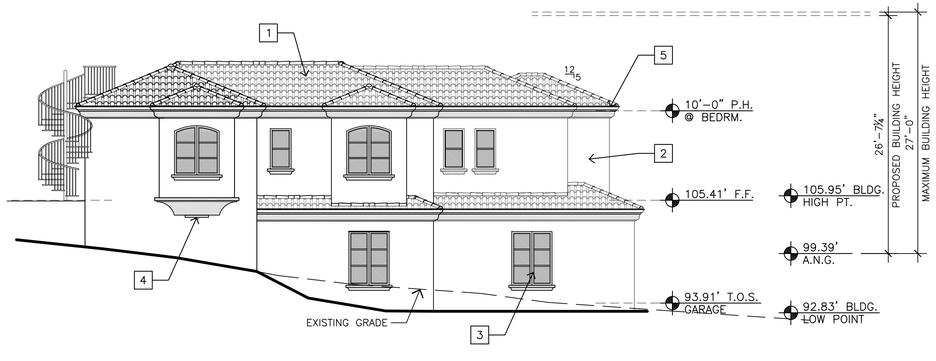


NORTH ELEVATION

1/8"=1'-0"

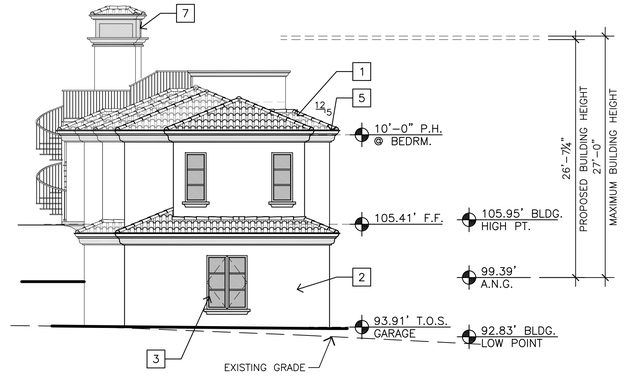
EXTERIOR FINISH LEGEND

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2	7/8" EXTERIOR STUCCO – SMOOTH FINISH
3	BRONZE FINISH ALUMINUM FRAME EXTERIOR DOORS AND WINDOWS – ARCADIA OR EQUAL
4	SIMULATED LIMESTONE CORBELS, CROWN MOULDINGS, COLUMNS PLINTH, SILLS, SURROUNDS ETC. – SIENNA STONE OR EQUAL
5	5" O'GEE COPPER GUTTER & DOWNSPOUTS
6	STAINED WOOD OVERHEAD GARAGE DOOR
7	DECORATIVE CLAY CHIMNEY SURROUND



SOUTH EAST ELEVATION

1/8"=1'-0"



SOUTH WEST ELEVATION

1/8"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

SALEHI
RESIDENCE

PROJECT ADDRESS:

3167 STEVENSON
DRIVE
PEBBLE BEACH, CA
93953

APN: 008-023-013

DATE: MAY 31, 2022
APPLICATION REQUEST SUB.

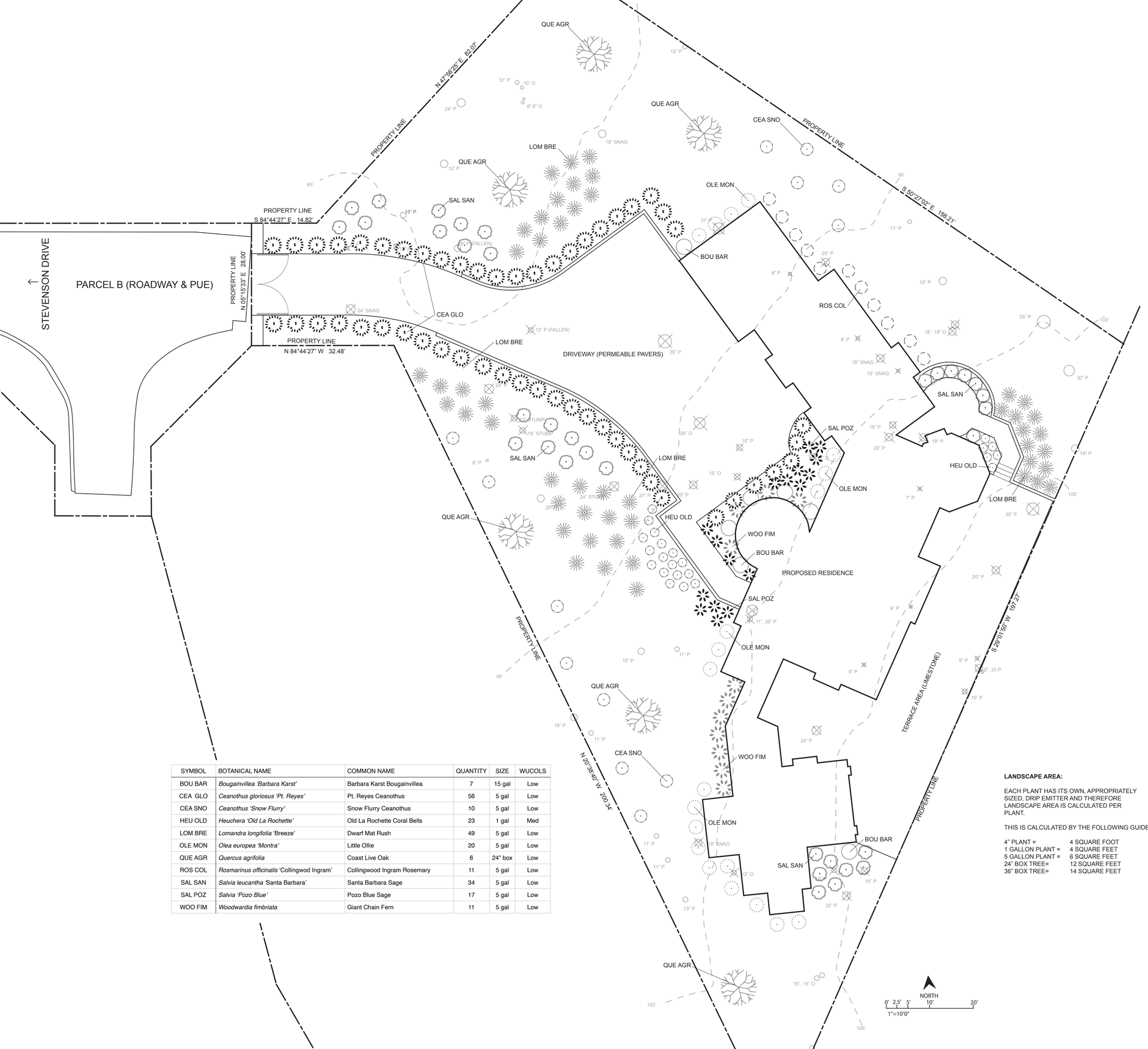
REVISIONS:

1 JUNE 14, 2022 PB ARB SUBMITTAL
2 JULY 27, 2022 PB ARB SUBMITTAL
3 AUGUST 15, 2022 PLANNING SUBMITTAL
4
5
6

ELEVATIONS

SHEET NO.

A6.1



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
BOU BAR	*Bougainvillea 'Barbara Karst'*	Barbara Karst Bougainvillea	7	15 gal	Low
CEA GLO	*Ceanothus gloriosus 'Pt. Reyes'*	Pt. Reyes Ceanothus	56	5 gal	Low
CEA SNO	*Ceanothus 'Snow Flurry'*	Snow Flurry Ceanothus	10	5 gal	Low
HEU OLD	*Heuchera 'Old La Rochette'*	Old La Rochette Coral Bells	23	1 gal	Med
LOM BRE	*Lomandra longifolia* 'Breeze'	Dwarf Mat Rush	49	5 gal	Low
OLE MON	*Olea europea 'Montra'*	Little Ollie	20	5 gal	Low
QUE AGR	*Quercus agrifolia*	Coast Live Oak	6	24" box	Low
ROS COL	*Rosmarinus officinalis* 'Collingwod Ingram'	Collingwood Ingram Rosemary	11	5 gal	Low
SAL SAN	*Salvia leucantha* 'Santa Barbara'	Santa Barbara Sage	34	5 gal	Low
SAL POZ	*Salvia 'Pozo Blue'*	Pozo Blue Sage	17	5 gal	Low
WOO FIM	*Woodwardia fimbriata*	Giant Chain Fern	11	5 gal	Low

LANDSCAPE AREA:

EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT =	4 SQUARE FOOT
1 GALLON PLANT =	4 SQUARE FEET
5 GALLON PLANT =	6 SQUARE FEET
24" BOX TREE=	12 SQUARE FEET
36" BOX TREE=	14 SQUARE FEET

SCOPE OF WORK:

THIS IS NEW LANDSCAPE WITH A DRIP IRRIGATION SYSTEM RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER	AMIR AND ELMIRA SALEHI
SITE	3167 STEVENSON DRIVE PEBBLE BEACH, CA 93953.
APN	008-023-013
TOPOGRAPHY	SLOPING
TREE REMOVAL	SEE SITE PLAN
GRADING	SEE GRADING PLAN

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON 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

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016 EDDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE APPROVAL OF THE CITY FORESTER.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
-ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
-MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
-MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
-TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
-TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
-REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
-REMOVE ALL CUT MATERIAL FROM THE AREA
-MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM CORAL DR.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT:
SOIL TO BE AMENDED WITH NITRIFIED REDWOOD SAWDUST COMPOST AND BE INCORPORATED AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO THE LANDSCAPE AREA.

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Landscape & General Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

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Revisions:

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Renewal Date
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Date
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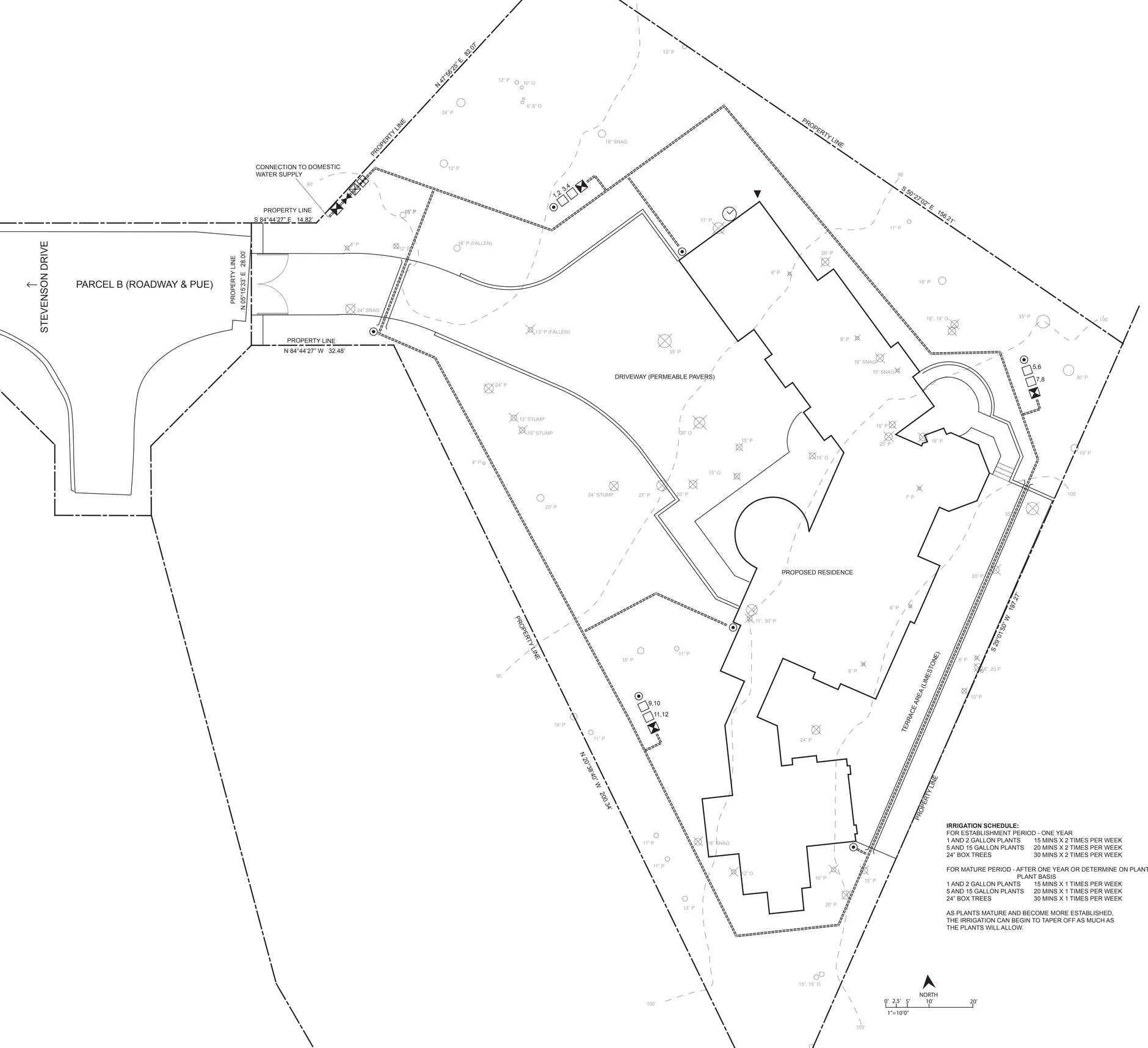
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Landscape Plan

Date: 07/28/22
Scale: 1/10" = 1'0"
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Page Number:

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IRRIGATION SCHEDULE:
FOR ESTABLISHMENT PERIOD - ONE YEAR

1 AND 2 GALLON PLANTS	15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 2 TIMES PER WEEK
24" BOX TREES	30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS	15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 1 TIMES PER WEEK
24" BOX TREES	30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

IRRIGATION LEGEND:

==========	1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
	FEBCO BACKFLOW PREVENTION DEVICE
	MAINLINE MASTER VALVE
	IRRIGATION WATER METER + FLOW SENSOR
	VALVE BOX
	RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
	HOSE BIB
	RAINBIRD ESP RAIN SENSOR
	GATE VALVE
	4" SCH 40 PVC CHASE PIPE

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missionlandscaping@me.com
Landscape & General Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

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3167 Stevenson Dr.
Pebble Beach, CA 93953.

APN: 008-023-013
Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5586
Signature
07/31/23
Renewal Date
07/28/22
Date
STATE OF CALIFORNIA

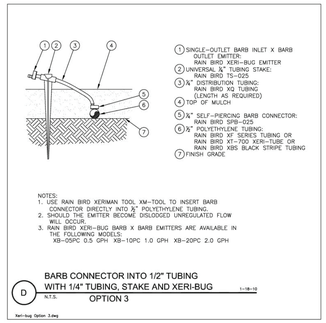
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Irrigation Plan

Date: 07/28/22
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Page Number:

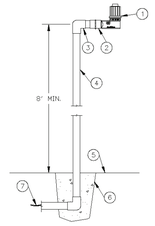
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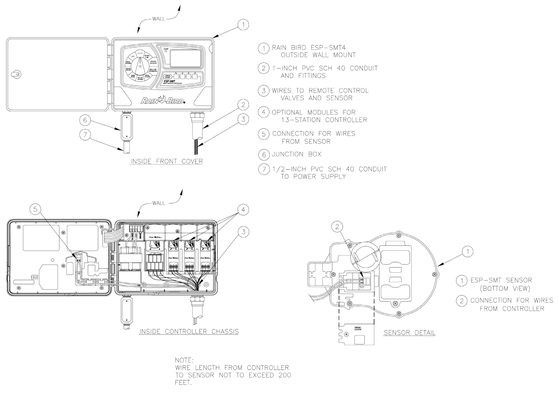
D BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG OPTION 3 N.T.S. 1-18-12

Xeri-bug Option 3.dwg



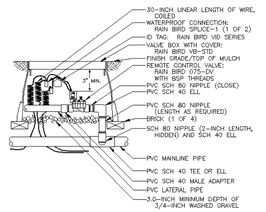
D RAIN SENSOR RSD-CEx POLE MOUNT N.T.S. 1-127-04

C-RSD-CEx POLE MOUNT.DWG



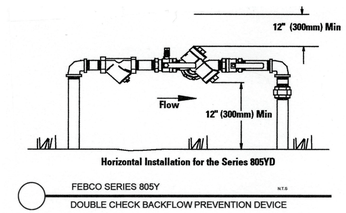
D ESP-SMT SMART CONTROL SYSTEM (OUTDOOR) N.T.S. 8-27-09

C-ESP-SMT.DWG



D ELECTRIC REMOTE-CONTROL VALVE DV SERIES 075-DV OR 100-DV N.T.S. 1-20-09

V-075 OR 100-DV.DWG



FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE N.T.S.

Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (ETo)		**36**	Pebble Beach				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area **(LA)** (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	1404	346.67	7,738
2) medium water use plants	0.4	Drip	0.81	0.494	46	22.72	507
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
							0
			Totals		1,450	369.38	8,245
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**8,245**
						Maximum Allowed Water Allowance (MAWA)	**14,564**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./ year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	369
Total Area	1,450
Average ETAF	**0.25**
All Landscape Areas	
Total ETAF x Area	369
Total Area	1,450
Sitewide ETAF	**0.25**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ESTIMATED TOTAL WATER USE (ETWU) = 8,245 GALLONS PER YEAR
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)= 14,564 GALLONS PER YEAR
ETWU IS LESS THAN MAWA

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Page Number:

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STORM WATER CONTROL
UNDERGROUND DETENTION SYSTEM
100-YR POST - 10-YR PRE
100L.F.-30"PIPE-FL=87.00
VOL. = 490.9 C.F.

EMERGENCY OVERFLOW
CB V64
GR=90.10
FL=87.00 12"IN
FL=87.00 3"OUT

CONTROLLED RUNOFF
10-YR PRE. - Q=0.14CFS
27L.F.-3"PVC-S=1.5%

STANDARD CONCRETE CURB

STORM DRAIN LINE
MIN. 18" COVER
S=1.0% MIN. (TYP.)

EARTH DRAINAGE
SWALE FLOW LINE

DRIVEWAY
PERVIOUS PAVERS

J.BOX
LID=93.10

GARAGE

MOTOR COURT
PERVIOUS PAVERS

SDCO
LID=93.40

FF=94.08
FP=93.08

RETAINING WALL
HEIGHT VARIES
2.0' - 10.0'

BASEMENT
FF=96.08
FP=95.08

LANDSCAPE WALL
3.0' MAX. HEIGHT

SDCO
LID=98.70

AD
GR=99.40

AD
GR=100.00

MAIN FLOOR
FF=107.60

LIMITS OF
MAIN FLOOR

SDCO
LID=99.70

SDCO
LID=101.40

RESIDENCE
MAIN FLOOR
FF=105.41

SDCO
LID=99.20

AREA DRAIN
GR=105.40

RETAINING WALL
HEIGHT VARIES
1.0' - 6.0'

AREA DRAIN
GR=105.40

RESIDENCE
MAIN FLOOR
FF=107.60

SDCO
LID=98.70

AREA DRAIN
GR=107.40

AREA DRAINS
ON TERRACE
GR=107.40 (TYP.)

STORM DRAIN LINE
MIN. 12" COVER
S=1.0% MIN. (TYP.)

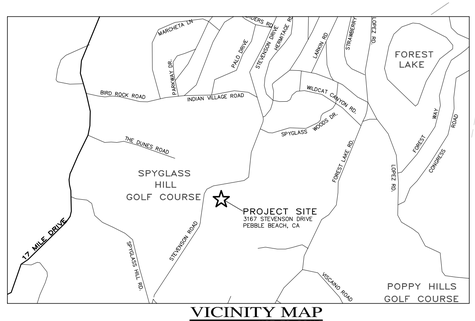
RAIN WATER LEADER
RWL - 12" MIN. COVER
(TYPICAL)

SDCO
LID=101.40

TERRACE

TOTAL LOT AREA = 24,393 SQ.FT.
TOTAL IMPERVIOUS AREA = 6,614 SQ.FT.
TOTAL AREA OF DISTURBANCE = 11,755 SQ.FT.

GRADING QUANTITIES:
CUT = 715 C.Y.
FILL = 225 C.Y.
NET = 490 C.Y. EXPORT



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THE PROJECT IS IN THE CONDITIONED AREA L OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND SHALL INCLUDE STORMWATER FACILITIES DESIGNED TO LIMIT THE 100-YR POST-DEVELOPMENT RUNOFF RATE TO THE 10-YR PRE-DEVELOPMENT RUNOFF RATE AND ADDITIONALLY THE REQUIRED RETENTION OF THE 85th PERCENTILE 24-HOUR STORM IN ACCORDANCE WITH PBC's STANDARD GRAND DEED IS NOT FEASIBLE PER SOIL'S REPORT.

BASEMENT LEVEL
SCALE: 1"=10'

MAIN FLOOR LEVEL
SCALE: 1"=10'

INDEX TO SHEETS

SHEET C1 GRADING & DRAINAGE PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-23
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO 8/15/22

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengineering.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SALEHI RESIDENCE

A.P.N.: 008-023-013

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. AMIR & ELMIRA SALEHI

" GRADING, DRAINAGE & UTILITY PLAN "

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. AMIR & ELMIRA SALEHI
16055 ROSE AVENUE
LOS GATOS, CA 95030

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. AMY L. DENNEY
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

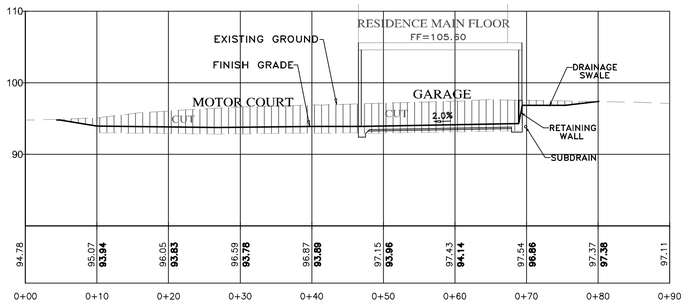
SITE LOCATION:
3167 STEVENSON DRIVE
PEBBLE BEACH, CA 93953

SCALE: AS SHOWN
DATE: AUGUST 2022
JOB NO. 2467-02

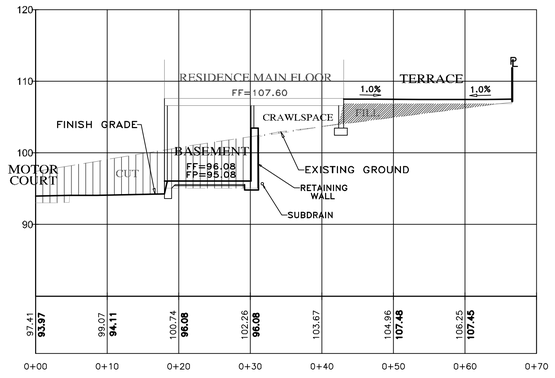
No.	DATE	BY	REVISION
	08/15/22	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

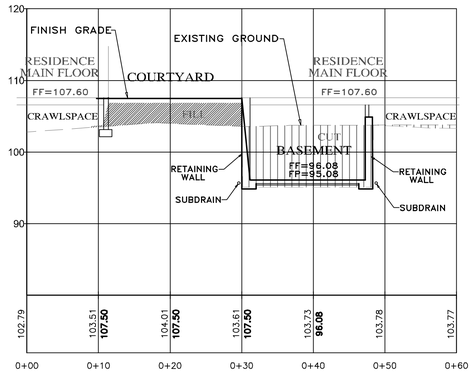
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SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V

" GRADING SECTIONS "

APPROVED BY:

GUY R. GIRAUDO

815/22

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO No. 56569 Exp. 06-30-23 CIVIL * STATE OF CALIFORNIA

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GRADING, DRAINAGE & EROSION CONTROL PLAN

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PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

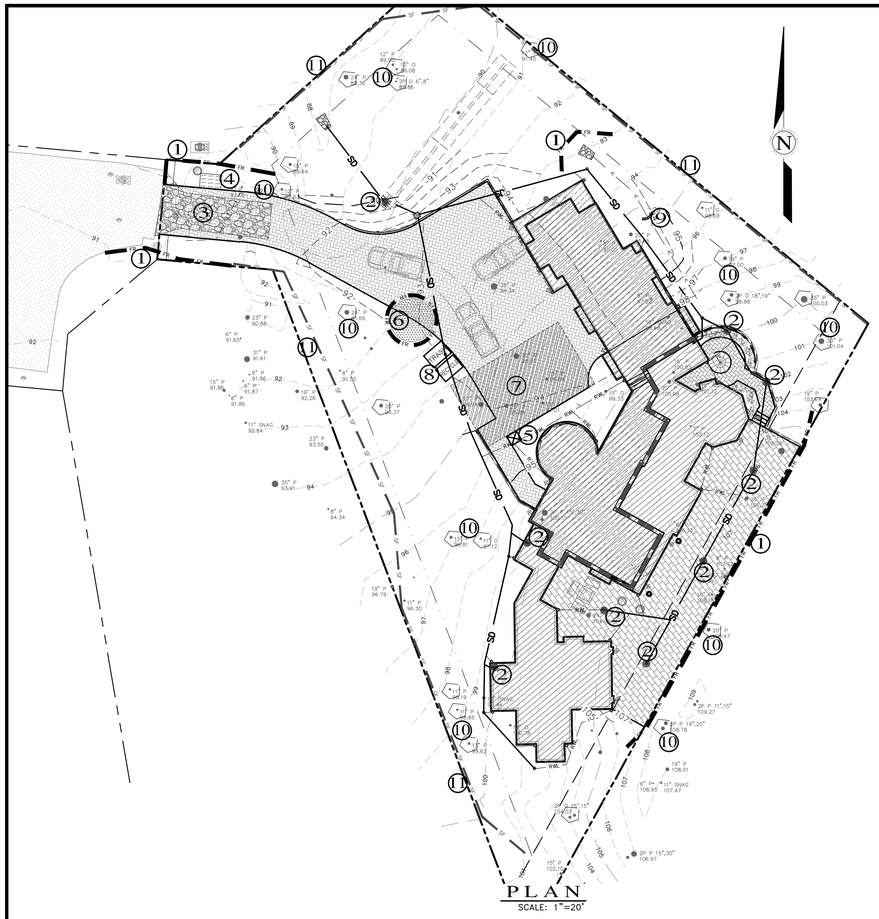
MR. & MRS. AMIR & ELMIRA SALEHI

SCALE: 1"=10' H&V
DATE: AUGUST 2022
JOB NO. 2467-02

SHEET C2

OF 4 SHEETS

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LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG x 12" WIDE x 3" THICK, FILLED WITH ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE x 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) 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.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

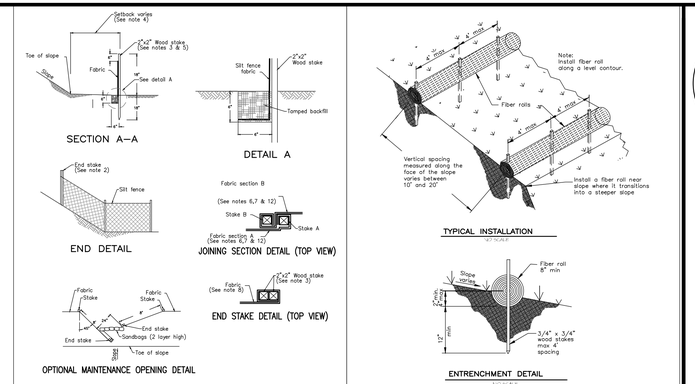
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

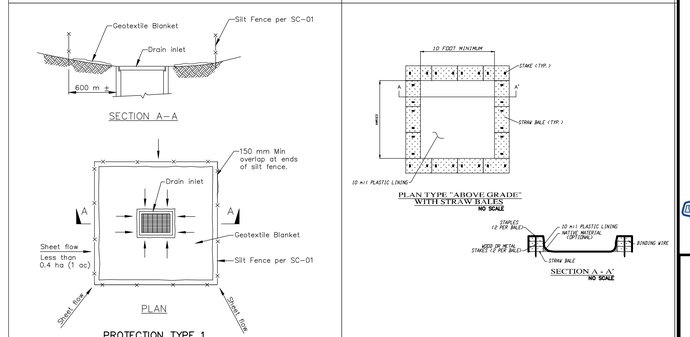
B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.



SILT FENCE — California Stormwater BMP Handbook Construction – CASQA — **SE-1**

FIBER ROLLS — California Stormwater BMP Handbook Construction – CASQA — **SE-5**

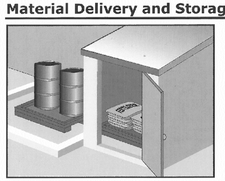


NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION — California Stormwater BMP Handbook Construction – CASQA — **SE-10**

CONCRETE WASTE MANAGEMENT — California Stormwater BMP Handbook Construction – CASQA — **WM-8**

Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

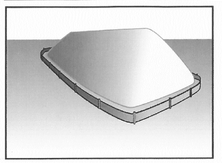
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☑ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Stockpile Management WM-3



Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

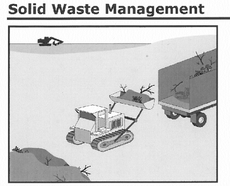
Categories	
EC	Erosion Control
SE	Sediment Control ☑
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control ☑
WM	Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☑ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Solid Waste Management WM-5



Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

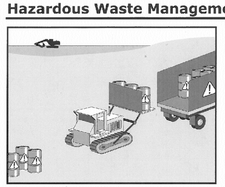
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☑ Secondary Objective

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Hazardous Waste Management WM-6



Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

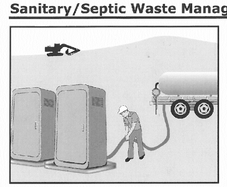
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☑ Secondary Objective

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Sanitary/Septic Waste Management WM-9



Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

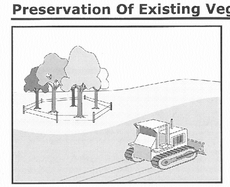
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☑ Secondary Category

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories	
EC	Erosion Control ☑
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☑ Secondary Objective

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

APPROVED BY: GUY R. GIRARDO

GUY R. GIRARDO — PROFESSIONAL ENGINEER — No. 56569 — Exp. 06-30-23 — REGISTERED — STATE OF CALIFORNIA — 11/11

8/15/22

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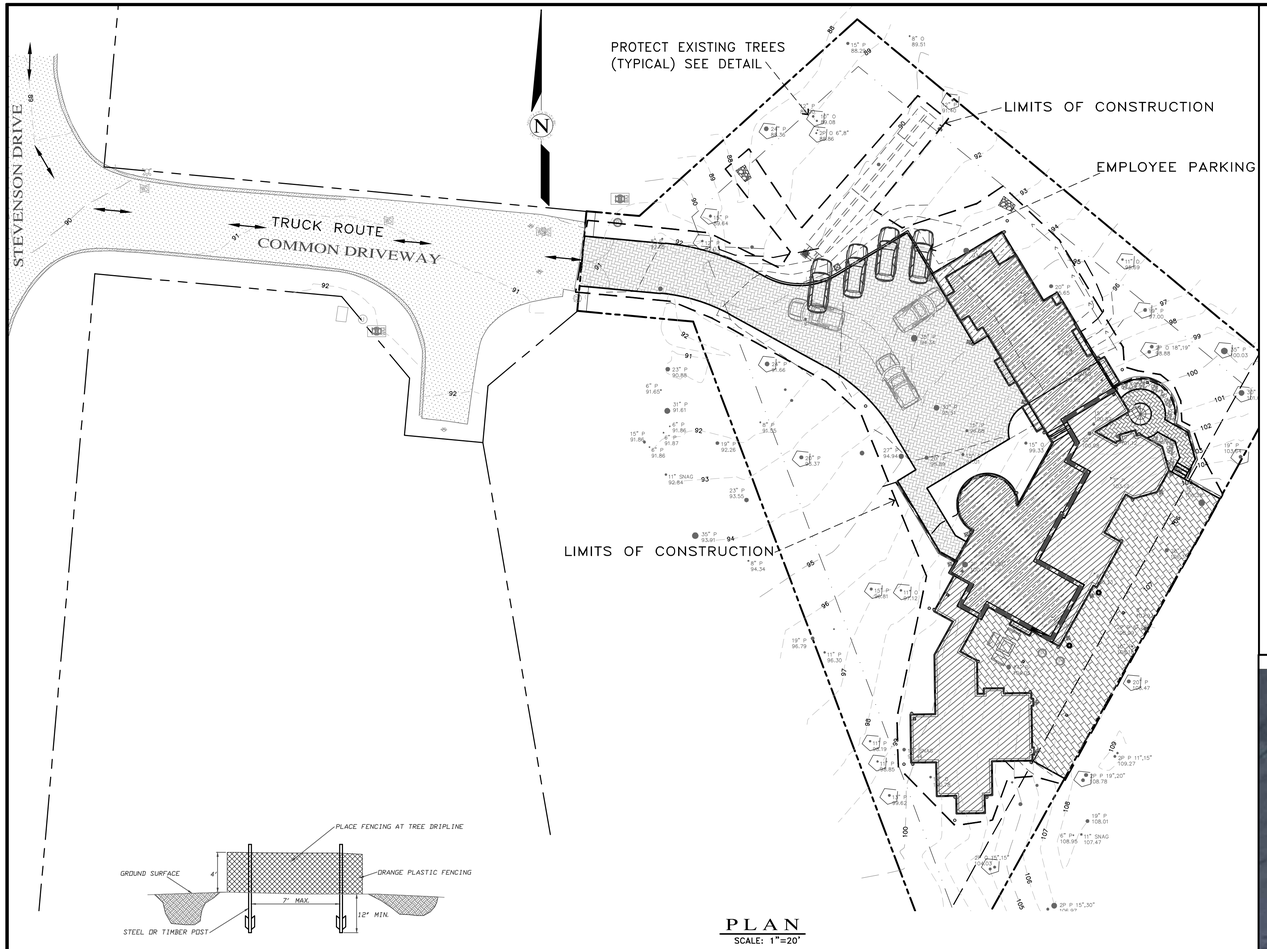
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SHEET C3

OF 4 SHEETS



A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
715 CY CUT
225 CY FILL

CONSTRUCTION STAGING:

A. MOBILIZE, CLEAR & GRAB..

B. SITE GRADING.

C. UTILITY INSTALLATION.

D. CONSTRUCT STRUCTURE.

E. INSTALL PAVERS AND LANDSCAPING.

F. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE STEVENSON DRIVE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
HAUL TRUCKS ENTER THE SITE FROM THE 17 MILE DR. TO SUNRIDGE RD. TO RONDA RD. TO LOPEZ RD. TO WILDCAT CANYON RD. TO SPYGLASS WOODS DRIVE TO STEVENSON DRIVE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON THE STEVENSON DRIVE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREET ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN THE PROPOSED MOTOR COURT AREA AND IN LEGAL SPACES ALONG THE SPYGLASS WOODS DRIVE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	2	2
GRADING & SOIL REMOVAL (EXPORT)	24	5
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	30	11

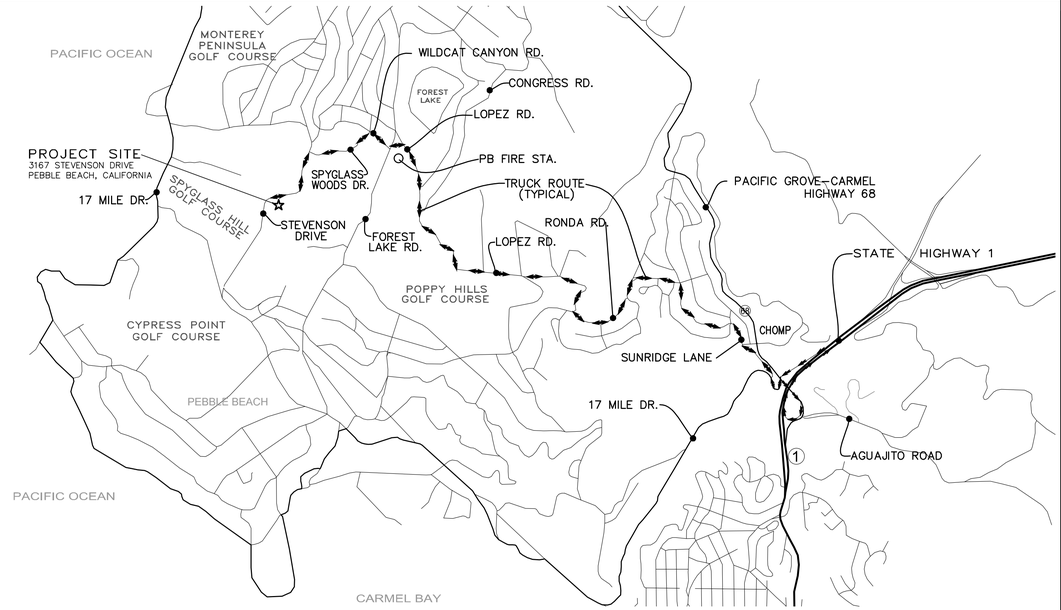
TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 490 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 5 SEPTEMBER 2022, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SALEHI RESIDENCE
A.P.N.: 008-023-013
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. AMIR & ELMIRA SALEHI

GUY R. GIRANDO
No. 56589
Exp. 06-30-23
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

APPROVED BY: 8/1/22
GUY R. GIRANDO

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: AUGUST 2022
JOB NO. 2467-02

No.	DATE	BY	REVISION
	08/15/22	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS

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COLOR AND MATERIAL SAMPLES FOR

SALEHI LOT 4 PROJECT

3167 STEVENSON DRIVE, PEBBLE BEACH CA

APN: 008-023-013



CLASS 'A' ROMAN CAP AND PAN CLAY TILE ROOF – REDLANDS OR EQUAL



5" O'GEE COPPER GUTTER & DOWNSPOUTS



EXTERIOR STUCCO
DUNN EDWARDS
VERONA BEACH #DE 6135

SIMULATED LIMESTONE CORBELS, CROWN MOULDINGS, COLUMNS PLINTH, SILLS, SURROUNDING, ETC
SIENNA STONE OR EQUAL



BRONZE FINISH ALUMINUM FRAME EXTERIOR DOORS AND WINDOWS
ARCADIA OR EQUAL



CUT LIMESTONE EXTERIOR WALLS



CUT LIMESTONE ENTABLATURE



CUT LIMESTONE COLUMNS



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Introduced: 12/23/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250039 - BOUTONNET FARMS INC

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Parcel A (APN:167-081-009-000; 14.22 acres) and Parcel B (APN: 167-011-013-000; 6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

Project Location: 717 River Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.; and
b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Tro Boutonnet
Property Owner: Boutonnet Farms Inc.
APN: 167-011-009-000 & 167-081-013-000
Parcel Size: 14.72 acres and 5.78 acres
Zoning: F/40-D or Farmland 40 acres per unit, Design Control overlay
Plan Area: Toro Area Plan
Flagged and Staked: No
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY

Staff is recommending approval of a Lot Line Adjustmentsubject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the

approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Boutonnet Farms Incorporated, Property Owners; Troy Boutonnet, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250039

County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 26-004

January 07, 2026

Introduced: 12/23/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250039 - BOUTONNET FARMS INC

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Parcel A (APN:167-081-009-000; 14.22 acres) and Parcel B (APN: 167-011-013-000; 6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

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RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.; and
b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Tro Boutonnet
Property Owner: Boutonnet Farms Inc.
APN: 167-011-009-000 & 167-081-013-000
Parcel Size: 14.72 acres and 5.78 acres
Zoning: F/40-D or Farmland 40 acres per unit, Design Control overlay
Plan Area: Toro Area Plan
Flagged and Staked: No
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY

Staff is recommending approval of a Lot Line Adjustmentsubject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to

the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Boutonnet Farms Incorporated, Property Owners; Troy Boutonnet, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250039

Exhibit A

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DRAFT RESOLUTION

Before the HCD Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
BOUTONNET FARMS INC (PLN250039)

RESOLUTION NO. 26-

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A, Lot 1) and 5.78 acres (Adjusted Parcel B, Lot 2).

[PLN250039, Boutonnet Farms Inc, 717 River Road, Salinas, Toro Area Plan (APN: 167-081-009-000 & 167-011-013-000)]

The Boutonnet Farms application (PLN250039) came on for public hearing before the County of Monterey Chief of Planning on January 07, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY -** The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan; the requirements of the applicable subdivision and zoning ordinances (Titles 19 and 21); and other County health, safety, and welfare ordinances related to land use 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);
- Monterey County Subdivision Ordinance (Title 19);
- Agricultural Wine Corridor (AWCP);

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) Project. The proposed project involves a lot line adjustment (LLA) between two legal lots of record, Parcel A (14.22 acres) and Parcel B (6.28 acres). The LLA involves an equal exchange of land. After the adjustment, there will continue to be two lots of record, containing 14.72 acres [Adjusted Parcel A] and 5.78 acres [Adjusted Parcel B]. Per the Applicant/Owner, the project is being proposed as a way to for an addition to the existing workshop facility that conforms to the required setbacks outlined in Title 21 section 21.30.060.

c) Allowed Use. The properties are located at 717 River Road, and No address, Salinas (Parcel A: Assessor's Parcel Number 167-081-009-000 and Parcel B: 167-011-013-000), within the Toro Area Plan. The parcels are zoned Farmland, 40 acres per unit, with a Design Control Overlay, or "F/40-D". Title 19 allows lot line adjustments between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, subject to the granting of an Administrative Permit. Therefore, the proposed project involves an allowed use.

d) Lot Legality. Both lots A and B were included in a previously approved Lot Line Adjustment (PLN120746) and were both issued separate Certificate of Compliance numbers as part of their condition compliance. Per Certificate of Compliance Document No. 2013065816, Parcel A (14.22 acres, APN: 167-081-009-000), is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2013065817, Parcel B (6.28 acres, APN: 167-011-013-000) is recognized by the County of Monterey as a legal lot of record.

e) The project planner conducted a site inspection on Google Earth to verify that the project on the subject parcel conforms to the plans listed above.

f) Review of Development Standards - Minimum Lot Size. The development standards for the Farmland zoning district are identified in MCC section 21.30.060, which identifies the minimum building site as 40 acres. The two legal lots of record do not meet the required minimum acreage, and as proposed, the lots will continue to not be greater than 40 acres. There is no alternative that would allow both parcels to be at least 40 acres. Additionally, although there is no development proposed with this application, the Applicant/Owner's intent of the lot line adjustment is to allow an addition to take place on an existing workshop located on Parcel A, while ensuring it conforms to the required setbacks. The LLA will continue to allow adjusted Parcel B to be developed in the future, subject to separate permits. Accordingly, implementation of this LLA will encourage future development to better meet the goals and policies of the 2010 General Plan, per section LU-1.16.

g) Design. 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 pursuant to Title 21 Chapter 21.44. No development is proposed and therefore no Design Approval is required and there will be

no change in the character of the neighborhood or impact on the public viewshed.

h) Review of Development Standards- Structural Coverage. Pursuant to Title 21 section 21.30.060 the maximum site coverage in this Farmland district is 5 percent. The development on Parcels A and B is below the allowable coverage. With implementation of the project, development on Adjusted Parcel A and Adjusted Parcel B will both continue to have a site coverage under the 5 percent allowable coverage. Therefore, the resulting parcels conform to the maximum allowed site coverage.

i) Review of Development Standards-Setbacks. Pursuant to Title 21 section 21.30.060., the required main structure setbacks in this Farmland district are 30 feet (front) and 20 feet (side and rear), with a maximum height of 35 feet. The existing workshop on Adjusted Parcel A will continue to meet the required setbacks with implementation of the proposed lot line adjustment, with a front setback over 30 feet from the front and over 20 feet from the side and rear. The existing barn on Adjusted Parcel B will continue to meet the required setbacks with implementation of this project, with a front setback over 30 feet from the front and over 20 feet from the side and rear.

j) Land Use Advisory Committee (LUAC). The project was not referred to the Toro LUAC for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance

k) 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 PLN250039.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District, and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, and conducted a site visit via Google Earth, to verify that the project conforms to the applicable lot line adjustment plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) There are no physical or environmental constraints that indicate that the property is not suitable for the use proposed and no technical reports were prepared as no environmental concerns were raised by HCD-Planning.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN250039.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of

this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, Monterey County Regional FPD (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau, and conditions have been recommended, 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 facilities are available at the project site. Both Parcel A and Parcel B have no wastewater treatment. An existing offsite well currently serves Parcel B, located at 717 River Road. Parcel A currently does not have an active connection to a well, on-site or off-site.

c) Staff conducted a site inspection on Google Earth 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 PLN250039.

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) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.

b) There are no known violations on the subject parcels.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in File No. PLN250039.

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 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment reconfigures the meets and bounds for two parcels, and will not create any new parcels after adjustment. Therefore, the project is consistent with the parameters of the Class 5 categorical exemptions.

b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. The project does not involve a designated historical resource or a hazardous waste site.

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.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in File No. PLN250039.

6. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Inland) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

1. The lot line adjustment is between four or fewer existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

EVIDENCE:

a) The parcels are zoned Farmland, 40 acres per unit density, and Design Control overlay (Inland Zone) [F/40-D)].

b) The lot line adjustment is between four or fewer existing adjoining parcels. The two existing legal lots of record have a total combined area of 20.5 acres, Parcel A (x acres).. Parcel B… After the adjustment, there will continue to be two lots of record, containing 14.72 acres [Adjusted Parcel A] and 5.78 acres [Adjusted Parcel B].

c) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, resulting in two contiguous separate legal parcels of record. Therefore, no new parcels will be created.

d) The subject properties are zoned for farm and agricultural purposes. Parcel A is currently developed with a workshop facility and storage tanks, which will remain on Adjusted Parcel A. Parcel B is currently developed with an existing barn and fuel storage tank, and will remain on Adjusted Parcel B. None of the property area proposed through this Lot Line Adjustment is under Williamson Act contract or used for agricultural purposes. The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.

e) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard conditions of approval (Condition Nos. 4 and 5).

f) The project planner conducted a site inspection via Google Earth to verify that the project would not conflict with zoning or building ordinances.

g) 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 File No. PLN250039.

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

EVIDENCE: a) Board of Supervisors. Section 19.16.020.A of the Monterey County Subdivision Ordinance (Title 19) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Panning.

DECISION

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

1. Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply; and
2. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A, Lot 1) and 5.78 acres (Adjusted Parcel B, Lot 2).

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of January 2026.

_____

Melanie Beretti, AICP
Chief of Planning

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 Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

8. 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

PLN250039

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN250039) allows Lot Line Adjustment between two legal lots of record containing 20.5 acres, resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B). The property is located at 717 River Road, Salinas (Assessor's Parcel Number 167-011-009-000 & 167-081-013-000), 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 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 Lot Line Adjustment (Resolution Number _____) was approved by HCD Chief of Planning for Assessor's Parcel Numbers 167-011-009-000 & 167-081013-000 on January 21, 2026. The permit was granted subject to 5 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. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN250039. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor

b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.

c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.

d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

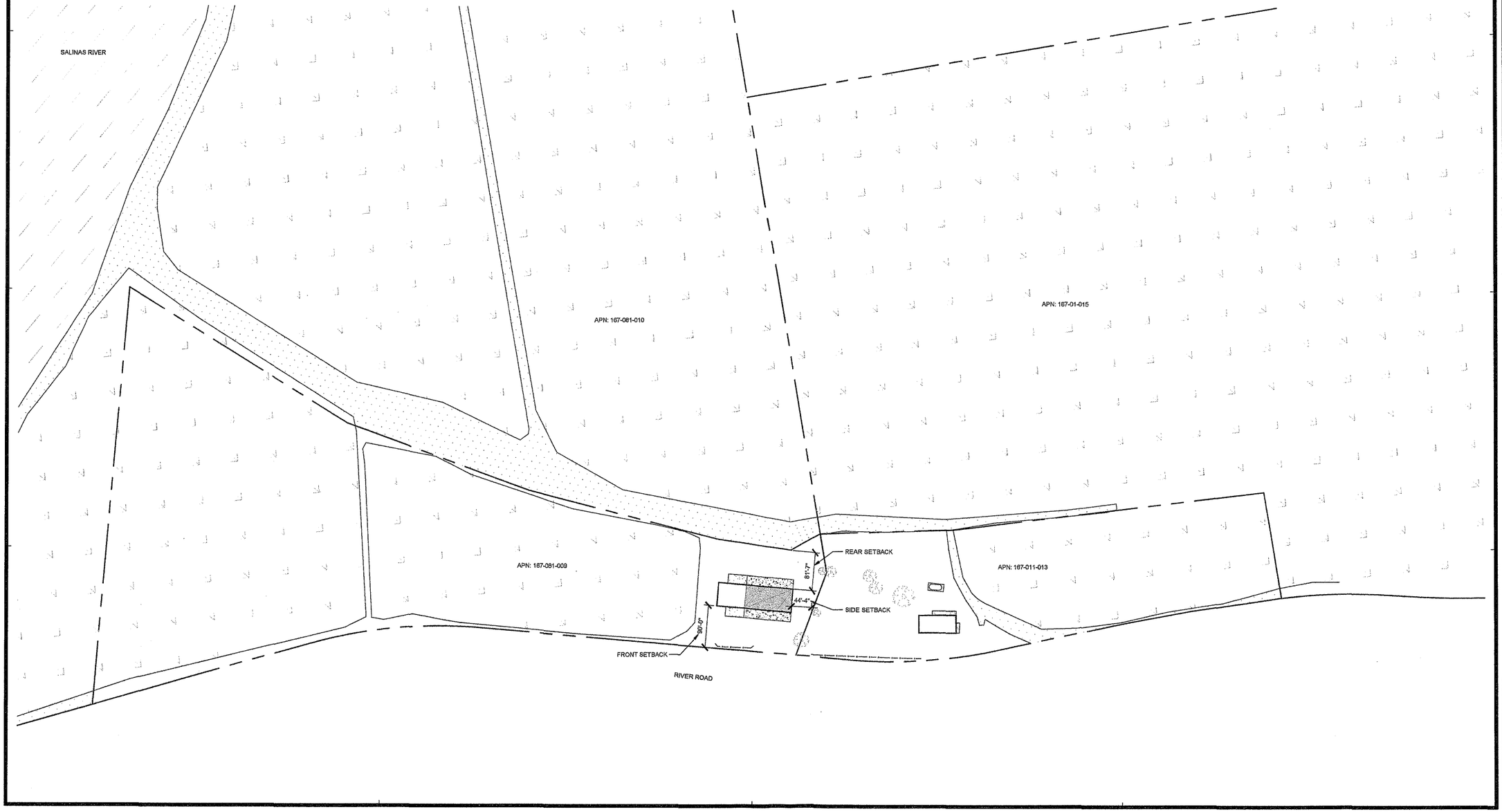
Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor’s Office.

PROJECT DATA

ASSESSOR PARCEL NUMBER (APN):	167-081-009-000
PROJECT ADDRESS:	TBD
PARCEL SIZE:	6.78 ACRES (251,776.8 SF)
LOT COVERAGE:	ALLOWED: 5% MAXIMUM BUILDING SF (INCLUDES FUTURE EXPANSION): ±11,000 SF PROPOSED: 4.4%
ZONING:	F/40 | F/40-D
LAND USE:	FARMLANDS 40-160 ACRES MIN.| RIVERS AND WATER BODIES
STORIES:	1 STORY
LANDSCAPE:	NONE
PARKING:	EXISTING: NONE PROPOSED: NONE
CUT/ FILL:	NONE
WELL:	NONE
SEPTIC:	NONE

LEGEND

- PROPERTY LINE
- FENCE TO REMAIN
- BUILDING TO REMAIN
- ROW CROPS TO REMAIN
- FUTURE BUILDING EXPANSION (UNDER SEPARATE PERMIT)
- RIVER
- DIRT ROAD



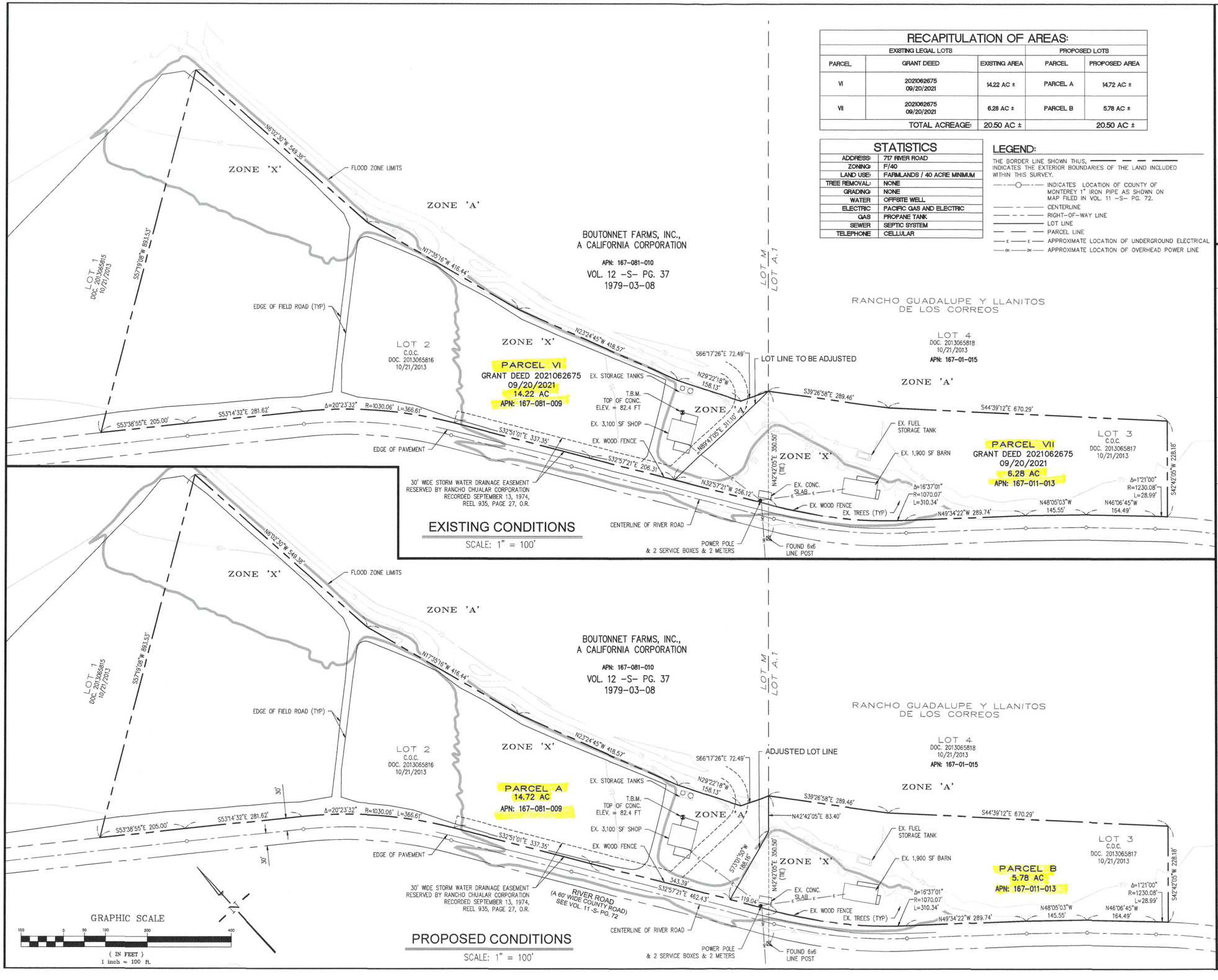
Peartree+Belli
ARCHITECTS
235 MONTEREY ST., SUITE B
SALINAS, CA 93901
(831) 424-4620
PEARTREEBELLI.COM

OVERALL SITE PLAN
LOT LINE ADJUSTMENT FOR:
BOUTONNET FARMS
RIVER ROAD
SALINAS, CA 93908

REV.	DATE	DESCRIPTION

DATE: 05/28/2025
SCALE: AS NOTED
DRAWN:
JOB: 24069
SHEET: A1.1

"WE USED BY THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



RECAPITULATION OF AREAS:

EXISTING LEGAL LOTS			PROPOSED LOTS	
PARCEL	GRANT DEED	EXISTING AREA	PARCEL	PROPOSED AREA
VI	2021062675 09/20/2021	14.22 AC ±	PARCEL A	14.72 AC ±
VII	2021062675 09/20/2021	6.28 AC ±	PARCEL B	5.78 AC ±
	TOTAL ACREAGE:	20.50 AC ±		20.50 AC ±

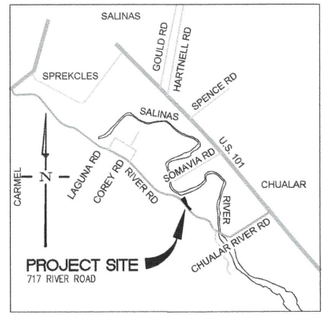
STATISTICS

ADDRESS:	717 RIVER ROAD
ZONING:	F/40
LAND USE:	FARMLANDS / 40 ACRE MINIMUM
TREE REMOVAL:	NONE
GRADING:	NONE
WATER	OFFSITE WELL
ELECTRIC	PACIFIC GAS AND ELECTRIC
GAS	PROPANE TANK
SEWER	SEPTIC SYSTEM
TELEPHONE	CELLULAR

LEGEND:

THE BORDER LINE SHOWN THUS, _ _ _ _ INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED WITHIN THIS SURVEY.

- INDICATES LOCATION OF COUNTY OF MONTEREY 1" IRON PIPE AS SHOWN ON MAP FILED IN VOL. 11 -S- PG. 72.
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PARCEL LINE
- E — E — APPROXIMATE LOCATION OF UNDERGROUND ELECTRICAL
- OH — OH — APPROXIMATE LOCATION OF OVERHEAD POWER LINE



VICINITY MAP
NOT TO SCALE

COUNTY OF MONTEREY

BASIS OF BEARINGS:

THE BEARINGS USED HEREON ARE BASED ON THE MERIDIAN SHOWN UPON THAT CERTAIN RECORD OF SURVEY MAP FILED MARCH 8, 1979 IN VOLUME 12 OF SURVEYS AT PAGE 37, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

TEMPORARY BENCH MARK:

TOP CORNER OF CONCRETE AS AS SHOWN UPON THIS MAP.

ELEVATION = 82.4 FT / DATUM = NAVD 88

FLOOD PLAIN:

THIS PROPERTY LIES IN ZONE "A", (SPECIAL FLOOD HAZARD AREA), WITHOUT BASE FLOOD ELEVATION, AND ZONE "X", AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE ACCORDING TO THE NFIP, FLOOD INSURANCE RATE MAP NUMBER 06053C0380H (EFFECTIVE DATE: NOVEMBER 30, 2023)

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA, PROFESSIONAL LAND SURVEYORS ACT, AT THE REQUEST OF TROY BOUTONNET.

PHILIP L. PEARMAN, L.S. 4448
LICENSE EXPIRES 09/30/25

NOTES:

1. DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. THIS PROPERTY IS SUBJECT TO A COUNTY OF MONTEREY FARMLAND SECURITY ZONE CONTRACT (NO. 2012-010) RECORDED IN DOCUMENT NO. 2011070071 ON DECEMBER 9, 2011, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
3. THE PURPOSE OF THE LOT LINE ADJUSTMENT IS TO ALLOW ROOM FOR AN EXPANSION (ADDITION) TO THE 3,100 SF SHOP FACILITY ON THE SOUTHEAST SIDE, IN THE FUTURE. ALSO, NO EXPANSION OF THE EXISTING FARMING AREAS IS BEING PROPOSED. THE PROPERTY IS CURRENTLY USED FOR THE CULTIVATION OF AGRICULTURAL PRODUCTS. AS SUCH, THE FARMING AREAS HAVE BEEN HIGHLY DISTURBED BY PRIOR AGRICULTURAL ACTIVITIES SUCH AS, RIPPING, PLOWING AND GROUND LEVELING. THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO 14 CCR SECTION 15305 (CLASS 5).

APN: 167-011-013 AND 167-081-009

PLN 250039
TENTATIVE LLA

PROPOSED LOT LINE ADJUSTMENT

ADJUSTING THE BOUNDARY BETWEEN THAT CERTAIN TRACT OF LAND DESCRIBED UNDER PARCEL VI (LOT 2) AND THAT CERTAIN TRACT OF LAND DESCRIBED UNDER PARCEL VII (LOT 3_ IN THE GRANT DEED FROM SEA MIST FARMS LLC TO BOUTONNET FARMS, INC. DATED SEPTEMBER 7, 2021 AND RECORDED IN DOCUMENT NO. 2021062675 ON 09/20/2021, OFFICIAL RECORDS OF MONTEREY COUNTY, CA.

SITUATE IN:

RANCHO GUADALUPE y LLANITOS DE LOS CORREIOS
COUNTY OF MONTEREY
STATE OF CALIFORNIA

APPLICANT:

TROY E. BOUTONNET, PRESIDENT OF
BOUTONNET FARMS, INC.
51 HUNTER LANE
SALINAS, CA 93908

AGENT:

SALINAS VALLEY SURVEYORS
PHILIP L. PEARMAN, L.S
210 CAPITOL ST., SUITE 15
SALINAS, CA 93901
831.753.2234
SVSURVEYOR@ATT.NET

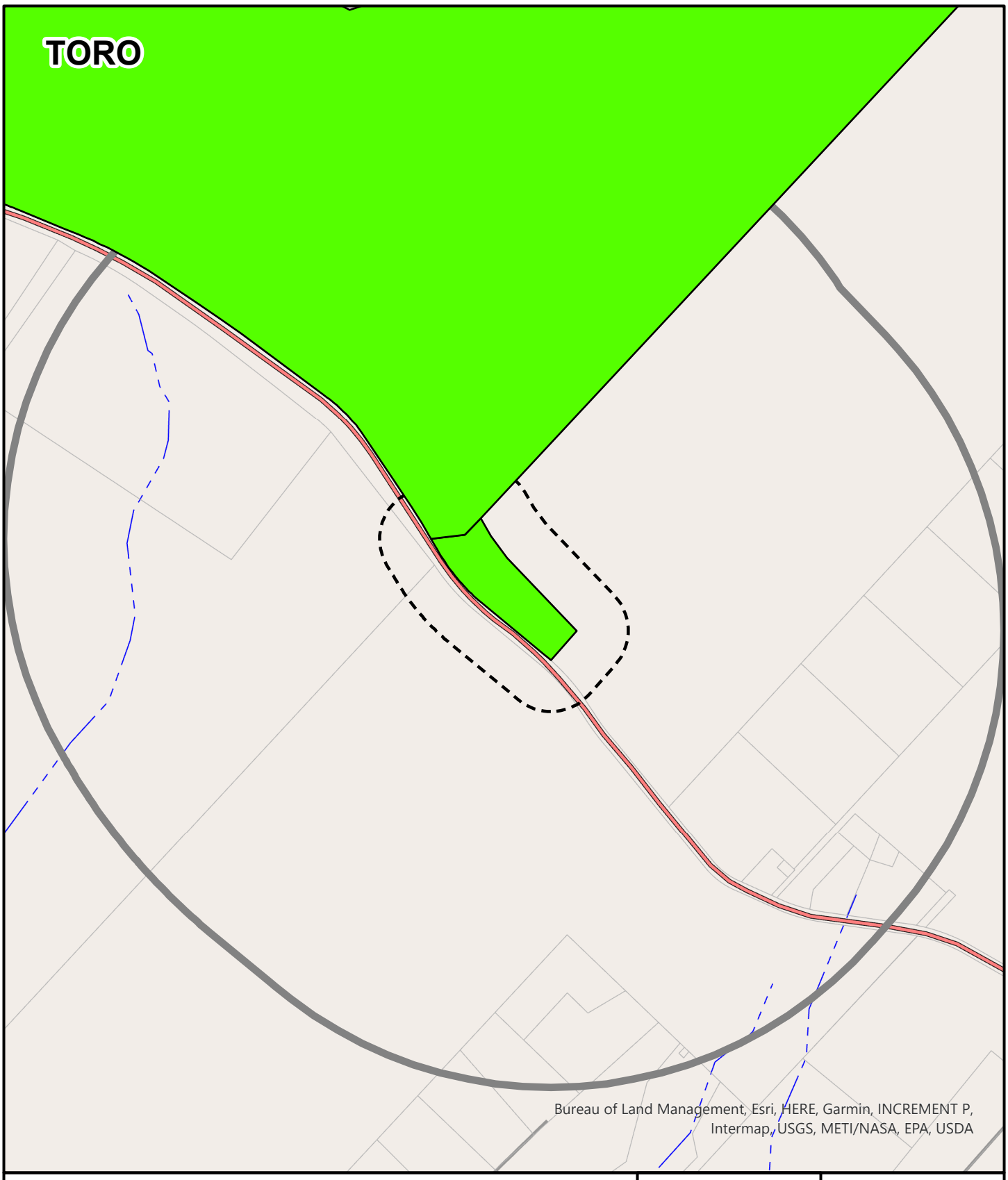
SALINAS VALLEY SURVEYORS

SCALE:	AS SHOWN
DATE:	2025-05-26
FILE:	25-006 LLA.DWG
SHEET	1 OF ONE

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Exhibit B

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APPLICANT: TROY BOUTONNET

APN: 167081006000,167011013000 **FILE #** PLN250039

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN(

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Introduced: 12/23/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250073 - FARHAT MUSTAFA SHAWKI TR

Administrative hearing to consider the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

Project Location: 2801 Summerland Road, Aromas.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Administrative Permit to allow construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: William G. Kempf
Property Owner: Mustafa Farhat
APN: 181-261-032-000 and 181-261-040-000
Parcel Size: 70,727 square feet, or 1.62 acres
Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached draft Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6th, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Aromas Tri-County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Mustafa Farhat, Property Owners; William G. Kempf, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250073.

County of Monterey

Item No.5

Administrative Permit

Legistar File Number: AP 26-005

January 07, 2026

Introduced: 12/23/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250073 - FARHAT MUSTAFA SHAWKI TR

Administrative hearing to consider the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

Project Location: 2801 Summerland Road, Aromas.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Administrative Permit to allow construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: William G. Kempf
Property Owner: Mustafa Farhat
APN: 181-261-032-000 and 181-261-040-000
Parcel Size: 70,727 square feet, or 1.62 acres
Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached draft Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6th, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Aromas Tri-County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Mustafa Farhat, Property Owners; William G. Kempf, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250073.

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:
FARHAT MUSTAFA SHAWKI TR (PLN250073)
RESOLUTION NO. ----
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for 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 Coastal Administrative Permit to allow the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

[PLN250073 FARHAT MUSTAFA SHAWKI TR, 2801 Summerland Road, Aromas, North County Land Use Plan (APN: 181-261-032-000 and 181-261-040-000)]

The FARHAT MUSTAFA SHAWKI TR application (PLN250073) came on for an administrative hearing before the County of Monterey Chief of Planning on January 7th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey 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 1982 Monterey County General Plan;
- North County Land Use Plan;
- North County Coastal Implementation Plan (NC CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 2801 Summerland Road in Aromas, North County Land Use Plan (APNs: 181-261-032-000 and 181-261-040-000). The parcel is zoned Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)", which allows for the establishment

of a first single-family dwelling as a principally allowed use as identified in Title 20 section 20.16.040.A, subject to the granting of a Coastal Administrative Permit. The proposed project involves the construction of a 5,434 square foot single family dwelling with two attached garages (940 square feet and 1,124 square feet, totaling 2,262 square feet), 952 square feet of covered patios, and associated site improvements. Associated site improvements include 6,206 square feet of hardscape, 1,546 square feet of pavers (motor court), on-site utilities (septic system), pool, and 900 cubic yards of grading cut and fill. All development is proposed on APN: 181-261-032-000.Therefore, the project is an allowed land use for this site. One is 940 square feet, while the other is 1,124 square feet

c) Lot Legality. The subject property (70,727 square feet), APNs:181-261-032-000 and 181-261-040-000, is shown in its current configuration as Lot 1 on a Final Map within Rancho Los Carneros and Logan Knolls Subdivision, recorded in May of 1995 (Volume 19 of Surveys, Page 62). A storm drain and natural drainage easement is conveyed over the rear of the property (APN: 181-261-040-000). No development is proposed in this easement area. Therefore, the County recognizes the subject property as a legal lot of record.

d) Visual Resources. The subject property zoning district does not include a Design Control Overlay (see Evidence c) and therefore is not subject to the regulations outlined in Title 20.44 (Design Control Zoning Overlay). However, the NC LUP establishes policies that require the protection of public views. NC CIP section 20.144.020.SSS defines the "Public Viewshed" as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. NC LUP Policy 2.2.2.1 protects views to and along the ocean shoreline from these public vantage points. The subject property is not visible from any of these viewpoints and will not block views to the ocean which was assessed based on the distance and intervening topography surrounding the subject property. The colors and materials proposed include dark clove brown trim, creamy beige-brown cement plaster, eldorado stone finishes, and reserved wood doors, with clay tile roofing. Therefore, the proposed development will not conflict with NC LUP Visual Resource policies.

e) Development Standards. The proposed project meets all the required development standards for Rural Density Residential zoning district, which are identified in Title 20, section 20.16.060. Pursuant to Title 20, section 20.16.060.C, main structures and structurally attached development within this district shall meet the required setbacks of 30 feet (front), 20 feet (side), and 20 feet (rear), unless otherwise indicated on a final map. The subject property's final map does indicate required setbacks of 60 feet (front), 15 feet (side), and 40 feet (rear). The proposed single-family dwelling and attached structures will have setbacks of 110 feet 7 inches (front), 24 feet (side), 35 feet 3 inches (side), and 154 feet (rear). The RDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 23 feet 2 inches. The RDR zoning district

allows a maximum building site coverage of 25%. The proposed project will have a building site coverage of 8,648 square feet or 12.2%. Therefore, the project meets all required development standards for the RDR zoning district.

f) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250331), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

g) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the North County Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

h) The project planner conducted a virtual site inspection on December 10th, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

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 Aromas Tri-County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:
- "Geologic Evaluation" (County of Monterey Library No. LIB250331) prepared by Craig S. Harwood, Ben Lomond, CA, June 2025.
- "Geotechnical and Percolation Investigation Report" (County of Monterey Library No. LIB250332) prepared by Belinda Taluban P.E., Salinas, CA, March 25th, 2025.

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) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to NC CIP section 20.144.100.A.1.b., a Geological Hazards Assessment (County of Monterey Library No. LIB250331) and Geotechnical Report (County of Monterey Library No. LIB250332) were prepared to address the property's known geological hazards. Per

the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Zayante-Vergeles Fault, located 0.5 miles southwest of the site, while a second subsidiary trace of the fault is approximately 220 feet north of the proposed residence footprint. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250331), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a virtual site inspection on December 10th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Aromas Tri-County 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) All necessary public utilities will be provided. Domestic water will be served by the Aromas Water District. The subject property proposes the installation of a new septic system. EHB commented that the conceptual onsite wastewater treatment system design meets the minimum requirements established in Monterey County Code 15.20.

c) Staff conducted a virtual site inspection on December 10th, 2025, to verify that the site is suitable for this use.
d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) Staff conducted a virtual site inspection on December 10th, 2025 and researched County records to assess if any violation exists on the subject property.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

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 of limited numbers of new structures.
b) The proposed project involves the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.
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 no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. There is no substantial evidence to 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 virtual site visit on December 10th, 2025.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. This project is not appealable to the California Coastal Commission as it is not located between the sea and the first through public road, or within 300 feet of the beach, mean high tide line, or within 50 feet of a coastal bluff. Additionally, it is not within 100 feet of any wetland and does not include a conditionally allowed use.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Administrative Permit to allow the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

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 7th day of January 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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.

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County of Monterey HCD Planning

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

PLN250073

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN250073) allows the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement. The property is located at 2801 Summerland Road, Aromas (Assessor's Parcel Number 181-261-032-000 and 181-261-040-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 181-261-032-000 and 181-261-040-000 on January 7th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. 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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (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 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.

5. 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.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to
Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current
fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

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

7. 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. The fee schedule can be found here: https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

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.

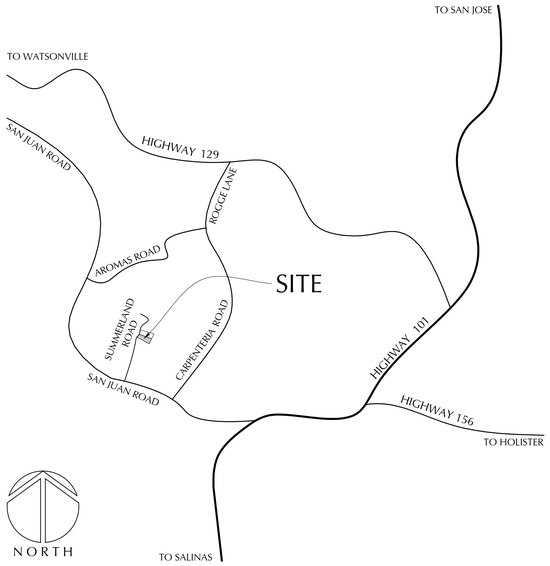
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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

VICINITY MAP



CONSULTANTS

ARCHITECT:	WILLIAM C. KEMPF, ARCHITECTS 105 LOCUST STREET, SUITE B SANTA CRUZ, CA 95060 BILL KEMPF: 831 459-0951
CIVIL ENGINEER:	ROPER ENGINEERING 48 MANN AVENUE CORRALITOS, CA 95076 JEFF ROPER: 831 724-5300
STRUCTURAL ENGINEER:	R3 ENGINEERING 105 LOCUST STREET, SUITE A SANTA CRUZ, CA 95060 CHARLIE PROGRACE: 831 588-7628
GEOTECHNICAL ENGINEER:	SOIL SURVEYS GROUP, INC. 103 CHURCH STREET SALINAS, CA 93901 BELINDA TALUBAN: 831 757-2172
GEOLOGIST:	CRAIG HARWOOD, GEOLOGIST 239 PARK DRIVE BEN LOMOND, CA 95005 831 325-9327
SEPTIC ENGINEERING:	MYER ENGINEERING, INC. 1796 LAUREL GLEN ROAD SOQUEL, CA 95073 PAUL MYER: 831 800-2244
LANDSCAPE & IRRIGATION:	KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 408 857-6275

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PROJECT DATA

OWNER:	KAMILAH DEYN DEVELOPMENT 734 E. LAKE AVENUE #9 WATSONVILLE, CA 95076 SAIDI FARHAT: 831 227-3359
PROJECT SITE:	2801 SUMMERLAND ROAD AROMAS, CALIFORNIA
CROSS STREET:	SAN JUAN ROAD
ASSESSORS PARCEL NUMBER:	181-261-32 & 40
ZONING:	RDR/5 (CZ)
LOT AREA:	70,727 S.F. , ±1.62 ACRES
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 & U
FIRE SPRINKLERS:	YES, NFPA 13D THROUGHOUT
FIRE PROTECTION ZONE:	SRA = HIGH, AROMAS TRI-COUNTY FPD WUI COMPLIANCE REQUIRED
UTILITIES:	ELECTRICITY: PG&E NATURAL GAS: PG&E WATER: AROMAS WATER DISTRICT WASTEWATER: ON-SITE SEPTIC SYSTEM
TREE REMOVAL:	NONE EXISTING OR REQUIRED
REFERENCE CODES:	2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA GREEN BLDG. STDS. CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE MONTEREY COUNTY CODE AMENDMENTS
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT LOT IN THE LOGAN KNOLLS DEVELOPMENT

WILDLAND-URBAN INTERFACE

REFER TO 2022 CBC CHAPTER 7A & 15

703A STANDARDS OF QUALITY
- BUILDING MATERIAL, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED IN THIS CHAPTER SHALL BE IN ACCORDANCE WITH SECTION 703A.

705A ROOFING
- ROOF ASSEMBLY SHALL BE CLASS 'A' RATED AND INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTRUCTIONS.
- WHERE AN AIR SPACE IS PROVIDED UNDER THE ROOF COVERING, A CLASS 'A' FIRE RATED ROOF UNDERLAYMENT SHALL BE UTILIZED, OR EXPOSED SHEATHING SHALL CONSISTS OF EXTERIOR FIRE-RETARDANT-TREATED WOOD.
- WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

706A VENTS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL

707A EXTERIOR COVERINGS
- EXTERIOR COVERINGS INCLUDE: EXTERIOR WALL COVERING MATERIAL, EXTERIOR WALL ASSEMBLY, EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS, EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS, EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS, EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS, AND EXTERIOR UNDER FLOOR AREAS.
- EXTERIOR COVERINGS SHALL BE: NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4", OR LOG WALL CONSTRUCTION.
- IF THE EXTERIOR CLADDING DOES NOT MEET ONE OF THE ABOVE REQUIREMENTS ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR THE ENCLOSURE ABOVE.
- FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS, SOLID WOOD RAFTER TAILS AND BLOCKING WITH A MIN. NOMINAL DIMENSION OF 2", MAY REMAIN EXPOSED WITHOUT PROTECTION
- THE UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES MUST MAINTAIN THE SAME IGNITION-RESISTANCE OF EXTERIOR WALLS OR BE ENCLOSED TO GRADE.

708A EXTERIOR WINDOWS, SKYLIGHTS AND DOORS
- ALL EXTERIOR GLAZING MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED GLASS BLOCK.
- OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NON-COMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8"
- EXTERIOR DOORS MUST BE NONCOMBUSTIBLE, OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING. ANY GLAZING IN EXTERIOR DOOR SHALL MEET THE ABOVE REQUIREMENTS
- • GAPS AT EXTERIOR GARAGE DOORS SHALL NOT EXCEED 1/8". GAPS LARGER THAN 1/8" ARE ALLOWED IF THE DOOR OVERLAPS ONTO JAMBS AND HEADERS, OR THE GAP IS COVERED WITH METAL FLASHING.

709A DECKING
- A MINIMUM OF A 6" METAL FLASHING, APPLIED VERTICALLY ON THE EXTERIOR OF THE WALL, SHALL BE INSTALLED AT ALL DECK-TO-WALL INTERSECTIONS.
- DECK, PORCH, AND BALCONY SURFACES WITHIN 10 FEET OF THE PRIMARY STRUCTURE MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED, OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
5. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORM WORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. JOB COPIES OF THE BUILDING & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
10. ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
11. THE CONTRACTOR SHALL FOLLOW ALL 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIREMENTS AS SET FORTH ON SHEETS A1.2 THOROUGH A1.4.
12. SEAL ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS.
13. PROTECT DUCT OPENINGS DURING CONSTRUCTION
14. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS
15. 19% MOISTURE CONTENT OF BUILDING FRAMING MATERIALS SHALL BE TESTED WITH MOISTURE METER PRIOR TO ENCLOSURE.
16. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER REFER TO CAL GREEN SECTION 4.410.1 FOR EQUIPMENT & FIXTURES MANUAL INFORMATION
17. THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK.

BUILDING AREAS

LOT AREA:	70,727 S.F.		
CONDITIONED AREA:	5,434 S.F.		
UNCONDITIONED AREA:	2,262 S.F.		
COVERED AREA:	952 S.F.		
GROSS AREA:	8,648 S.F.		
LOT COVERAGE:	EXISTING:	0 S.F.	0.0%
	PROPOSED:	8,648 S.F.	12.2%
	MAXIMUM:	17,682 S.F.	25.0%
IMPERVIOUS AREA:	EXISTING:	0 S.F.	
	STRUCTURES:	8,648 S.F.	
	FLATWORK:	6,206 S.F.	
	GROSS AREA:	14,845 S.F.	
	PAVERS:	1,546 S.F.	
SLOPES OVER 25%:	NONE		
GRADING QUANTITIES:	CUT:	±900 C.Y.	
	FILL:	±900 C.Y.	

LOT AREA:	70,727 S.F.
CONDITIONED AREA:	5,434 S.F.
UNCONDITIONED AREA:	2,262 S.F.
COVERED AREA:	952 S.F.
GROSS AREA:	8,648 S.F.
LOT COVERAGE:	12.2%

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL: FIRE SPRINKLER DRAWINGS
THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK. SPRINKLER SYSTEM SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13D AND CHAPTER 35 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

DEFERRED SUBMITTAL: HVAC MANUALS D, J AND S OR EQUIVALENT
COMPLETE HEATING AND COOLING SYSTEM DESIGN WITH DOCUMENTATION SHOWING ALL HEATING AND COOLING APPLIANCE MODELS, SPECIFICATIONS, AND BTU VALUES AND THE ENERGY ANALYSIS. EQUIPMENT MAY BE SELECTED USING THE FOLLOWING METHODS:

1) HEAT LOSS AND HEAT GAIN ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2) DUCT SYSTEMS SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3) EQUIPMENT SELECTED ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. CGBC 4.507.2

NOTE: ALL DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THE DESIGN AND SUBMITTAL DOCUMENTS OR THE CONSTRUCTION PROJECT WILL BE DELAYED.

DEFERRED SUBMITTAL: SOLAR POWER PHOTOVOLTAIC SYSTEM
THE DEFERRED SUBMITTAL WILL NEED TO BE REVIEWED AND APPROVED BY THE ARCHITECT FOR CONFORMANCE WITH THE DESIGN OF THE BUILDING PRIOR TO SUBMITTING THEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. A LETTER FROM THE ARCHITECT SHALL BE INCLUDED WITH THE SUBMITTAL.

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE
LOGAN KNOLLS - LOT 1
2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA
COVER SHEET AND PROJECT DATA

DRAWING DATE: JANUARY 31, 2025
A.P.N. 181-261-32 & 40
CLIENT NAME: SAIDI FARHAT
PROJECT NAME: LOT 1 - 2801 SUMMERLAND

REVISIONS

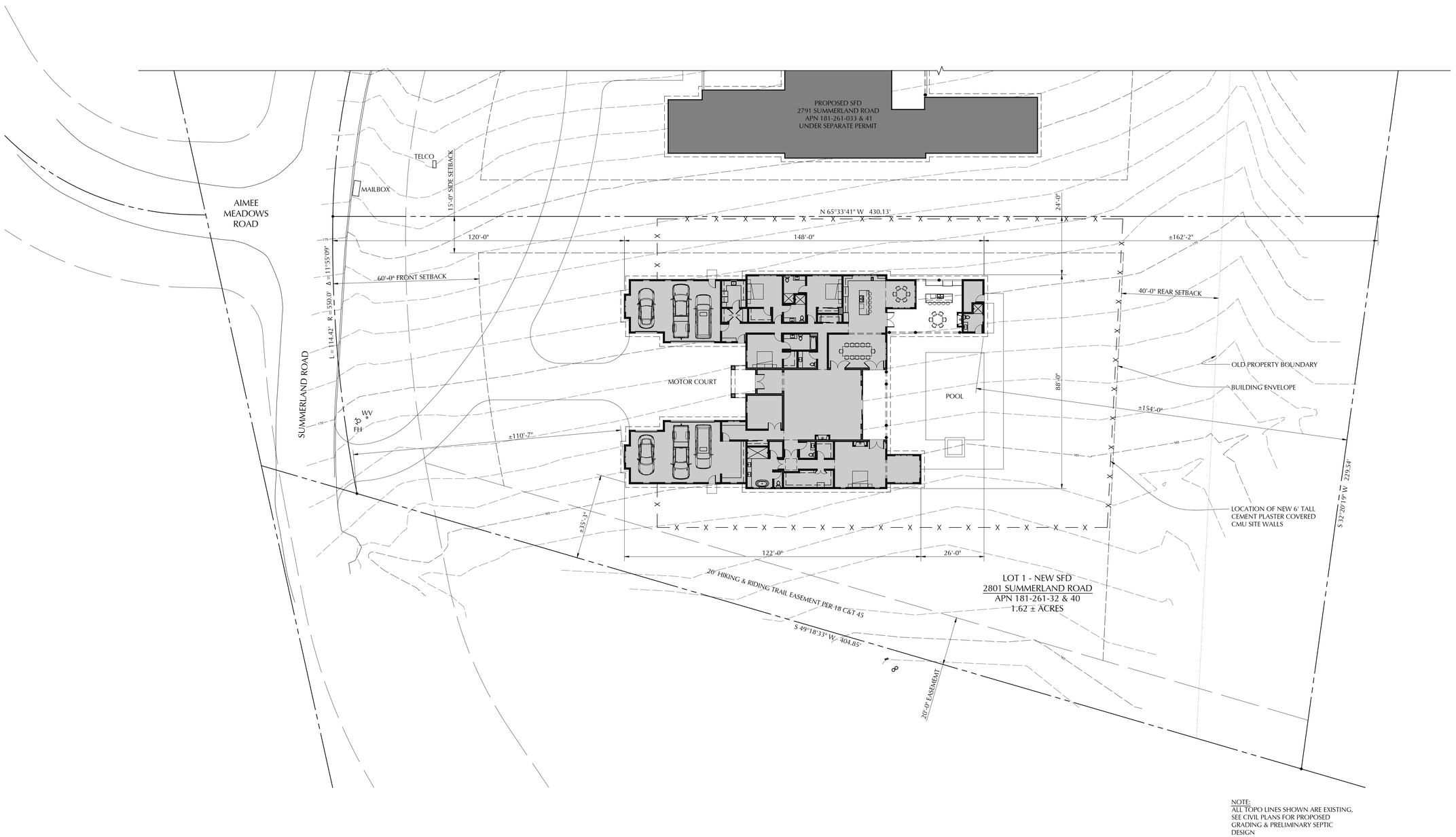
No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

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SHEET
A1.1



NOTE:
ALL TOPO LINES SHOWN ARE EXISTING, SEE CIVIL PLANS FOR PROPOSED GRADING & PRELIMINARY SEPTIC DESIGN

1 SITE PLAN
SCALE: 1" = 20'-0"

NORTH

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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

SITE PLAN

DRAWING DATE: JANUARY 31, 2025
A.P.N. 181-261-32 & 40
CLIENT NAME: SAIDI FARHAT
PROJECT NAME: LOT 1 - 2801 SUMMERLAND

REVISIONS

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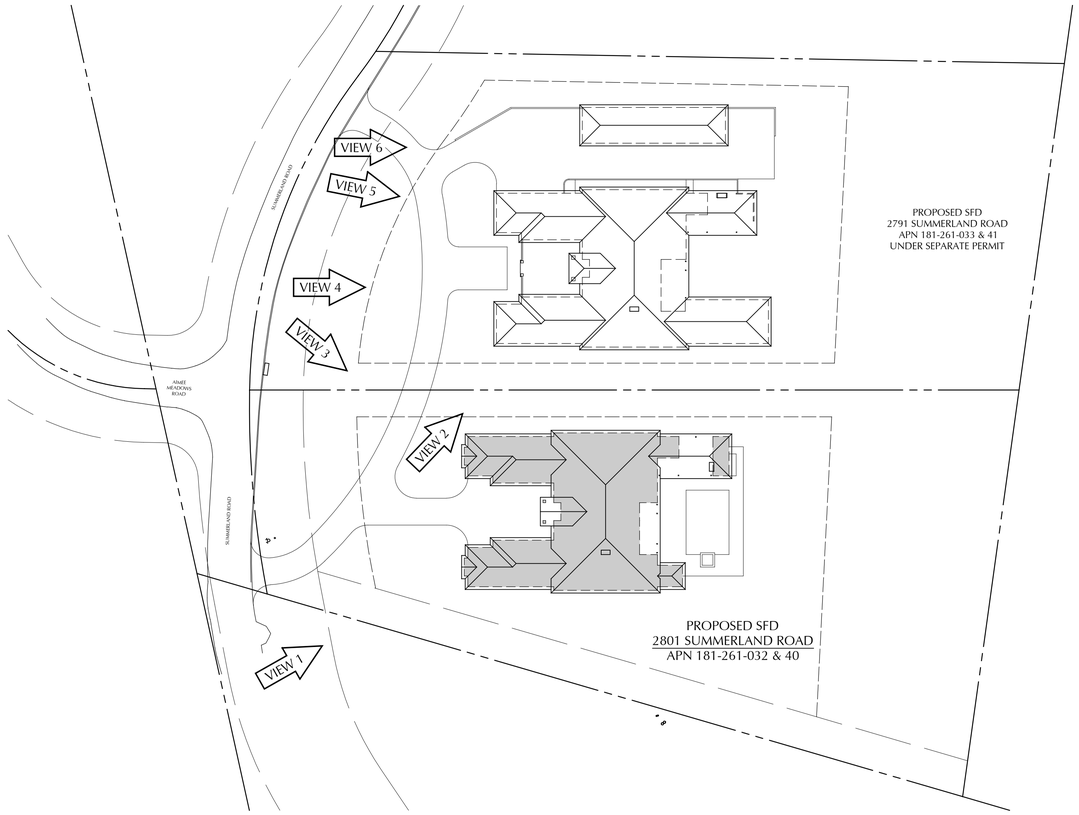
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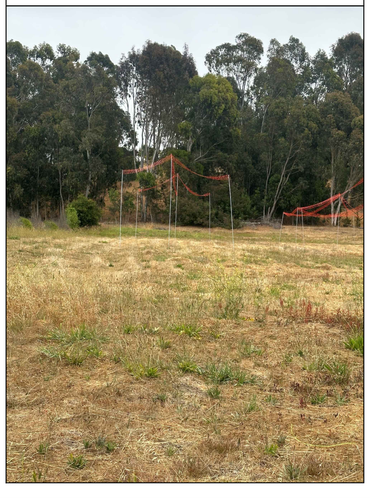
A2.1



1 STAKING PLAN
SCALE: 1" = 40'-0"

NORTH

VIEW 6



VIEW 5



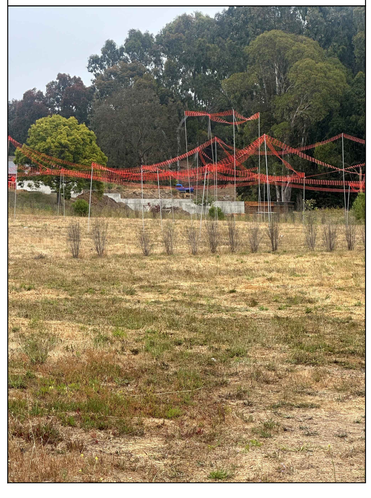
VIEW 4



VIEW 3



VIEW 2



VIEW 1



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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

STAKING PLAN AND PHOTOS

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-32 & 40
CLIENT NAME:	SAIDI FARHAT
PROJECT NAME:	LOT 1 - 2801 SUMMERLAND

REVISIONS

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SHEET

A2.2



1 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

AREA CALCULATIONS

CONDITIONED AREA:	5,434 S.F.
UNCONDITIONED AREA:	2,262 S.F.
COVERED AREA:	952 S.F.
GROSS AREA:	8,648 S.F.

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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

MAIN FLOOR PLAN

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-32 & 40
CLIENT NAME:	SAIDI FARHAT
PROJECT NAME:	LOT 1 - 2801 SUMMERLAND

REVISIONS

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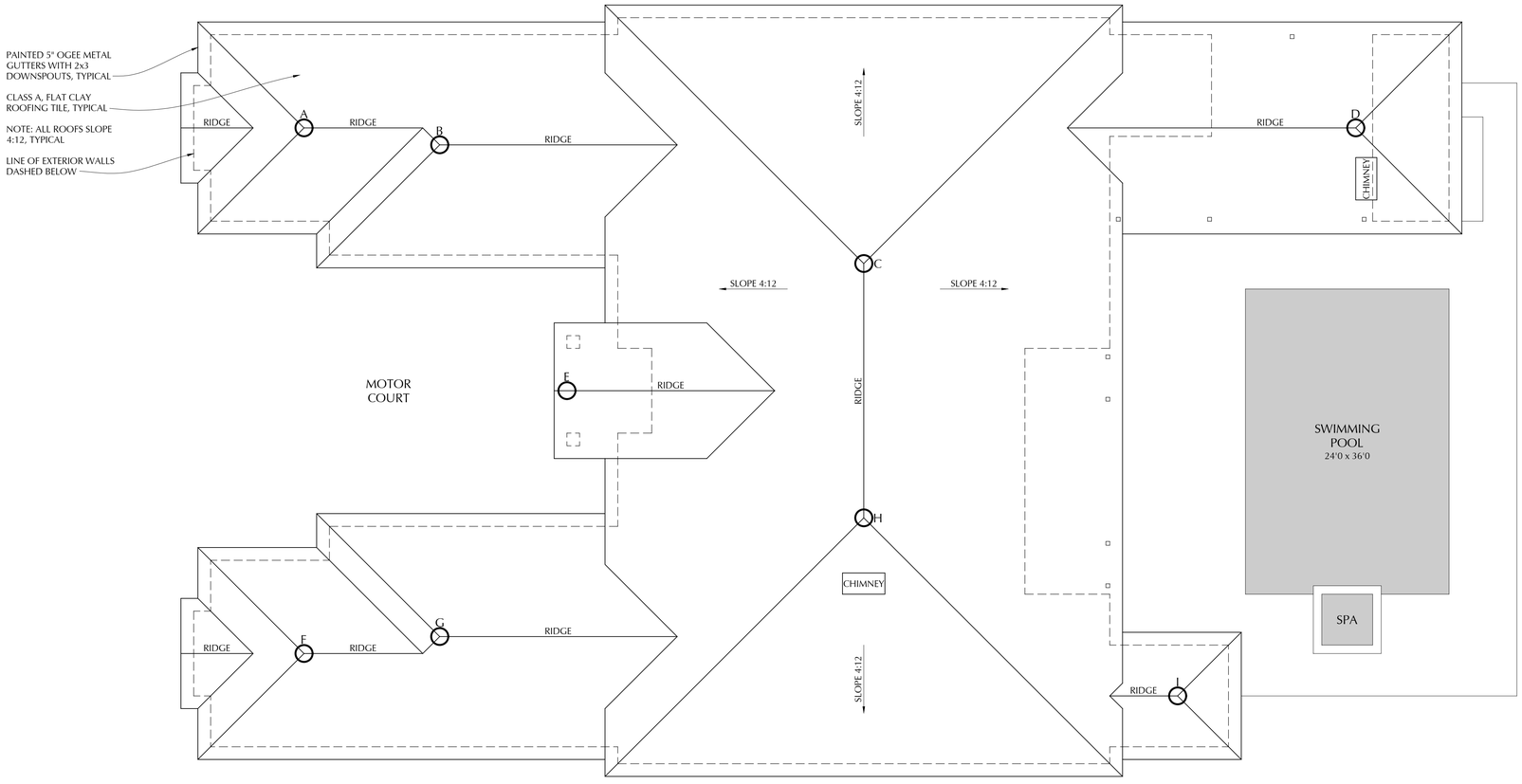
SHEET

A3.1

ROOF HEIGHT MATRIX

POINT	(E) GRADE ELEV. AT POINT	(P) ROOF ELEV. AT POINT	HEIGHT ABOVE GRADE	HEIGHT ABOVE PAD
A	171.4	183.6'	12.2'	15.6'
B	171.2'	184.2'	13.0'	16.2'
C	169.4'	191.6'	22.2'	23.6'
D	169.5'	182.6'	13.9'	14.6'
E	168.5'	185.1'	16.6'	17.1'
F	166.5'	183.6'	17.1'	15.6'
G	166.2'	184.2'	18.0'	16.2'
H	166.4'	191.6'	25.2'	23.6'
I	164.6'	181.9'	17.3'	13.9'

ROOF HEIGHT MATRIX NOTES
1. SEE CIVIL PLANS FOR EXISTING & PROPOSED GRADES
2. TOP OF HOUSE SLAB ELEVATION IS 169.0', PAD ELEVATION IS 168.0'



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

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NEW SINGLE FAMILY RESIDENCE
LOGAN KNOLLS - LOT 1
2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA
ROOF PLAN

DRAWING DATE: JANUARY 31, 2025
A.P.N. 181-261-32 & 40
CLIENT NAME: SAIDI FARHAT
PROJECT NAME: LOT 1 - 2801 SUMMERLAND

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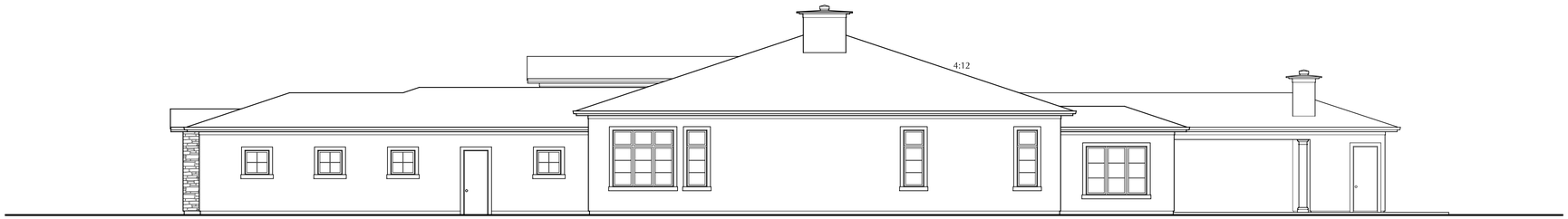
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A3.2



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



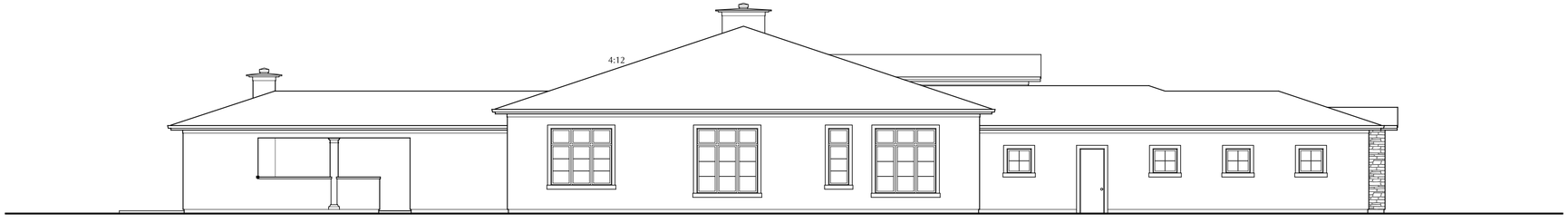
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

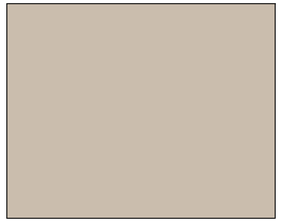
SCALE: 1/8" = 1'-0"



CLAY TILE ROOFING
SAN BENITO BLEND (3605) BY EAGLE ROOFING



PAINTED ROOF EDGE, DOOR, WINDOW TRIM & GUTTERS
DARK CLOVE (SW 9183) BY SHERWIN WILLIAMS



PAINTED CEMENT PLASTER FINISH EXTERIOR
SHIITAKE (SW 9173) BY SHERWIN WILLIAMS



EXTERIOR STONE FINISH
HILLSTONE LUCERA BY ELDORADO STONE



WINDOWS & EXTERIOR DOORS
MILGARD TUSCANY SERIES IN TAN



GARAGE DOORS
RSESERVE WOOD LIMITED EDITION BY CLOPAY

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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE: JANUARY 31, 2025

A.P.N. 181-261-32 & 40

CLIENT NAME: SAIDI FARHAT

PROJECT NAME: LOT 1 - 2801 SUMMERLAND

REVISIONS

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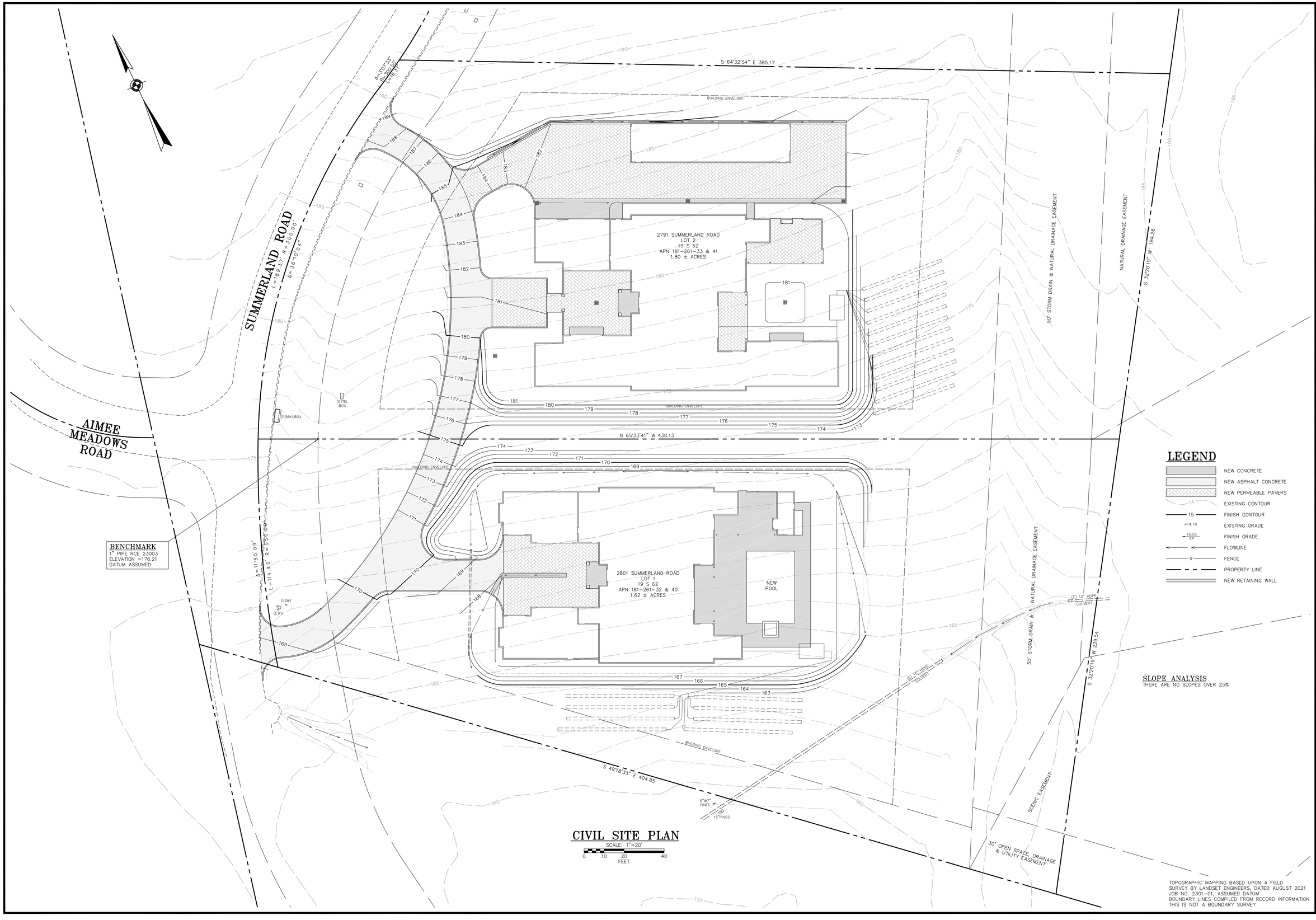
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SHEET

A5.1



PRELIMINARY
PROFESSIONAL ENGINEER
A. ROPER
No. 61668
REGISTERED
CIVIL
STATE OF CALIFORNIA

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD APROMAS APN 181-261-32 & 40

CIVIL SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C1
OF	5 SHEETS

180

SUMMERLAND ROAD

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY LANDSET ENGINEERS, DATED AUGUST 2021
JOB NO. 2301-01, ASSUMED DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

BENCHMARK
1" PIPE RCE 23003
ELEVATION =176.21
DATUM ASSUMED

(E)TEL BOX
(E)MAILBOX
(E)WV
(E)FH

NEW GARAGE FF SLOPES

NEW RESIDENCE
FF=169.00
PAD=168.00

LOT 1
19 S 62
APN 181-261-32 & 40
1.62 ± ACRES

NEW GARAGE FF SLOPES

(N) POOL HOUSE

NEW POOL

(N) SEPTIC TANK

(N) 8" PVC CULVERT @ 17%

167.83 TOP OF BANK

(N) SEPTIC LEACHFIELD

SEE SEPTIC SYSTEM PLANS

20' HIKING & RIDING TRAIL EASEMENT PER 18 C&T 45

(E) 36" HDPE CULVERT

5"&7" PINES

15"PINES

A C4

A C4

LEGEND

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- NEW PERMEABLE PAVERS
- EXISTING CONTOUR
- FINISH CONTOUR
- EXISTING GRADE
- FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE
- NEW RETAINING WALL

IMPERVIOUS SURFACES

NEW IMPERVIOUS : 14845 SF
NEW PERMEABLE PAVERS : 1546 SF (SELF-TREATING)

ESTIMATED EARTHWORK

EXCAVATION : 900 ± C.Y.
FILL : 900 ± C.Y.

PRELIMINARY GRADING PLAN

SCALE: 1"=10'
0 5 10 20
FEET

PRELIMINARY

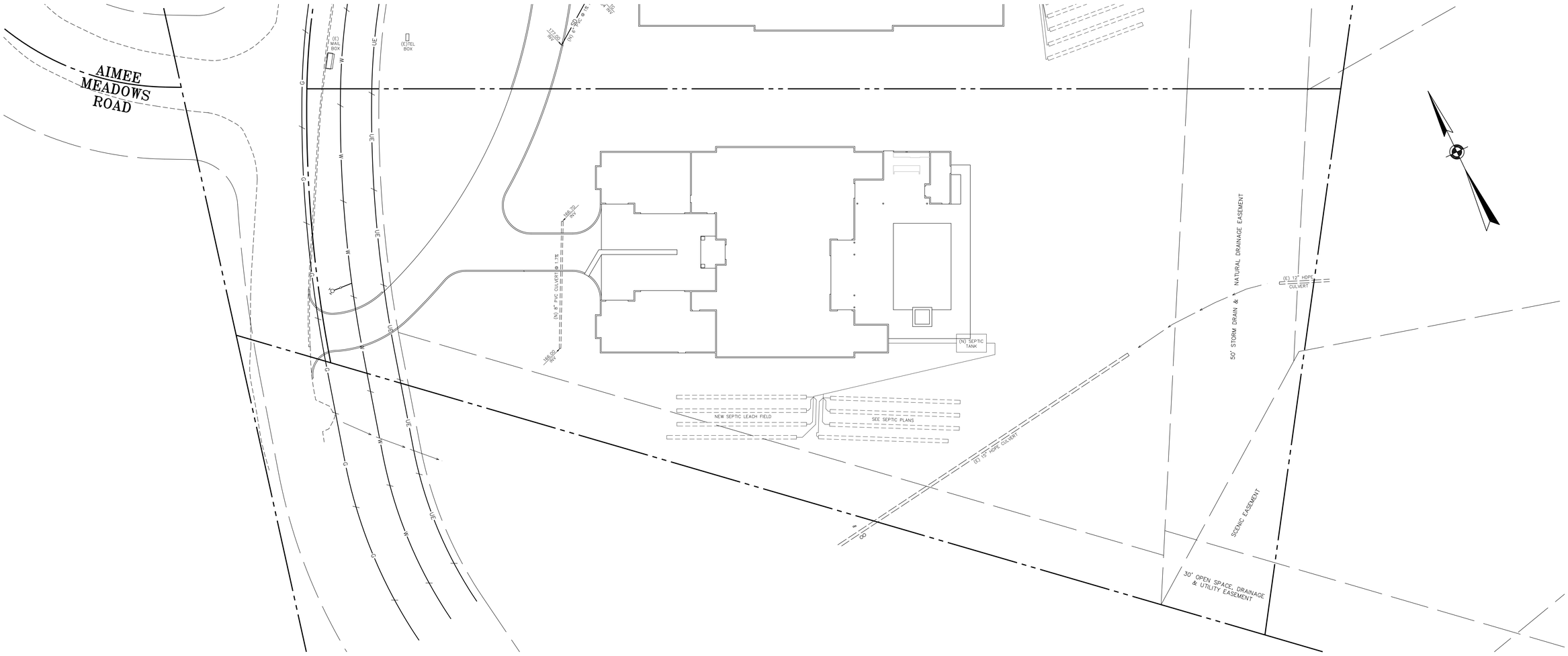
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NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

PRELIMINARY GRADING PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C2
OF	5 SHEETS



PRELIMINARY UTILITY PLAN

SCALE: 1"=20'

0 10 20 40
FEET

LEGEND

- G — EXISTING GAS MAIN
- SD — NEW STORM DRAIN
- UE — EXISTING UNDERGROUND ELECTRICAL
- W — EXISTING WATER MAIN
- WS — NEW WATER SERVICE

PRELIMINARY
PROFESSIONAL ENGINEER
J. ROPER
No. 61668
CIVIL
REGISTERED
STATE OF CALIFORNIA

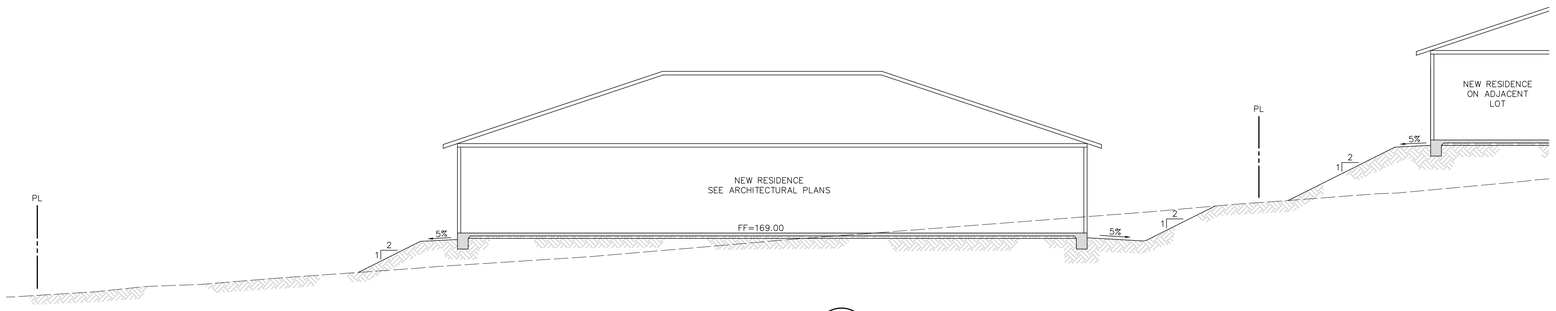
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NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

PRELIMINARY UTILITY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C3
OF	5 SHEETS



SECTION A / C4

SCALE: 1"=10'

	GEOTECHNICAL INSPECTION SCHEDULE				
	ITEM	TO BE INSPECTED BY	WHEN	INSPECTED BY	DATE
1	PRIOR TO GRADING				
	PRE-GRADING MEETING	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO START OF GRADING		
	RETRIEVE SOIL SAMPLE		PRIOR TO START OF GRADING		
2	FILL/CUT SLOPE CONSTRUCTION				
	OBSERVE KEYWAY EXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
	TEST FILL MATERIAL		ON GOING		
	OBSERVE CUT SLOPES FOR COMPLIANCE WITH GRADIENTS		WHEN EXCAVATED		
3	BUILDING PAD PREPARATION				
	OBSERVE BOTTOM OF OVER-EXCAVATION AT BUILDING PAD	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED PRIOR TO PLACING FILL		
	OBSERVE STABILIZATION FABRIC PLACEMENT		PRIOR TO PLACING FILL		
	OBSERVE AND TEST FILL MATERIAL		ON GOING		
	OBSERVE FOUNDATION EXCAVATIONS AT STRUCTURE		PRIOR TO REINFORCEMENT		
4	RETAINING WALL CONSTRUTION				
	OBSERVE FOUNDATION EXCAVATIONS	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO PLACING REINFORCEMENT		
	OBSERVE RETAINING WALL DRAIN AND OUTLET		AFTER PIPE IS IN PLACE, PRIOR TO BACKFILLING		
	OBSERVE AND TEST RETAINING WALL BACKFILL		DURING FILL PLACEMENT, ON GOING		
5	SUBDRAIN CONSTRUCTION	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	OBSERVE SUBDRAIN CONSTRUCTION		AFTER PIPE IS IN PLACE, PRIOR TO BACK FILLING		
6	DRIVEWAY CONSTRUCTION				
	OBSERVE OVEREXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
	TEST SUBGRADE		DURING FILL PLACEMENT AND PRIOR TO PLACING BASEROCK		
	TEST BASEROCK		IMMEDIATELY AFTER CONSTRUCTION; PRIOR TO PAVING		
7	UTILITY TRENCHES	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	TEST TRENCH BACKFILL		ON GOING		
8	SITE DRAINAGE	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	OBSERVE SITE DRAINAGE		PRIOR TO FINAL		

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. 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.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 8 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION 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 CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE GEOTECHNICAL INVESTIGATION PREPARED BY SOIL SURVEYS GROUP FOR FARHAT CONSTRUCTION DATED DECEMBER 31, 2021 JOB NO. 7973 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

PRELIMINARY
PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 61168 CIVIL REGISTERED STATE OF CALIFORNIA

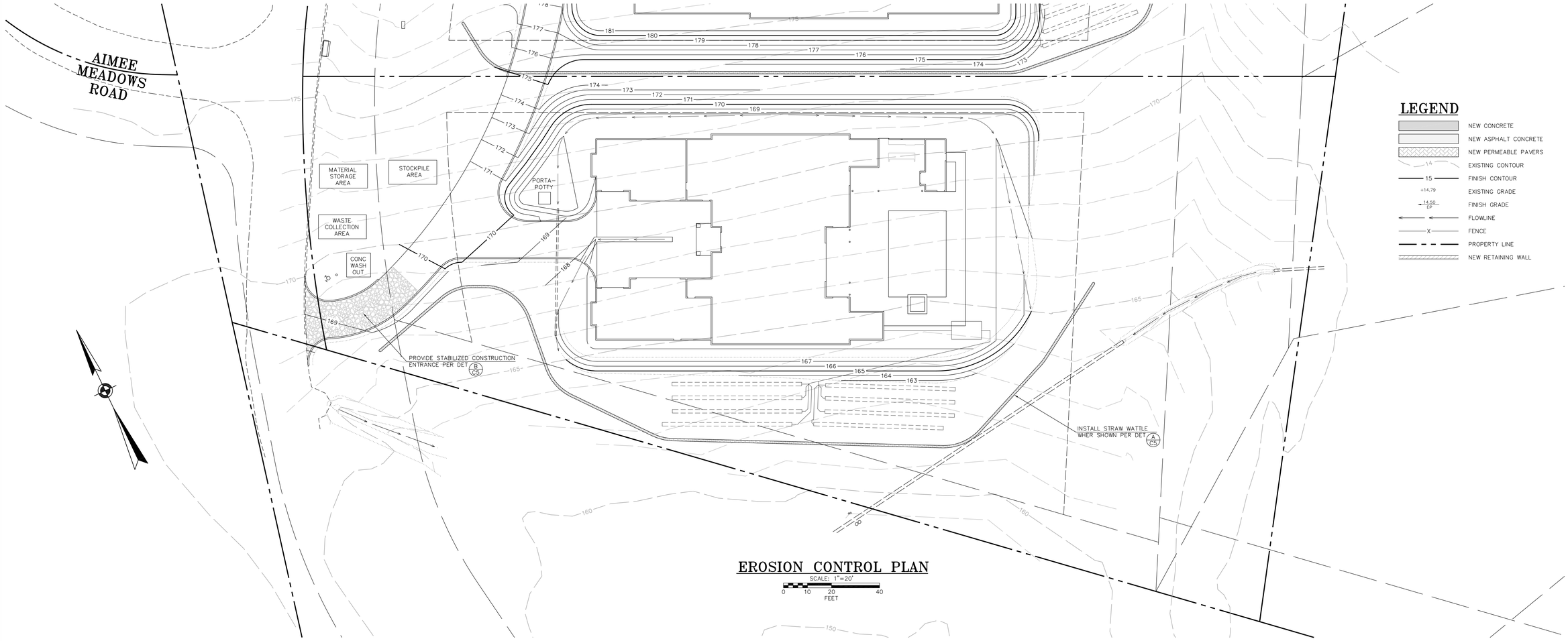
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NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

SECTIONS & NOTES

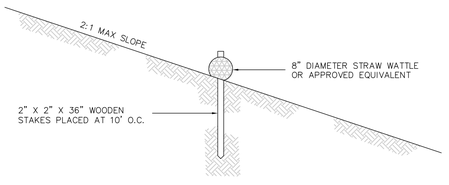
SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C4
OF	5 SHEETS



EROSION CONTROL PLAN

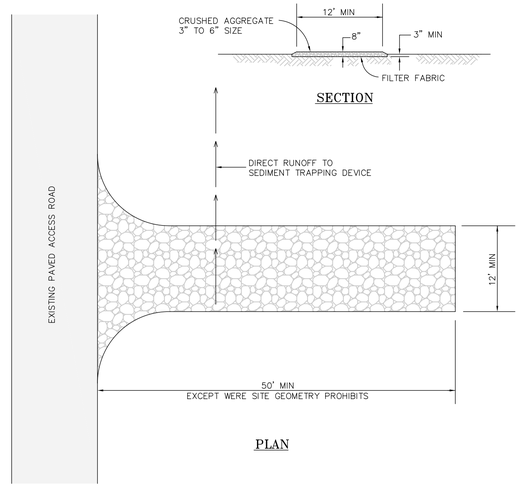
SCALE: 1"=20'

0 10 20 40 FEET



STRAW WATTLE DETAIL A C5

SCALE: 1"=2'



STABILIZED CONSTRUCTION ENTRANCE B C5

SCALE: 1"=10'

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.

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.
- 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.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FIE1 TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

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 ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

MONTEREY COUNTY EROSION CONTROL NOTES

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH.) YES NO
2. 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)
3. 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.
4. 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.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. 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.

PRELIMINARY
PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 46088 REGISTERED CIVIL STATE OF CALIFORNIA

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NEW RESIDENCES FOR SAIDI FARHAT
2801 SUMMERLAND ROAD APROMAS APN 181-261-32 & 40

EROSION CONTROL PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C5
OF	4 SHEETS

ABBREVIATIONS

Ø	DIAMETER	MAX	MAXIMUM
		MEP	MECHANICAL/ELECTRICAL/PLUMBING
AB	AGGREGATE BASE	MH	MANHOLE
ABDN	ABANDONED	MIN	MINIMUM
AC	ACRE, ASPHALT CONCRETE	MIPT	MALE IRON PIPE THREAD
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
ACM	ASBESTOS CONTAINING MATERIAL	MPVC	MIDPOINT OF VERTICAL CURVE
AD	AREA DRAIN	MON	MONUMENT
AGG	AGGREGATE		
ALGN	ALIGNMENT	N	NORTHING COORDINATE
ARV	AIR RELEASE VALVE	(N)	NEW
ASB	AGGREGATE SUBBASE	NC	NORMALLY CLOSED
ASPH	ASPHALT	NIC	NOT IN CONTRACT
		NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BEG	BEGIN		
BFP	BACK FLOW PREVENTER		
BLDC	BUILDING CORNER	OHE	OVERHEAD ELECTRIC
BLDG	BUILDING	O.R.	OFFICIAL RECORDS
BMP	BEST MANAGEMENT PRACTICES		
BOD	BOTTOM OF DOCK	(P)	PROPOSED
BOL	BOLLARD	P	PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	FINISHED GRADE AT BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVATURE PORTLAND CEMENT CONCRETE
C	CONCRETE OR CIVIL	PE	PLAIN END
CB	CATCH BASIN	PED	PEDESTRIAN
C&G	CURB AND GUTTER	PERF	PERFORATED
CG&S/W	CURB, GUTTER & SIDEWALK	PH	POTHOLE
CI	CAST IRON OR CURB INLET	PID	POINT ID
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CLR	CLEAR	PM	PARKING METER
CLSM	CONTROLLED LOW-STRENGTH MATERIAL	PMH	POWER MANHOLE
CMN	COMMUNICATION	PO	PUSH-ON
CMP	CORRUGATED METAL PIPE	POC	POINT ON CURVE
CO	CLEAN OUT	POI	POINT OF INTERSECTION
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCTION OR CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONF	CONFORM TO EXISTING	PRV	PRESSURE REDUCING VALVE
CSC	CITY OF SANTA CLARA	PRUE	PRIVATE UTILITY EASEMENT
CU	CUBIC	PT	POINT OF TANGENCY
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
		PVC	POLYVINYL CHLORIDE PIPE
D=	DELTA (CURVE)		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	R	RIGHT
DEMO	DEMOLISH	R=	RADIUS (CURVE)
DEPT	DEPARTMENT	RC	RELATIVE COMPACTION
DET	DETAIL	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET, DUCTILE IRON	RJ	RESTRAINED JOINT
DIA	DIAMETER	RP	RADIUS POINT
DIP	DUCTILE IRON PIPE	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DOM	DOMESTIC	RPPA R	EDUCED PRESSURE PRINCIPLE ASSEMBLY
DW	DOMESTIC WATER	RSC	RECEIVING AND SUPPORT CENTER
DWG	DRAWING	RW	RECYCLED WATER
		R/W, ROW	RIGHT OF WAY
E	EASTING COORDINATE, ELECTRIC		
EC	END CURVE	S	SOUTH, SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL, ELEV	ELEVATION	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SDI	STORM DRAIN INLET
EVA	EMERGENCY VEHICLE ACCESS	SDMH	STORM DRAIN MANHOLE
EX,EXIST, (E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
		S.E.D.	SEE ELECTRICAL DRAWINGS
(F)	FUTURE	SF	SILT FENCE
FA	FIRE ALARM	SG	SUBGRADE
F/C,FC	FACE OF CURB	SHLDR	SHOULDER
FD	FOUND	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SL	STREETLIGHT
FF,FFE	FINISHED FLOOR ELEVATION	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISH GRADE	SMH	SIGNAL MANHOLE
FH	FIRE HYDRANT	S.M.D	SEE MECHANICAL DRAWINGS
FIPT	FEMALE IRON PIPE THREAD	S.P.D	SEE PLUMBING DRAWINGS
FL	FLOW LINE, FLANGE	SS	SANITARY SEWER
FLG	FLANGE	S.S.D.	SEE STRUCTURAL DRAWINGS
FM	FLOWMETER/FORCE MAIN	SSD	SUBSURFACE DRIP
FOUND	FOUNDATION	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE	SSFM	SANITARY SEWER FORCE MAIN
FT	FOOT, FEET	SSMH	SANITARY SEWER MANHOLE
FW	FIRE WATER	SSPS	SANITARY SEWER PUMP STATION
		STA	STATION
G	GAS, GROUND ELEVATION	STD	STANDARD
GB	GRADE BREAK	STL	STEEL
GI	GALVANIZED IRON	S/W	SIDEWALK
GRD, G	GROUND	SVP	SILICON VALLEY POWER
GV	GATE VALVE		
		T	TELEPHONE
HMA	HOT MIX ASPHALT	TC	TOP OF CURB
HORIZ	HORIZONTAL	TD	TRENCH DRAIN
HT	HEIGHT	TEL	TELEPHONE
HP	HIGH POINT	TEMP	TEMPORARY
		TFC	TOP FACE OF CURB
INV	INVERT	THK	THICK
INST	INSTALL	TOD	TOP OF DOCK
IRR	IRRIGATION	TOE	TOE OF SLOPE
		TW,TOW	TOP OF WALL
JP	JOINT POLE	TS	TOP OF SLAB
JT	JOINT TRENCH	TYP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
L	LEFT	U/G	UNDERGROUND
L=	LENGTH (CURVE)		
LF	LINEAR FEET	VC	VERTICAL CURVE
LAT	LATERAL		
LIP	LIP OF GUTTER	W	WEST, WATER
LP	LIGHT POLE, LOW POINT	WM	WATER METER
LPFH	FIRE HYDRANT	WV	WATER VALVE
LS	LANDSCAPE	WWF	WELDED WIRE FABRIC
LSA	LANDSCAPE ARCHITECT	W/	WITH
MA	MEDICAL AIR	YDS	YARDS

CIVIL SYMBOLS LEGEND

SURVEY TOPO AND SITE IMPROVEMENTS

	6" CURB & GUTTER	SDCO	STORM DRAIN CLEANOUT
	EDGE OF AC PAVEMENT	E	ELECTRIC VAULT COVER
	6" VERTICAL CURB	PB	PULL BOX
DW	DOMESTIC WATER MAIN	HVE	HIGH VOLTAGE ELECTRIC
E	ELECTRIC LINE	T	TELEPHONE MANHOLE
FL	FLUSH LINE		POWER POLE
FM	FORCE MAIN	GUY	GUY WIRE & ANCHOR
G	GAS LINE	JP	JOINT POLE
IRR	IRRIGATION LINE		STREET LIGHT
OH	OVERHEAD WIRES		ELECTROLIER
OHE	OVERHEAD ELECTRIC		TRAFFIC SIGNAL
OHT	OVERHEAD TELEPHONE	TS	TRAFFIC SIGNAL
RW	RECYCLED WATER		PEDESTRIAN LIGHT
SS	SANITARY SEWER LINE		PEDESTRIAN PUSH BUTTON
SD	STORM DRAIN LINE	DET	CROSSWALK DETECTOR
SL	STREET LIGHT CONDUIT	SL	STREET LIGHT PULLBOX
C	TELECOMMUNICATIONS		SIGN (AS NOTED)
TEL	TELEPHONE LINE		THRUST BLOCK
TV	TELEVISION LINE		CAP
W	WATER LINE		GATE VALVE
UGE	UNDERGROUND ELECTRIC		BUTTERFLY VALVE
	TRENCH DRAIN		DEMO
	METAL BEAM GUARD RAIL		WELL
	SILT FENCE		PUMP
x	CHAIN LINK FENCE		BALL VALVE
	FLOW LINE		ACTUATED BALL VALVE
#	CONTOUR ELEVATION LINE		SOLENOID VALVE
	CENTER LINE		AIR/VACUUM BREAKER
	PROPERTY LINE		PRESSURE REGULATOR
	MONUMENT LINE		SSD FILTER
	EASEMENT LINE		ISOLATION VALVE
TC 24.52 FG	FINISH GRADE		CHECK VALVE
2.0%	SURFACE DRAINAGE SLOPE		FLOW METER
x 95.94 95.94 TC	SPOT ELEVATION		PRESSURE GAUGE
	GRADE BREAK		PRESSURE SWITCH
	LIMIT OF WORK/GRADING		FLOAT VALVE
	IRRIGATION BOX		
GM	GAS METER		
G	GAS VALVE		
WM	WATER METER		
W	WATER VALVE		
	WATER METER OR BFP		
	FIRE HYDRANT		
FDC	FIRE DEPARTMENT CONNECTION		
	WATER TAPPING SADDLE		
SSMH	SEWER MANHOLE		
CO	SEWER CLEANOUT		
	SEWER LAMP HOLE		
	SEWER VENT		
SDMH	STORM DRAIN MANHOLE		
CB	CATCH BASIN		
CI	CURB INLET		
DI	DRAINAGE INLET		

ANNOTATION

1 KEYNOTE

1 DEMOLITION NOTE

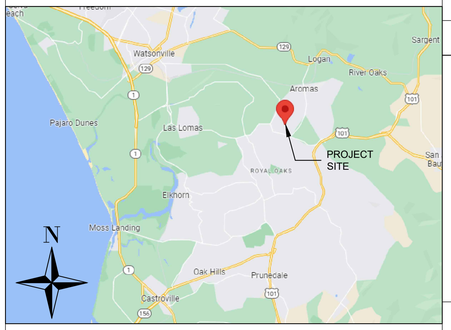
DETAIL NUMBER 1 / C-501 — SHEET NUMBER ON WHICH DETAIL APPEARS

DETAIL INDICATOR

SECTION LETTER A / C-301 — SHEET NUMBER ON WHICH SECTION APPEARS

SECTION INDICATOR

SITE VICINITY



SITE LOCATION

PROJECT DESCRIPTION

GENERAL: NEW SEPTIC SYSTEM

BASIS: NEW SFD

GENERAL SHEET NOTES

1. ABBREVIATIONS AND SYMBOLS ON THIS SHEET APPLY ONLY TO THE CIVIL DRAWINGS, REFER TO OTHER DISCIPLINES FOR APPLICABLE ABBREVIATIONS AND SYMBOLS NOT PROVIDED HERE.
2. THIS IS A STANDARD ABBREVIATION AND LEGEND SHEET, THEREFORE, SOMEABBREVIATIONS AND LEGEND SYMBOLS MAY APPEAR ON THIS SHEET AND MAY NOT BE UTILIZED ON THIS PROJECT.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE CURRENTLY REQUIRED VERSION OF THE FOLLOWING CODE:
   - 4.1. CALIFORNIA BUILDING CODE
   - 4.2. CALIFORNIA PLUMBING CODE
   - 4.3. CALIFORNIA MECHANICAL CODE
   - 4.4. CALIFORNIA ELECTRICAL CODE
   - 4.5. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES
5. NOTHING ON THE ENCLOSED DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE CODES, ORDINANCES, OR REGULATIONS DESCRIBED ABOVE.
6. ANY DEVIATIONS FROM THE PROPOSED PLANS SHALL BE DISCUSSED WITH THE PROJECT ENGINEER PRIOR TO MAKING CHANGES IN THE FIELD.

INDEX

WASTEWATER SHEETS

NO.	SHEET	TITLE
1	WW 1	COVER SHEET
2	WW 2	EXISTING SITE LAYOUT
3	WW 3	WASTEWATER SYSTEM PLAN
4	WW 4	WASTEWATER SYSTEM SCHEMATIC AND DETAILS
5	WW 5	WASTEWATER SYSTEM SPECIFICATIONS (AND EROSION CONTROL NOTES)

PROJECT DESIGN AND OPERATION NOTES

DESIGN FLOWS, VOLUMES, AND TREATMENT

LOT -032 (LOT #1) (2801 SUMMERLAND)
FACILITY TYPE: RESIDENTIAL
UNIT FLOW BASIS: # OF BEDROOMS
OF UNITS: NEW 4 BEDROOM + 1 BEDROOM EQUIV. SFD
DESIGN FLOWS: 600 GPD
TREATMENT CATEGORY: CONVENTIONAL
NEW SEPTIC TANK VOLUME: 2,500 GALLONS

SOIL TESTING RESULTS AND DISPOSAL DESIGN: LOT -032 & LOT -033

THE FOLLOWING SOIL PROFILE AND PERCOLATION TESTING INFORMATION WAS EXTRACTED FROM THE PROJECT GEOTECHNICAL REPORT PREPARED BY SOIL SURVEYS GROUP, INC. (JOB #7973):

PERCOLATION TEST HOLES P-1, P-2, AND P-3, WERE LOCATED NEAR THE PROPOSED SEPTIC AREA FOR 2801 SUMMERLAND ROAD (LOT 1), AS SHOWN ON FIGURE II. THE SOILS LOGGED SIMILARLY TO DEPTHS OF 10, 5, AND 3 FEET RESPECTIVELY. THE NEAR SURFACE SOILS CONSISTS OF SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF 1.5 FEET OVERLYING CLAYEY, SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF TEN FEET.

PERCOLATION TEST HOLES P-4, P-5, AND P-6, WERE LOCATED NEAR THE PROPOSED SEPTIC AREA FOR 2791 SUMMERLAND ROAD (LOT 2), AS SHOWN ON FIGURE II. THE SOILS LOGGED SIMILARLY TO DEPTHS OF 10, 5, AND 3 FEET RESPECTIVELY. THE NEAR SURFACE SOILS CONSISTS OF SILTY, CLAYEY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF 1.5 FEET OVERLYING CLAYEY, SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF TEN FEET.

NO GROUNDWATER WAS ENCOUNTERED IN THE BORINGS TO A MAXIMUM EXPLORED DEPTH OF 30.0 FEET. BORINGS B-1 AND B-3 WERE PREPARED AND INSTALLED AS GROUNDWATER MONITORS. NO GROUNDWATER WAS MEASURED ON THE DAY OF PERCOLATION TESTING, SEPTEMBER 15, 2021. THE ACTUAL DEPTH TO GROUNDWATER DURING RAINY MONTHS IS UNKNOWN, BUT IT SHOULD BE NOTED THAT GROUNDWATER FLUCTUATIONS CAN OCCUR DUE TO VARIATIONS IN RAINFALL, TEMPERATURE AND OTHER FACTORS NOT EVIDENT DURING THE TIME OF OUR INVESTIGATION.

Percolation tests were performed in the selected test holes by the Falling Head method on September 15, 2021, within twenty-four hours of presaturation. Measurements were taken from the test hole reference points (R.P.). The final percolation rates are summarized as follows:

Boring No.	Beginning Depth Ft.	Final Perc. Rate Inches/Hour	Final Perc. Rate Minutes/Inch
P-1	10.11	3.60	16.67
P-2	5.04	3.60	16.67
P-3	3.14	2.88	20.83
P-4	10.07	2.64	22.73
P-5	5.00	2.40	25.00
P-6	3.01	1.44	41.67

LOT -032 (LOT #1) (2801 SUMMERLAND)
DESIGN AREA APPLICATION RATE FOR 10' DEPTH: 0.7 GPD/SF
REQUIRED EFFECTIVE LEACHING AREA: 857 SF
DESIGN EFFECTIVE LEACHING AREA: 857+ SF
MAX EFFECTIVE AREA/LF: 4SF/LF

OWNER IS RESPONSIBLE FOR GENERAL OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM

THE SEPTIC/WASTEWATER SYSTEM SHALL BE INSTALLED BY A QUALIFIED PROFESSIONAL.

COVER SHEET

FARHAT SITE IMPROVEMENT PROJECT
2801 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-032

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REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

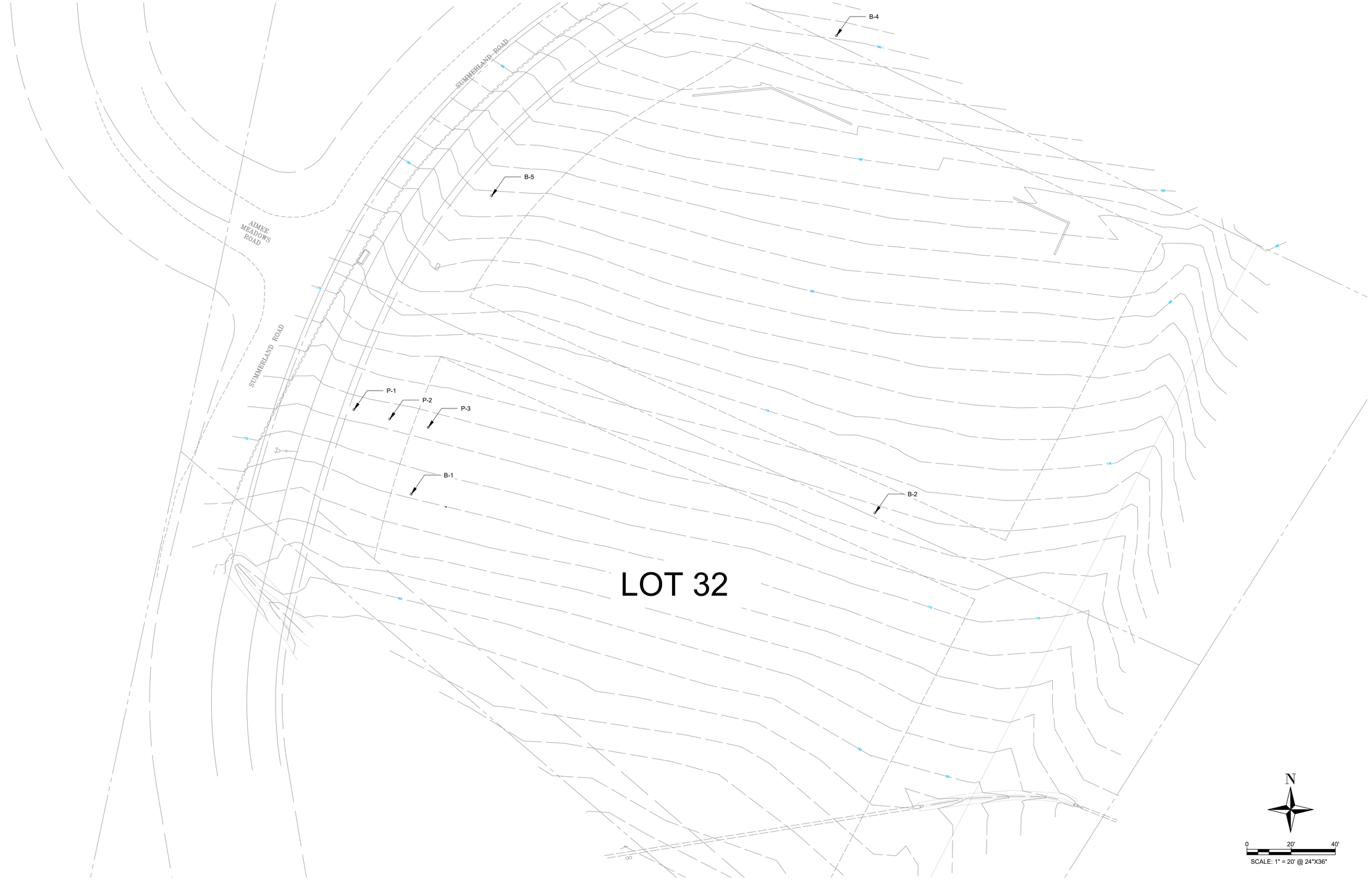
Drawn By	Checked By
PEM	PEM
Project No. 202327	Scale AS SHOWN
Date MAR 2025	

Sheet No. WW1

1 OF 5

No.	Revision/Issue	Date

PEM 9/9/2025 MYE_Farhat_OWTS Plans_LOT 32.dwg



1 EXISTING SITE LAYOUT
SCALE: 1" = 20'

EXISTING SITE LAYOUT

FARHAT SITE IMPROVEMENT PROJECT
2801 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-032

CLIENT
SAIDI FARHAT
farhatsaidi@ymail.com
831-227-3359

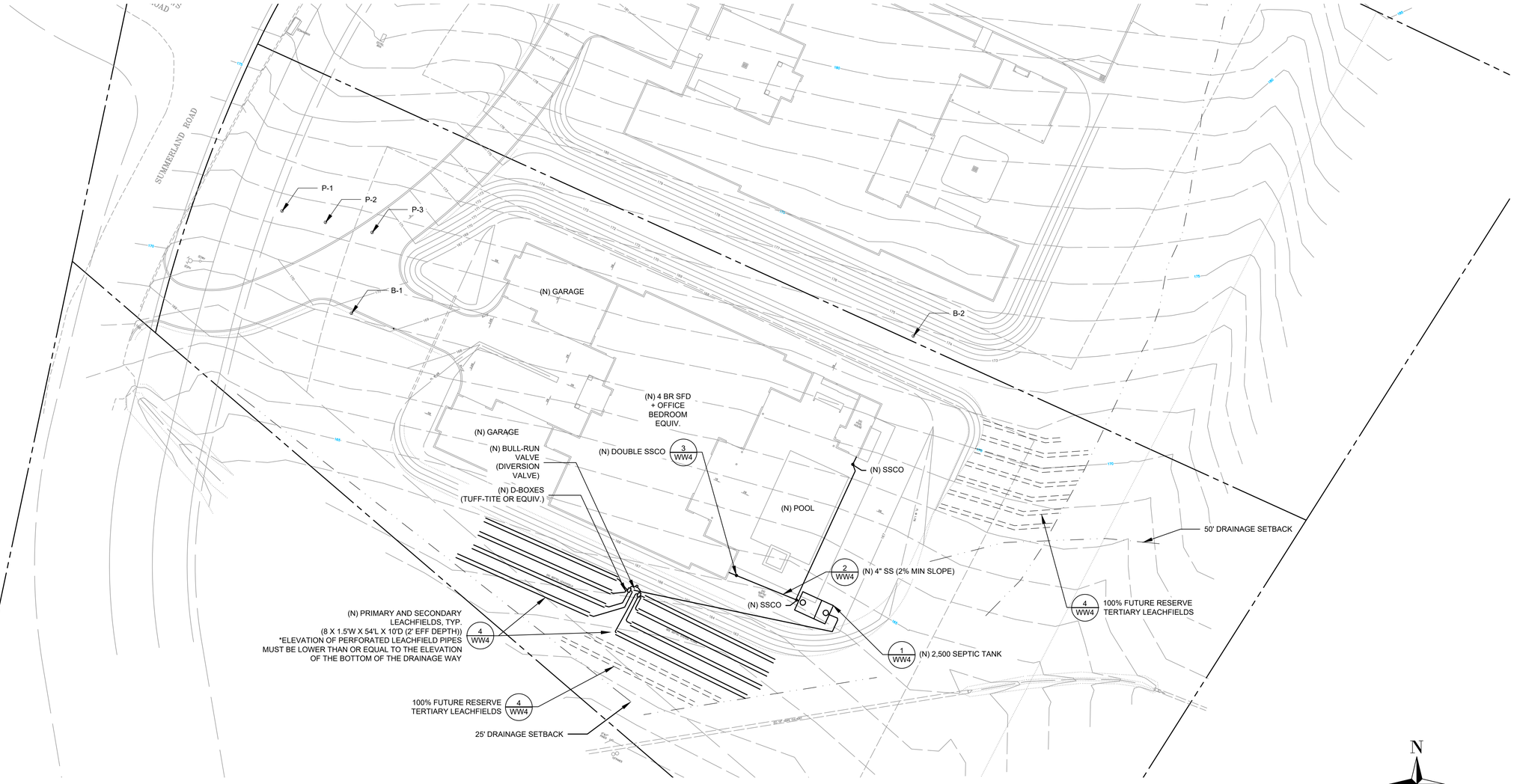
MYER ENGINEERING, INC.
Civil Engineering Consulting Services
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REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

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PEM	PEM
Project No. 202327	Scale AS SHOWN
Date MAR 2025	

Sheet No.
WW2
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No.	Revision/Issue	Date



1 WASTEWATER SYSTEM PLAN
SCALE: 1" = 20'

N

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

No.	Revision/Issue	Date

WASTEWATER SYSTEM PLAN

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AROMAS CA 95076
APN: 181-261-032

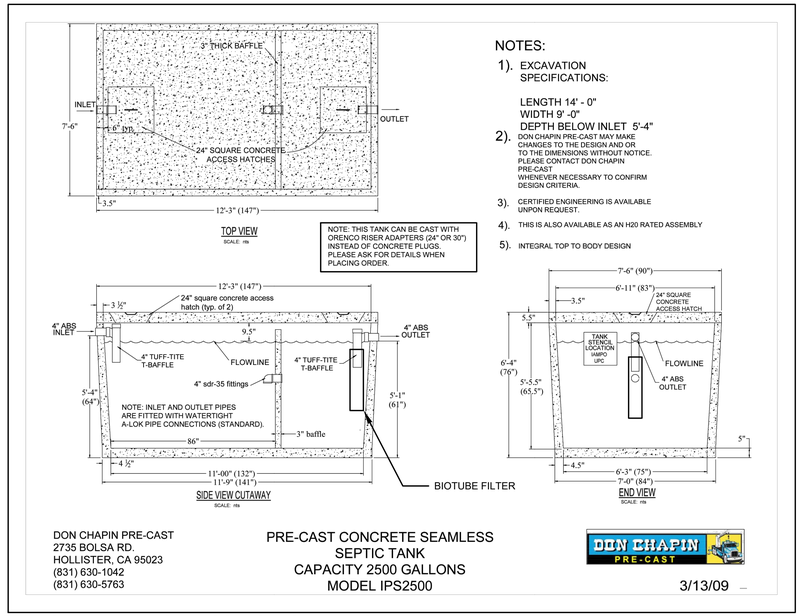
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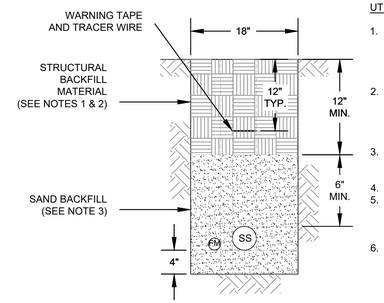
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WW3
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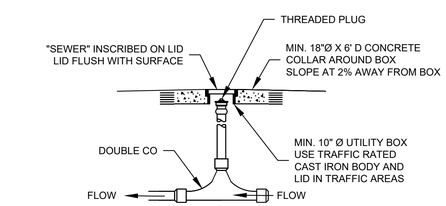
1 2,500 GAL SEPTIC TANK WITH ORENCO RISERS AND BIOTUBE EFFLUENT FILTER
SCALE: AS DIMENSIONED



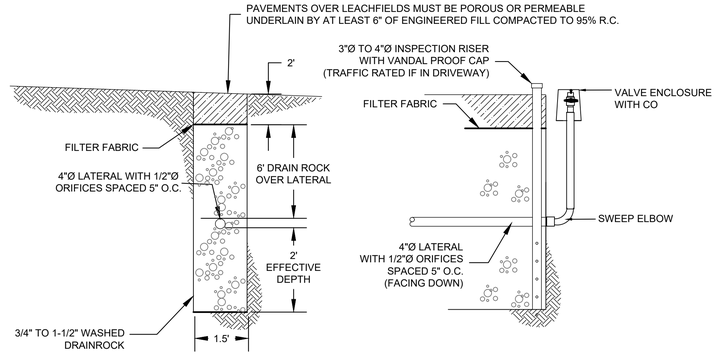
UTILITY TRENCH NOTES:

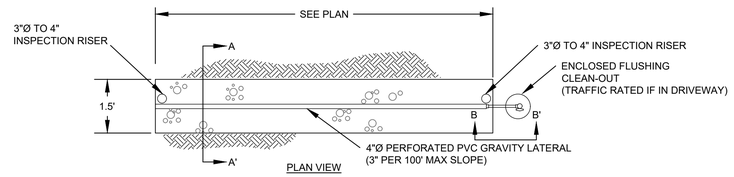
1. UTILITY TRENCH STRUCTURAL BACKFILL UNDER DRIVEWAYS AND ROADS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. UTILITY TRENCH STRUCTURAL BACKFILL UNDER NON-TRAFFIC AREAS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
3. ALL SAND BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
4. SS=SANITARY SEWER
5. SANITARY SEWER LINES SHALL BE INSTALLED WITH A 10' MINIMUM SEPARATION FROM ALL POTABLE WATER LINES.
6. IF SANITARY SEWER AND WATER LINES MUST CROSS, THE SANITARY SEWER SHALL BE LOCATED AT LEAST 2' BELOW THE WATER LINE.

2 SS UTILITY TRENCH DETAIL
SCALE: AS DIMENSIONED



3 SS CLEANOUT
SCALE: AS DIMENSIONED





4 CONVENTIONAL LEACHFIELD
SCALE: AS DIMENSIONED

WASTEWATER SYSTEM SCHEMATIC AND DETAILS

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Sheet No.
WW4
4 OF 5

No.	Revision/Issue	Date

GENERAL SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS ARE FOR THE INSTALLATION OF THE ENHANCED WASTEWATER TREATMENT SYSTEM AT THE LOCATION SPECIFIED IN THE BORDER OF THESE DESIGN PLANS. THE ACCOMPANIED PLANS PRESENT THE GENERAL LAYOUT, PLUMBING CONFIGURATION, AND CONSTRUCTION DETAILS.

MATERIAL SPECIFICATIONS

THE FOLLOWING ARE MATERIAL SPECIFICATIONS FOR THE WASTEWATER SYSTEM COMPONENTS. ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AND AS DESCRIBED IN THE ACCOMPANIED PLANS OR AN ENGINEER APPROVED EQUIVALENT.

1. SUBSURFACE TANKS

THE SUBSURFACE TANKS INCLUDE THE 2,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK.

1.1. 2,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK. THE SYSTEM SHALL BE CAPABLE OF TREATING DESIGN FLOW OF AT LEAST 600 GPD. DIMENSIONS, FITTING SIZES AND LOCATIONS, AND OPTIONAL ACCESSORIES SHALL BE INCLUDED AS SHOWN ON TANK DRAWINGS. THE TANK SHALL BE WATERTIGHT AND TESTED IN THE FIELD AFTER INSTALLATION.

1.2. PRODUCT STORAGE. THE SUBSURFACE TANKS SHALL BE CAPABLE OF STORING SEPTAGE LIMITED TO THE COLLECTION AND STORAGE OF HUMAN SOLID OR LIQUID ORGANIC WASTE.

1.3. PIPING. SDR35 PVC PIPE, SCHEDULE 40 PVC PIPE, OR ABS PIPE SHALL BE USED FOR INLET AND OUTLET PIPING AS SHOWN ON DRAWINGS. ALL PIPING SHALL BE FACTORY SEALED TO ENABLE FIELD TIGHTNESS TESTING WITH AT LEAST ONE PIPE OPENING PROVIDED WITH A THREADED FITTING FOR CONNECTING A PRESSURE TEST MANIFOLD.

1.4. ACCESS OPENINGS. ALL ACCESS OPENINGS SHALL BE 30 INCHES IN DIAMETER OR LARGER AS SHOWN ON THE PLANS, SHALL BE MANUFACTURED OF FIBERGLASS, CONCRETE OR CAST IRON WITH RESPECT TO SPECIFIED TRAFFIC RATING. LOCATIONS SHALL BE AS SHOWN ON TANK DRAWINGS. EACH MANHOLE SHALL HAVE A WATERTIGHT RISER TO FINISH GRADE.

1.5. RISERS. RISERS SHALL BE REQUIRED FOR ACCESS TO INTERNAL VAULTS AND ACCESS INTO THE TANKS FOR SEPTAGE PUMPING. ALL RISERS SHALL BE CONSTRUCTED WITH WATERTIGHT SEALS PROVIDED. RISERS SHALL BE A MINIMUM OF 30" IN NOMINAL DIAMETER WHEN THE DEPTH OF BURY IS 36" OR GREATER. TO ENSURE PRODUCT COMPATIBILITY, RISERS, LIDS, AND ATTACHMENT COMPONENTS SHALL BE SUPPLIED BY A SINGLE MANUFACTURER AND, WHERE APPLICABLE, SHALL BE FACTORY EQUIPPED WITH THE FOLLOWING:

1.5.1. ADHESIVE. WHEN BONDING TO THE RISER RINGS, AN EPOXY PROVIDED BY THE MANUFACTURER SHALL BE USED. ADHESIVES AND SEALANTS SHALL BE WATERPROOF, CORROSION RESISTANT, AND APPROVED FOR THE INTENDED APPLICATION. THE RISER-TO-TANK CONNECTION SHALL BE WATERTIGHT AND STRUCTURALLY SOUND. THE RISER-TO-TANK CONNECTION SHALL BE CAPABLE OF WITHSTANDING A VERTICAL UPLIFT OF 5,000 POUNDS TO PREVENT RISER SEPARATION DUE TO TANK SETTLEMENT, FROST HEAVE, AND VEHICLE TRAFFIC OVER THE TANK.

1.5.2. LIDS. ONE LID SHALL BE FURNISHED WITH EACH ACCESS RISER. LIDS SHALL BE WATERPROOF, CORROSION RESISTANT, AND UV RESISTANT. LIDS SHALL BE FLAT, WITH NO NOTICEABLE UPWARD DOME. LIDS SHALL NOT ALLOW WATER TO POND ON THEM. LIDS SHALL FORM A WATERTIGHT SEAL WITH THE TOP OF RISER. TRAFFIC-RATED LIDS SHALL BE CAPABLE OF WITHSTANDING A TRUCK WHEEL LOAD (36 SQUARE INCHES) OF 2500 POUNDS FOR 60 MINUTES WITH A MAXIMUM VERTICAL DEFLECTION OF 1-1/2". LIDS SHALL BE PROVIDED WITH TAMPER-RESISTANT STAINLESS STEEL FASTENERS AND A TOOL FOR FASTENER REMOVAL. TAMPER-RESISTANT FASTENERS INCLUDE RECESSED DRIVES, SUCH AS HEX, TORX, AND SQUARE. FASTENERS THAT CAN BE REMOVED WITH COMMON SCREWDRIVERS, SUCH AS SLOTTED AND PHILLIPS, OR FASTENERS THAT CAN BE REMOVED WITH STANDARD TOOLS, SUCH AS PLIERS OR CRESCENT WRENCHES, ARE NOT CONSIDERED TAMPER-RESISTANT. TO PREVENT A TRIPPING HAZARD, FASTENERS SHALL NOT EXTEND ABOVE THE SURFACE OF THE LID.

1.5.3. RISER INSTALLATION. RISER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. PIPING AND FITTINGS

THE TYPE OF PIPE MATERIALS AND FITTINGS SHALL BE AS DESIGNATED ON THE PLANS AND SHALL COMPLY WITH THE FOLLOWING:

2.1. FITTINGS AND COUPLINGS
THE FITTINGS AND COUPLINGS FOR PVC PIPES SHALL BE THREADED OR SLIP-FITTED TAPERED SOCKET SOLVENT WELD. THREADED ADAPTERS SHALL BE PROVIDED WITH SOCKET PIPE FOR CONNECTIONS TO THREADED PIPE.

3. VALVES

3.1. GENERAL
VALVES SHALL BE OF THE SIZE, TYPE, AND CAPACITY DESIGNATED ON THE PLANS OR IN THE SPECIFICATIONS AND SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN. ALL VALVES ON PRESSURIZED PORTIONS OF THE SYSTEM SHALL BE CAPABLE OF SATISFACTORY PERFORMANCE AT WORKING PRESSURE OF 150 PSI. ALL VALVES ON GRAVITY PORTIONS OF THE SYSTEM SHALL BE RATED FOR AT LEAST TWICE THE ESTIMATED STATIC HEAD ABOVE THE VALVE. VALVES SHALL BE DESIGNED TO PERMIT DISASSEMBLY TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE, SUCH AS TRUE UNION BALL VALVES AND CHECK VALVES.

4. PUMP SYSTEMS

ALL PUMP SYSTEMS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

5. ADDITIONAL COMPONENTS

ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

6. LEACHFIELDS

THE LEACHFIELD SYSTEM SHALL PROVIDE ADDITIONAL TREATMENT AND DISPOSAL OF THE WASTEWATER. THE SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

6.1. CLEAN DRAIN ROCK
THE DRAIN ROCK SHALL BE LOCATED AS SHOWN IN THE ACCOMPANYING PLANS. THE ROCK SHALL BE CLEAN, DOUBLE WASHED GRAVEL RANGING FROM 3/4"Ø TO 1-½"Ø WITH FINES LESS THAN 1%.

6.2. FILTER FABRIC
THE FILTER FABRIC SHALL BE PLACED ON TOP OF THE GRAVEL ROCK BED. THE FABRIC SHALL BE A GEOTEXTILE SYNTHETIC FILTER FABRIC SUCH AS MIRAFI 1100N, DUPONT TYPAR (4 OR 6 OZ/SQ YD), OR APPROVED EQUIVALENT. THE FABRIC SHALL COVER AN AREA SUCH THAT IT EXTENDS 1 FOOT BEYOND THE TRENCH IN EACH DIRECTION.

6.3. SOIL COVER
THE SOIL COVER SHALL BE PLACED OVER THE LEACHFIELDS TO REDUCE EROSION AND SLOPE INSTABILITY. THE SOIL SHALL BE A SANDY LOAM TO INCREASE THE POTENTIAL FOR AIR THROUGH THE DEPTH OF THE SOIL. THE SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN LANDSCAPE AREAS AND 95% RELATIVE COMPACTION IN DRIVEWAYS AND ROADWAYS.

CONSTRUCTION SPECIFICATIONS

THE CONSTRUCTION OF THE PROJECT SHALL CONFORM TO THE PLANS AND FOLLOWING SPECIFICATIONS. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ALL SITE WORK.

1. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE ENGINEER AND OWNER AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF SITE WORK. THE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE MEETING CONFERENCE. THE MEETING SHOULD BE CONDUCTED TO REVIEW THE DESIGN, MATERIAL, AND CONSTRUCTION SPECIFICATIONS. ALL CONTRACTOR PROPOSED REVISIONS IN THE DESIGN SHALL BE APPROVED BY THE ENGINEER. THE INSTALLATION MUST BE INSPECTED BY THE ENGINEER FOR CONFORMANCE TO THE DESIGN.

2. STAKING

THE CONTRACTOR WILL PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL CONTROL FOR INSTALLATION OF THE WORK AT DATUM POINTS NECESSARY TO ESTABLISH ALIGNMENT AND GRADE. THE PROTECTION AND CARE OF THE STAKES ONCE SET, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. EXCAVATION

ALL EXCAVATION WORK SHALL BE MADE TO THE LINES, GRADES AND DIMENSIONS SHOWN IN THE ACCOMPANIED PLANS. EXCAVATIONS SHALL BE PERFORMED IN THE DAY AND IN A MANNER THAT MINIMIZES EROSION, FLOODING AND SEDIMENTATION. EXCAVATED SOILS THAT ARE TO BE STOCKPILED ON-SITE SHALL BE PLACED IN A LOCATION AND MANNER THAT MINIMIZES EROSION AND CONTROLS SEDIMENTATION.

THE CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHERE EXCAVATION EQUIPMENT MAY ENCOUNTER EXISTING UNDERGROUND UTILITIES AND OTHER FACILITIES OF ANY NATURE. CONTRACTOR SHALL PERSON HIS OPERATION IN SUCH A MANNER AND SHALL EXERCISE THE GREATEST OF CARE SO AS NOT TO INJURE IN ANY MANNER EXISTING UNDERGROUND UTILITIES, MAINS OR FACILITIES OF ANY NATURE. SHOULD THE CONTRACTOR INJURE, BREAK OR DAMAGE EXISTING UNDERGROUND UTILITIES, MAINS, OR FACILITIES OF ANY NATURE IN ANY MANNER, THEY SHALL REPAIR THE SAME AT THEIR OWN EXPENSE. IF IT DOES NOT APPEAR FEASIBLE THAT THE CONTRACTOR CAN MAKE NEEDED REPAIRS, THEN SUCH REPAIRS SHALL BE MADE BY THE OWNER AND THE CONTRACTOR SHALL BE CHARGED FOR SUCH REPAIRS.

4. POLLUTION CONTROL

4.1. WATER POLLUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERMITTING REQUIREMENTS RELEVANT TO THE CONSTRUCTION OF THE PROJECT ARE MET AT ALL TIMES. ACTIONS BY THE CONTRACTOR, THE SUBCONTRACTORS OR EMPLOYEES THEREOF RESULTING IN NONCOMPLIANCE OF PERMITTING REQUIREMENTS MAY BE GROUNDS FOR TERMINATION OF THIS CONTRACT.

4.2. NOISE POLLUTION
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP NOISE POLLUTION, DUE TO THESE CONSTRUCTION ACTIVITIES, AS LOW AS POSSIBLE.

4.3. SOIL CONTAMINATION
THE CONTRACTOR SHALL NOT ALLOW REGULATED MATERIALS TO SPILL ON THE PROJECT SITE. ANY SPILLAGE OR REGULATED MATERIALS RESULTING FROM THE CONTRACTOR'S OPERATION SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4.4. STORAGE OF REGULATED MATERIALS
THE STORAGE AND USE OF ANY REGULATED MATERIALS SHALL MEET ALL REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY THE REQUIREMENTS OF ANY REGULATORY AGENCY FOR THE STORAGE, MONITORING, USAGE, TRANSPORTATION, SAFETY, REPORTING, OR ANY OTHER REQUIREMENTS REGARDING THE MANAGEMENT OF REGULATED MATERIALS ON AND OFF THE PROJECT SITE.

5. SITE WORK

5.1. MOBILIZATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATORY WORK AND PLACEMENT OF MATERIALS IN A STAGING AREA REQUIRED FOR CONSTRUCTION OPERATIONS INCLUDING, BUT NOT LIMITED TO, THOSE NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE; FOR THE ESTABLISHMENT OF FACILITIES NECESSARY FOR WORK ON THE PROJECT; PROVIDING POLLUTION CONTROL MEASURES; AND FOR ALL OTHER WORK AND OPERATIONS WHICH MUST BE PERFORMED.

THE CONTRACTOR SHALL PROVIDE MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER COMPLETION OF THE WORK OF THIS SECTION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE COUNTY.

5.2. CLEARING AND GRUBBING
CLEAR THE SITE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THIS SECTION. CLEARING AND GRUBBING SHALL CONSIST OF ALL WORK INCLUDING, BUT NOT LIMITED TO, SALVAGED MATERIALS REMOVAL, PROVIDING AND INSTALLING TEMPORARY EROSION CONTROL, AND PLACEMENT OF TREES, TREE BRANCHES, TREE STUMPS, BRUSH, ROOTS, BOULDERS, SHRUBS, SEDIMENT, AND ALL OBJECTIONABLE MATERIALS IN AN AGREED UPON LOCATION ADJACENT TO THE WORK SITE.

EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

ALL WASTES DISPOSAL SHALL BE CONDUCTED AS FOLLOWS:
A. REMOVE WASTE FROM CLEARING OPERATIONS.
B. DISPOSE OF AVWAY FROM THE SITE IN A LEGAL MANNER.
C. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE JOB SITE.
D. DO NOT BURN DEBRIS AT THE SITE.

6. DELETERIOUS MATERIALS

MATERIALS CONTAINING AN EXCESS OF 5% (BY WEIGHT) OF VEGETATION OR OTHER DELETERIOUS MATTER MAY BE UTILIZED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILLS. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATTER, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.

7. UTILITY TRENCHES

A. A SELECT, NONCORROSIVE, GRANULAR, EASILY COMPACTED MATERIAL SHOULD BE USED AS BEDDING AND SHADING IMMEDIATELY AROUND UTILITY PIPES. THE SITE SOILS MAY BE USED FOR TRENCH BACKFILL ABOVE THE SELECT MATERIAL. IF OBTAINING COMPACTION IS DIFFICULT WITH THE SITE SOILS, USE OF A MORE EASILY COMPACTED SAND MAY BE DESIRABLE. THE UPPER FOOT OF BACKFILL IN LANDSCAPED OR OTHER OPEN AREAS SHOULD CONSIST OF NATIVE MATERIAL TO REDUCE THE POTENTIAL FOR SEEPAGE OF WATER INTO THE BACKFILL.
B. TRENCH BACKFILL IN THE UPPER 12 INCHES OF SUBGRADE BENEATH AREAS TO RECEIVE PAVEMENT SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY. TRENCH BACKFILL IN OTHER AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY. JETTING OF UTILITY TRENCH BACKFILL SHOULD NOT BE ALLOWED.

8. PIPE INSTALLATION

8.1. GENERAL
PIPE SHALL BE JOINED BY SOCKET TYPE SOLVENT-WELDED FITTINGS OR THREADED FITTINGS. PLASTIC PIPE SHALL BE CUT SQUARE, EXTERNALLY CHAMFERED APPROXIMATELY 10 TO 15 DEGREES, AND ALL BURRS AND FINS REMOVED. SOLVENT-WELDED JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2855. THE SOLVENT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.

CARE SHALL BE EXERCISED IN ASSEMBLING A PIPELINE WITH SOLVENT WELDED JOINTS SO THAT STRESS ON PREVIOUSLY MADE JOINTS IS AVOIDED. HANDLING OF THE PIPES FOLLOWING JOINTING, SUCH AS LOWERING THE ASSEMBLED PIPELINE INTO THE TRENCH, SHALL NOT OCCUR PRIOR TO THE SET TIMES SPECIFIED BY THE MANUFACTURER.
SOLVENTS SHALL BE APPLIED TO PIPE ENDS IN SUCH A MANNER THAT NO MATERIAL IS DEPOSITED ON THE INTERIOR SURFACE OF THE PIPE OR EXTRUDED INTO THE INTERIOR OF THE PIPE DURING JOINTING. EXCESS CEMENT ON THE EXTERIOR OF THE JOINT SHALL BE WIPED CLEAN IMMEDIATELY AFTER ASSEMBLY.

THREADED PIPE JOINTS SHALL BE MADE USING TEFLON TAPE OR OTHER APPROVED JOINTING MATERIAL. SOLVENT SHALL NOT BE USED WITH THREADED JOINTS. PLASTIC PIPE WHICH HAS BEEN NICKED, SCARRED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED. PLASTIC PIPE SHALL BE SNAKED FROM SIDE TO SIDE IN THE TRENCH TO ALLOW 1 FOOT OF EXPANSION AND CONTRACTION PER 100 FEET OF STRAIGHT RUN.
THE PIPELINE SHALL NOT BE EXPOSED TO WATER FOR 24 HOURS AFTER THE LAST SOLVENT-WELDED JOINT IS MADE.

8.2 GRAVITY PIPE
GRAVITY PIPE FOR WASTEWATER SHALL PROVIDE 2 FT VERTICAL AND 10 FT HORIZONTAL CLEARANCE FROM WATER LINES, AND SHALL CROSS SUCH LINES AS NEARLY AS POSSIBLE TO 90 DEGREES, IF CROSSING CAN NOT BE AVOIDED.

PIPE SLOPES SHALL NOT BE LESS THAN 2% FOR 4"Ø PIPE. PIPES SHALL ENTER AND LEAVE CONNECTIONS AS CLOSE TO PARALLEL AS POSSIBLE, BUT IN NO WAY TO EXCEED AN ANGLE OF 45°. 90° TEE CONNECTIONS ARE NOT ALLOWED.

8.3 GENERAL TRENCHING
EXCAVATION OF PIPE TRENCHES SHALL FOLLOW NEAT AND PARALLEL LINES, WITH TRENCH WIDTH, IN GENERAL, TO BE ONE FOOT, WITH SUCH WIDENING, AS REQUIRED TO PLACE VALVES AND FITTINGS WITH A MINIMUM OF 4 INCH CLEARANCE TO TRENCH WALL. THE TRENCH SHALL BE NO LESS THAN 24 INCHES DEEP, EXCEPT WHEN IT IS NECESSARY, TO AVOID UNDERGROUND OBSTRUCTIONS OR ROCKY CONDITIONS. IN ALL CASES, THE PIPE SHALL BE PLACED ON A BEDDING OF IMPORTED OR NATIVE MATERIAL PROVIDING CONTINUOUS SUPPORT THROUGHOUT ITS LENGTH.

BACKFILL FOR THE PIPE TO THE TOP OF THE PIPE PLUS 4 INCHES SHALL BE SELECTED OR IMPORTED SANDY MATERIAL, FREE OF STONE, CLAY, LIMBS OR OTHER DELETERIOUS MATERIALS IN EXCESS OF 1/2 INCH MAXIMUM DIMENSION, PLACED AND TAMPED AND/OR PADDLED ABOUT THE PIPE TO ENSURE PROPER BEDDING PRIOR TO COMPLETION OF TRENCH FILL. THE REMAINING BACKFILL SHALL BE PLACED AT 90% RELATIVE COMPACTION.

9. FLUSHING AND TESTING

AFTER COMPLETION, ALL PIPELINES SHALL BE THOROUGHLY FLUSHED TO REMOVE DIRT, SCALE, OR OTHER MATERIAL. AFTER FLUSHING, THE LINE SHALL BE PRESSURE TESTED. ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR AND ALL TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER OR ENGINEER.

THE CONTRACTOR SHALL PERFORM A TEST TO DEMONSTRATE THAT THE TANKS AND BASINS ARE WATER TIGHT. THE INLET AND OUTLET PIPES OF THE TANKS SHALL BE CAPPED AND THE TANKS SHALL BE COMPLETELY FILLED WITH WATER. THE WATER LEVEL SHALL REMAIN CONSTANT FOR MORE THAN 24 HOURS, OR DURATION BY THE REVIEWING AGENCY JURISDICTION, WHICHEVER IS GREATER, TO DETERMINE IF IT IS WATER TIGHT.

10. OPERATIONAL TEST

THE PERFORMANCE OF ALL COMPONENTS OF THE SYSTEMS SHALL BE EVALUATED BY THE CONTRACTOR.

DURING THE TEST PERIOD AND AT LEAST 15 DAYS PRIOR TO FINAL INSPECTION, THE SYSTEM SHALL OPERATE SATISFACTORILY DURING SUCH PERIOD. ALL NECESSARY REPAIRS, REPLACEMENTS, AND ADJUSTMENTS SHALL BE MADE UNTIL ALL EQUIPMENT, ELECTRICAL WORK, CONTROLS, AND INSTRUMENTATION ARE FUNCTIONING IN ACCORDANCE WITH THE CONTRACTORS DOCUMENTS OR MANUFACTURER SPECIFICATIONS.

11. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS OF THE LAYOUT AND CONSTRUCTION OF THE SYSTEM.

12. OTHER ITEMS

ANY PROCEDURES NOT NOTED OR INCLUDED IN THE ENGINEERING PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO IMPLEMENTATION.

EROSION CONTROL NOTES:

GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE LOCAL JURISDICTION.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. ALL GRADING SHALL CONFORM TO THE LOCAL GRADING ORDINANCE, EROSION CONTROL ORDINANCES, AND CALIFORNIA BUILDING CODE.

1.4. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF: A. EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL; B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED; C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.

SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING STERIL, WEED FREE, SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

OTHER PROVISIONS. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

No.	Revision/Issue	Date

WASTEWATER SYSTEM SPECIFICATIONS

FARHAT SITE IMPROVEMENT PROJECT
2801 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-032

CLIENT
SAIDI FARHAT
farhatsaidi@ymail.com
831-227-3359

MYER ENGINEERING, INC.
Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No.	Scale
202327	AS SHOWN

Date: MAR 2025

Sheet No.: WW5



* NOTES (E) = EXISTING

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE

2791 & 2801 SUMMERLAND ROAD, AROMAS, CA.

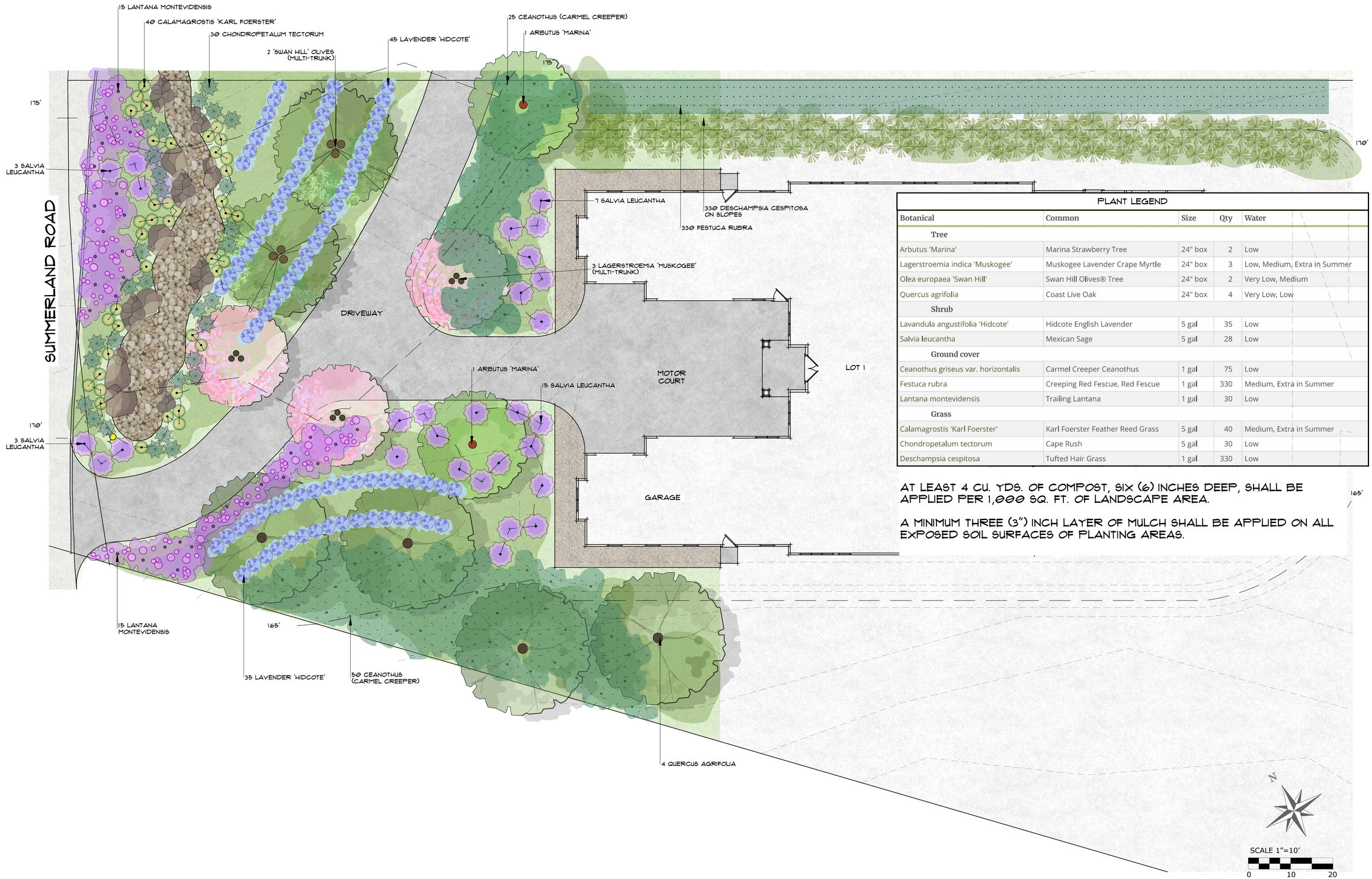
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
SCALE	1"=20'-0"
DRAWN	SL
JOB	FARHAT

L-1

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PLANT LEGEND

Botanical	Common	Size	Qty	Water
Tree				
Arbutus 'Marina'	Marina Strawberry Tree	24" box	2	Low
Lagerstroemia indica 'Muskogee'	Muskogee Lavender Crape Myrtle	24" box	3	Low, Medium, Extra in Summer
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	2	Very Low, Medium
Quercus agrifolia	Coast Live Oak	24" box	4	Very Low, Low
Shrub				
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 gal	35	Low
Salvia leucantha	Mexican Sage	5 gal	28	Low
Ground cover				
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	75	Low
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	330	Medium, Extra in Summer
Lantana montevidensis	Trailing Lantana	1 gal	30	Low
Grass				
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	40	Medium, Extra in Summer
Chondropetalum tectorum	Cape Rush	5 gal	30	Low
Deschampsia cespitosa	Tufted Hair Grass	1 gal	330	Low

AT LEAST 4 CU. YDS. OF COMPOST, SIX (6) INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA.

A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.

* NOTES (E) = EXISTING

REVISIONS	BY

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FARHAT RESIDENCE

2801 SUMMERLAND ROAD, AROMAS, CA.

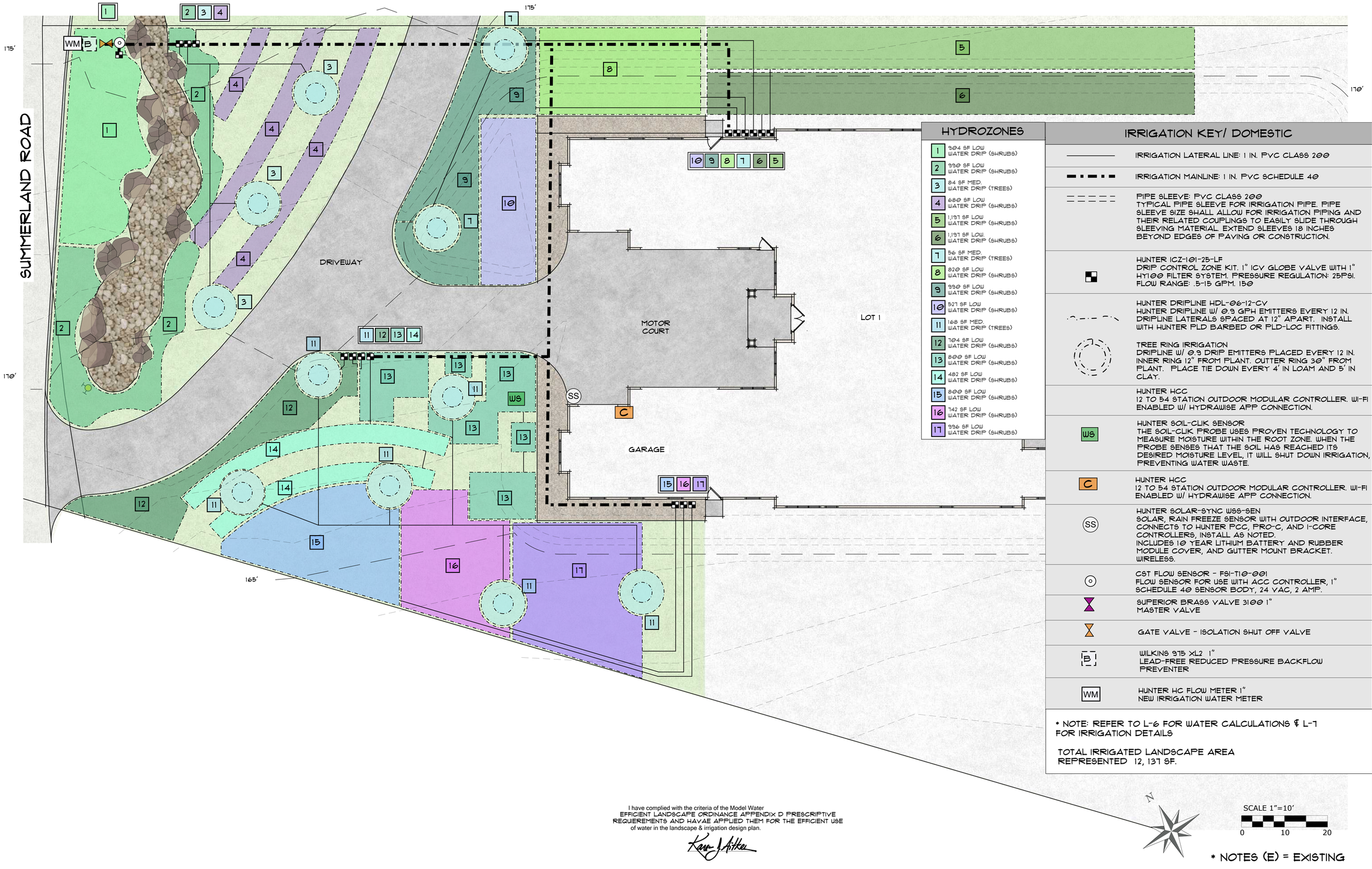
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
EXP. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
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DRAWN	SL
JOB	FARHAT

L-3

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HYDROZONES

1	904 SF LOW WATER DRIP (SHRUBS)
2	930 SF LOW WATER DRIP (SHRUBS)
3	84 SF MED. WATER DRIP (TREES)
4	680 SF LOW WATER DRIP (SHRUBS)
5	1,191 SF LOW WATER DRIP (SHRUBS)
6	1,191 SF LOW WATER DRIP (SHRUBS)
7	56 SF MED. WATER DRIP (TREES)
8	820 SF LOW WATER DRIP (SHRUBS)
9	930 SF LOW WATER DRIP (SHRUBS)
10	521 SF LOW WATER DRIP (SHRUBS)
11	168 SF MED. WATER DRIP (TREES)
12	704 SF LOW WATER DRIP (SHRUBS)
13	800 SF LOW WATER DRIP (SHRUBS)
14	482 SF LOW WATER DRIP (SHRUBS)
15	800 SF LOW WATER DRIP (SHRUBS)
16	742 SF LOW WATER DRIP (SHRUBS)
17	936 SF LOW WATER DRIP (SHRUBS)

IRRIGATION KEY/ DOMESTIC

- IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
- IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
- PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
- HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5-15 GPM. 150
- HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
- TREE RING IRRIGATION DRIPLINE W/ 0.9 DRIP EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.
- HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
- WS — HUNTER SOIL-CLIK SENSOR THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.
- C — HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
- SS — HUNTER SOLAR-SYNC WSS-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
- CST FLOW SENSOR - FSI-T10-001 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
- SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
- GATE VALVE - ISOLATION SHUT OFF VALVE
- B — WILKINS 975 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
- WM — HUNTER HC FLOW METER 1" NEW IRRIGATION WATER METER

* NOTE: REFER TO L-6 FOR WATER CALCULATIONS & L-7 FOR IRRIGATION DETAILS

TOTAL IRRIGATED LANDSCAPE AREA REPRESENTED 12, 137 SF.

I have complied with the criteria of the Model Water Efficient Landscape Ordinance Appendix D Prescriptive Requirements and havae applied them for the efficient use of water in the landscape & irrigation design plan.

Karen Aitken

N

SCALE 1"=10'

0 10 20

* NOTES (E) = EXISTING

REVISIONS	BY

Karen Aitken & Associates Landscape Architecture & Design

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FARHAT RESIDENCE

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PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
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L-5

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MAWA EPPT and ETWU Calculations

Project Name:	Farhat Lot 1	
Project Location:	2801 Summerland Road, Aromas, CA.	
Total Landscape Area:	12,137.0	sq. ft.
Date:	9/1/2025	

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	40.8
Conversion	0.62
ETAF	0.55
LA =	12,137
SLA =	0

MAWA =	168,859.7	gallons per year
	22,574.8	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	40.8
Eppt=	4.1
ETAF=	0.55
LA =	12,137
SLA =	0

MAWA w/ EPPT =	151,913.7	gallons per year
	20,309.3	cubic feet per year

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	40.8	Watsonville , CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.	ETAF x Area	ETWU
1.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	904.0	334.8	8,469.5
2.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	990.0	366.7	9,275.2
3.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,311.6
4.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	680.0	167.9	4,247.2
5.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
6.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
7.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
8.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	820.0	202.5	5,121.7
9.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	990.0	244.4	6,183.5
10.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	527.0	130.1	3,291.6
11.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	168.0	103.7	2,623.3
12.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	704.0	173.8	4,397.1
13.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,996.7
14.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	482.0	119.0	3,010.5
15.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,996.7
16.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	742.0	183.2	4,634.5
17.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	996.0	245.9	6,220.9
					Total sf ft.	Totals	Totals
					12,137.0	3,344.7	84,607.3
						TOTAL	84,607.3
						MAWA	168,859.7

ETAF CALCULATIONS

Regular Landscape Areas

Total ETAF x Area	3,344.7
Total Area	12,137.0
Average ETAF	0.28

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

MAWA EPPT and ETWU Calculations

Project Name:	Farhat Lot 2	
Project Location:	2791 Summerland Road, Aromas, CA.	
Total Landscape Area:	12,754.0	sq. ft.
Date:	9/1/2025	

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	40.8
Conversion	0.62
ETAF	0.55
LA =	12,754
SLA =	0

MAWA =	177,443.9	gallons per year
	23,722.4	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	40.8
Eppt=	4.1
ETAF=	0.55
LA =	12,754
SLA =	0

MAWA w/ EPPT =	159,635.2	gallons per year
	21,341.6	cubic feet per year

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	40.8	Watsonville , CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.	ETAF x Area	ETWU
1.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,311.6
2.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	964.0	238.0	6,021.1
3.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	990.0	244.4	6,183.5
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,000.0	370.4	9,368.9
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	930.0	344.4	8,713.1
6.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	940.0	348.1	8,806.8
7.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	112.0	69.1	1,748.9
8.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	830.0	307.4	7,776.2
9.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	802.0	198.0	5,009.2
10.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	580.0	214.8	5,434.0
11.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	140.0	86.4	2,186.1
12.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,000.0	246.9	6,245.9
13.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
14.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	824.0	203.5	5,146.6
15.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
16.) Low Water Use/ Shtubs	Drip	0.2	0.81	0.24691358	1,052.0	259.8	6,570.7
17.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
18.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
					Total sf ft.	Totals	Totals
					12,754.0	3,843.5	97,224.1
						TOTAL	97,224.1
						MAWA	177,443.9

ETAF CALCULATIONS

Regular Landscape Areas

Total ETAF x Area	3,843.5
Total Area	12,754.0
Average ETAF	0.30

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

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LANDSCAPE ARCHITECTS
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CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE
2791 SUMMERLAND ROAD, AROMAS, CA.

WATER CALCS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE 09-02-25
SCALE
DRAWN SL
JOB FARHAT

L-6

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.

2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESEN AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSI OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.

3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHE POSSIBLE.

4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.

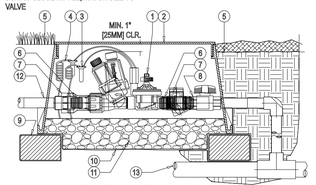
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK NO EXTRA COST TO THE OWNER.

6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT W THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATIC AUDITOR AT THE TIME OF FINAL INSPECTION

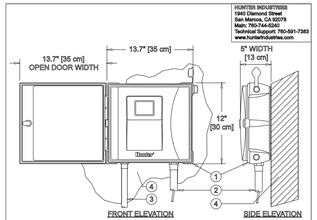
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS



DRIP CONTROL ZONE KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE

Hunter V.ICZ.04 NO SCALE



DETAIL LEGEND:

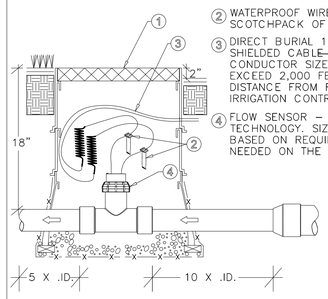
1. IRRIGATION CONTROLLER (HCC-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL)
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

IRRIGATION CONTROLLER - PLASTIC ENCLOSURE, WALL MOUNT (HCC-800-PL)

Hunter C.HCC.01 NOT TO SCALE

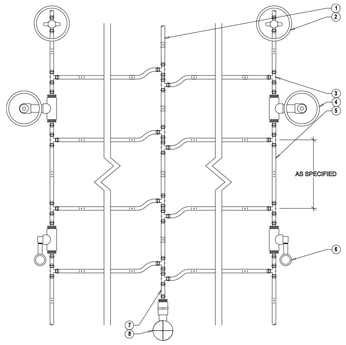


1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OF EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE–MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
4. FLOW SENSOR – CREATIVE SENSOR TECHNOLOGY. SIZE FLOW SENSOR BASED ON REQUIRED G.P.M. NEEDED ON THE PROJECT.

MINIMUM UPSTREAM AND DOWNSTREAM DISTANCES BETWEEN ANY VALVE OR FITTING AND THE FLOW SENSOR

CST FLOW SENSOR INSTALLATION

N.T.S. DETAIL-FILE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. PLD TUBING EXHAUST HEADER
6. ECO-INDICATOR ON SWING ARM
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

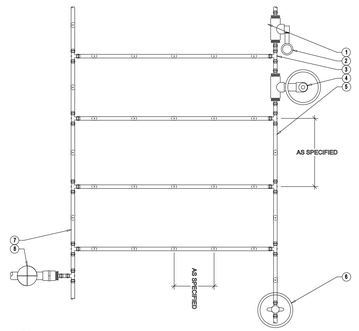
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - PLANTING BED CENTER FEED

Hunter HM.HDL.02 NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. ECO-INDICATOR ON SWING ARM
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. HDL TUBING EXHAUST HEADER
6. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

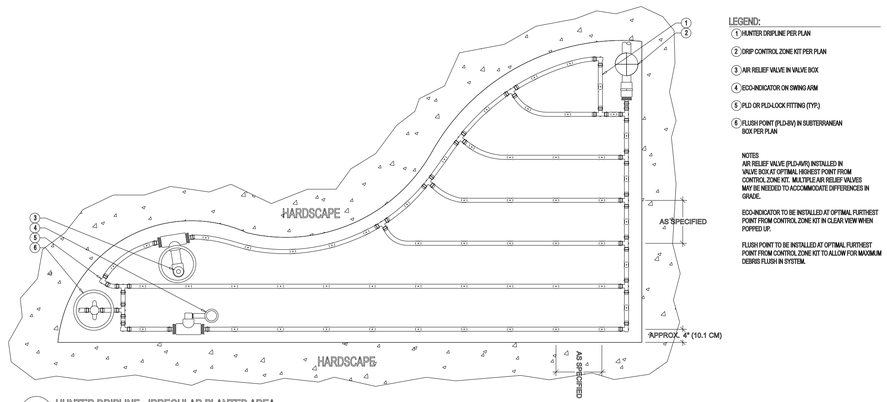
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ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - PLANTING BED

Hunter HM.HDL.01 NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE PER PLAN
2. DRIP CONTROL ZONE KIT PER PLAN
3. AIR RELIEF VALVE IN VALVE BOX
4. ECO-INDICATOR ON SWING ARM
5. PLD OR PLD-LOCK FITTING (TYP.)
6. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN

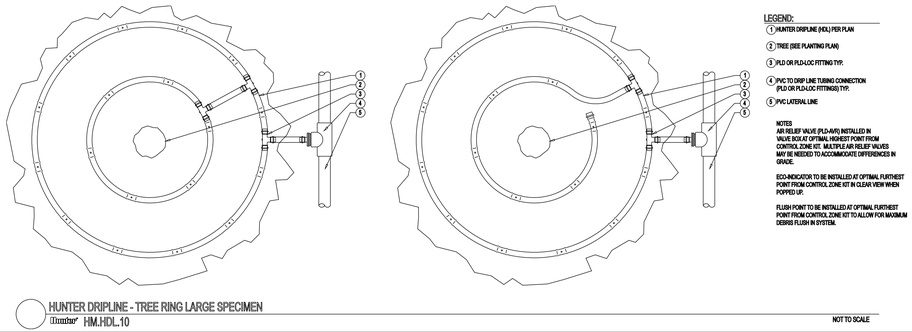
NOTES
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ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - IRREGULAR PLANTED AREA

Hunter HM.HDL.02 NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

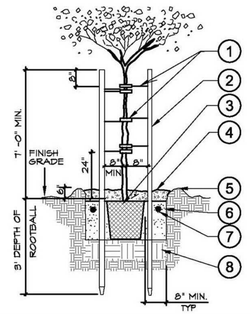
ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

Hunter HM.HDL.10 NOT TO SCALE

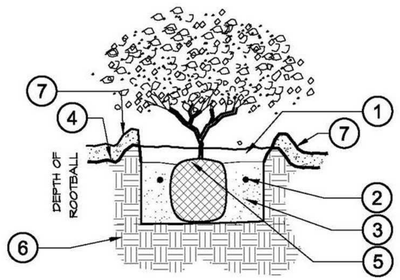
NOTES:
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



LEGEND

1. "CINCH-TIE" TREE TIE – WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES – 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
4. 2" SHREDDED BARK MULCH (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
7. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 4 PER 24" BOX
8. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (24"BOX)



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
3. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

D) A MINIMUM THREE INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE

2791 SUMMERLAND ROAD, AROMAS, CA.

PLANTING & IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

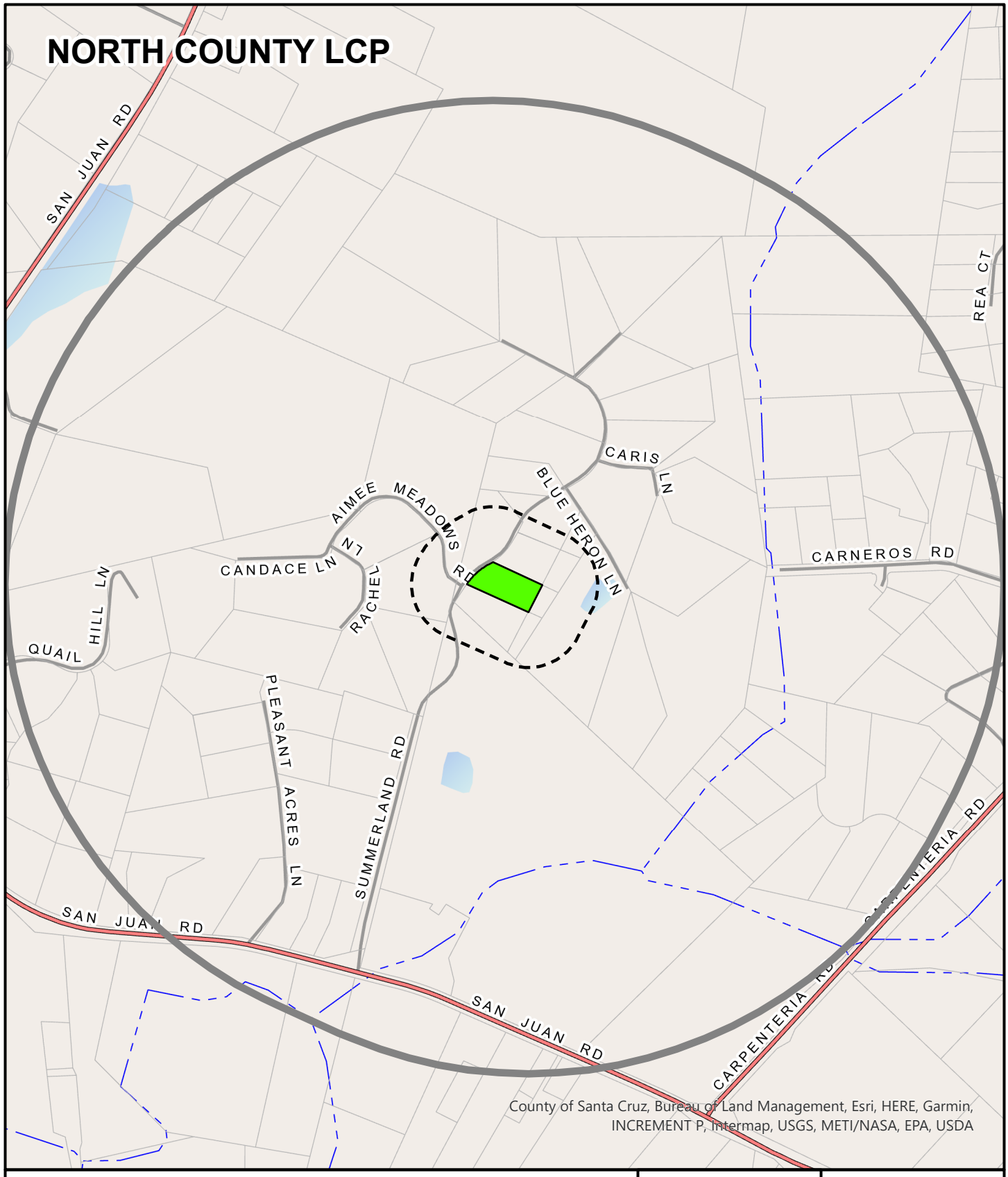
DATE	09-02-25
SCALE	
DRAWN	SL
JOB	FARHAT

L-1

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Exhibit B

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APPLICANT: FARHAT MUSTAFA SHAWKI TR

APN: 181261033000 **FILE #** PLN250073

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOV

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Introduced: 12/23/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN150141-AMD1 - ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE)

Administrative hearing to consider an Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment..

Project Location: 16041 Castroville Boulevard, Castroville.

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Minor & Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the installation of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Sarah Wilson
Property Owner: Frank Cerny Elsberry & Joyce Fuller Elsberry TRS
APN: 131-131-002-000
Parcel Size: 10 acres
Zoning: Rural Density Residential with a density of 5 acres per unit in the Coastal Zone or "RDR/5(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked:
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of a Minor and Tivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
North County Fire Protection Distrcit

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map
Exhibit C - Radio Frequency Report
Exhibit D - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Frank Cerny Elsberry & Joyce Fuller Elsberry TRS, Property Owners; Sarah Wilson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN150141-AMD1

County of Monterey

Item No.6

Administrative Permit

Legistar File Number: AP 26-006

January 07, 2026

Introduced: 12/23/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN150141-AMD1 - ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE)

Administrative hearing to consider an Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment..

Project Location: 16041 Castroville Boulevard, Castroville.

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Minor & Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the installation of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Sarah Wilson
Property Owner: Frank Cerny Elsberry & Joyce Fuller Elsberry TRS
APN: 131-131-002-000
Parcel Size: 10 acres
Zoning: Rural Density Residential with a density of 5 acres per unit in the Coastal Zone or "RDR/5(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked:
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of a Minor and Tivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
North County Fire Protection Distrcit

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map
Exhibit C - Radio Frequency Report
Exhibit D - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Frank Cerny Elsberry & Joyce Fuller Elsberry TRS, Property Owners; Sarah Wilson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN150141-AMD1

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE) (PLN150141-AMD1)

RESOLUTION NO. 25--
Resolution by the County of Monterey Chief of Planning:

1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions to section 15300.2 apply; and
2) Approving a Minor & Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55 foot high monopole, equipment shelter with a standby generator and security fencing. This Amendment would allow an increase in the height of 55 feet monopole to 70 plus feet in height.

[PLN150141-AMD1, Elsberry Frank Cerny & Joyce Fuller Elsberry Trs (T-MOBILE), 16041 Castroville Blvd, North County Land Use Plan, Coastal Zone (APN: 131-131-002-000)]

The ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE) application (PLN150141-AMD1) came on for public hearing before the Monterey County Chief of Planning on January 7, 2026. Having considered all the written and documentary evidence, the administrative record, and the staff report, the Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Coastal Development Permit (HCD Planning File No. PLN150141; Monterey County Zoning Administrator Resolution No. 15-059).

EVIDNECE:
a) On November 6, 2025, an application for a Minor and Trivial Amendment (PLN150141-AMD1) was submitted to HCD-Planning staff.
b) On October 8, 2015, the Monterey County Zoning Administrator approved PLN150141 for a Coastal Development Permit to allow the construction of a wireless communication facility consisting of a 55 foot-high monopole, an equipment shelter with a standby generator, and

security fencing. Approval of this permit included 9 conditions of approval.

c) All previously approved 9 conditions of approval are in a "Met" or "On-going" status. No Conditions of Approval from PLN150141 are being carried forward to this Amendment (PLN150141-AMD1) due to the minor project scope of this project.

d) The findings and evidence from PLN150141 (Resolution No. 15-059) have been carried forward to this permit, PLN150141-AMD1, by reference. PLN150141 remains as the operative permit. This Amendment allows for the collocation of a wireless communication facility (T-Mobile) and only alters the height to 70 feet and associated site improvements, including a winder box, ciena box, fiber box, led service light, 3 cabinets, overhead ice bridge, fire extinguisher, antenna, 2 radios.

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN150141 and PLN150141-AMD1.

2. 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:

- 1982 Monterey County General Plan;
- North County Land Use Plan;
- Monterey County Coastal Implementation Plan – Part 2; and
- Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

b) Project Description. The Amendment will allow collocation for T-Mobile on the previously approved wireless telecommunications facility, which includes installation of a 20-foot-high tower extension, four (4) antennae, and two (2) radios, as well as the installation of ground equipment within an existing compound. The ground equipment consists of an overhead ice bridge, GPS antenna, three (3) cabinets, a concrete pad, a fire extinguisher, T-Mobile meter, LED service light, a Winder box, and a Ciena box.

c) Allowed Use. The property is located at 16041 Castroville Blvd, North County Land Use Plan (APN: 131-131-002-000). The parcel is zoned Rural Density Residential with a density of 5 unit per in the Coastal Zone or "RDR/5(CZ)", which allows for additions to existing approved wireless communications facilities. The proposed project includes the additions of a 20-foot monopole and associated site improvements that include a winder box, ciena box, fiber box, LED service light, three (3) cabinets, overhead ice bridge, fire extinguisher, antenna, and two (2) radios. The previously approved Coastal Development Permit (PLN150141, Resolution No. 15-059) allowed the construction of a

wireless communication facility consisting of a 55 foot-high monopole, an equipment shelter with a standby generator, and security fencing. Therefore, the project includes allowed additions to to existing, approved wireless communications facilities. All other project components of the previously approved Coastal Development Permit (PLN150141) remain the same (see Finding No. 1, Evidence "b").

d) Lot Legality. The subject property (APN: 131-131-002-000) is shown in its current configuration in 1972 County of Monterey Assessor's Map Book 131, Page 13, Lot 9. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design and Visual Resources. The subject property zoning district does not include a Design Control Overlay (see Evidence c) and therefore is not subject to the regulations outlined in Title 20 Chapter 20.44. NC CIP section 20.144.020.SSS defines the public viewshed as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. The subject property is not visible from any of these viewpoints. The colors and materials proposed are to match the existing monopole. Therefore, the proposed development is consistent with the neighborhood and community character.

f) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a low archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the NC CIP section 20.144.110.A.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

g) Wireless Telecommunication Facility. As demonstrated in Finding 6, the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

h) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the North County LUAC for review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment.

i) The project planner conducted a virtual site inspection on December 10, 2025, 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 are found in Project File PLN150141 and PLN150141-AMD1.

3. 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, North County Fire Protection District, and the 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) The following technical reports were previously prepared for this property and are applicable to the proposed development:
   - "Radio Frequency- Electromagnetic Energy (RF-EME) Compliance Report" (LIB250413) prepared by Kenneth Gilbert, June 27, 2025.

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constrains that render the site unsuitable for the proposed project.

c) Staff conducted a virtual site inspection on December 10, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN150141 and PLN150141-AMD1.

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-Developmental Services, HCD-Environmental Services, North County Fire Protection District, and the 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) This is an unmanned wireless facility, necessary facilities are provided. This Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.

c) Staff conducted a virtual site inspection on December 10, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN150141 and PLN150141-AMD1.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN150141 and PLN150141-AMD1.

7. 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 15302 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced.
b) The project includes construction of a replacement fence. The replacement fence will be located in the same area as the existing fence and serve the same purpose. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15302.
c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.
d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, nor development that would result in a cumulatively significant impact. Although the project is visible from Highway 1 and constitutes development within the Critical Viewshed, as demonstrated in Finding Nos. 2 and 6, supporting evidence, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.
e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN150141 and PLN150141-AMD1.

6. FINDING: **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE:
a) Pursuant to the requirements in Title 20 section 20.64.310.C.7, co-location on pre-existing wireless communication facilities should be pursued to the maximum extent feasible and are allowed on any lot or

parcel in any zoning district subject to the General Development Standards that is encouraged when it will decrease visual impact and discouraged in cases when it will increase visual impact. The proposed collocation to the existing WCF tower by T-Mobile does not change the use of the existing Verison transmission tower and is minor in nature by installing additional equipment and as described in Finding 2, the project proposes to increase the height to 70 feet with associated equipment. Therefore, the project is subject to a Minor and Trivial Amendment as identified in Title 20 section 20.70.105 as a conditional use for the proposed amendments to any Coastal Development Permit issued (see evidence "d" in Finding 1).

b) Site Location and Analysis Site analysis confirms that the proposed additions to the existing wireless communication facility (WCF) will not substantially alter the visual impact when viewed from nearby scenic viewpoints, as it is not within the visually sensitive area. The WCF will continue to match the existing pole's metal finish and blend with its surroundings, consistent with NC LUP Policy 2.2.3.5.

c) Co-location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities. While the existing pole will be raised in height with minor additions and will not be replaced, this addition will not substantially alter the visual impact of the existing metal tower as it is a co-location, when viewed from Castroville Boulevard. Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project, which is the existing WCF on the subject property is proposed to be used for co-location, meeting the coverage objectives identified in the plan provided. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

d) The project is consistent with Monterey County Code Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Monterey County Code section 20.92.050 and therefore need not comply with the heights outlined in Monterey County Code section 20.92.060. The proposed collocation on an existing telecommunication facility will not create a hazard for airport approaches or departures.

e) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located over 8 miles from Marina Municipal Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

f) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the

project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN150141-AMD1.

8. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:
a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated
b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).
d) Staff conducted a virtual site inspection December 10, 2025. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN150141 and PLN150141-AMD1.

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

EVIDENCE:
a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions to section 15300.2 apply; and
2) Approve a Minor and Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment.

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 7th day of January, 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no construction 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 offices 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

PLN150141-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment permit (PLN150141-AMD1) allows Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment. The property is located at 16041 Castroville Blvd (Assessor's Parcel Number 131-131-002-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number _____) was approved by [Name of Hearing Body] for Assessor's Parcel Number 131-131-002-000 on January 7, 2026. The permit was granted subject to 9 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. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

9. EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

If the site will not utilize a generator and / or store hazardous material above the threshold amount, then this condition shall not be applicable.

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SITE ID: SFL0185A

PROJECT TYPE: COVERAGE STRATEGY

16041 CASTROVILLE BLVD/KGI

16041 CASTROVILLE BOULEVARD
CASTROVILLE, CA 95012

PROJECT DESCRIPTION

THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT AT A NEW T-MOBILE UNMANNED WIRELESS COMMUNICATIONS FACILITY. SCOPE OF WORK CONSISTS OF THE FOLLOWING:

ANTENNA AREA:

1. INSTALL (6)(N) ANTENNAS
2. INSTALL (6)(N) RADIOS
3. INSTALL (3)(N) COLLAR MOUNT
4. INSTALL (6)(N) CROSSOVER PLATE
5. INSTALL (6)(N) HORIZONTAL/VERTICAL PIPE
6. INSTALL (N) 20' TOWER EXTENSION C

EQUIPMENT AREA:

7. INSTALL (N) CONCRETE SLAB
8. INSTALL (N) ICE BRIDGE
9. INSTALL (1)(N) 6160 CABINET
10. INSTALL (2)(N) BASEBANDS INSIDE 6160 CABINET
11. INSTALL (1)(N) B160 CABINET
12. INSTALL (2)(N) IXRE ROUTER
13. INSTALL (2)(N) HYBRID CABLE SYSTEM (HCS)
14. INSTALL (1)(N) HCS WINDER BOX
15. INSTALL (1)(N) 200A METER PANEL
16. INSTALL (1)(N) 200A PPC CABINET WITH CAM-LOCK
17. INSTALL (1)(N) LED SERVICE LIGHT
18. INSTALL (1)(N) GPS ANTENNA
19. INSTALL (1)(N) CIENA BOX AND (1)(N) FIBER BOX
20. INSTALL (1)(N) FIRE EXTINGUISHER WITH ENCLOSURE

ELECTRICAL AREA:

21. INSTALL (N) UNDERGROUND TRENCHING FROM PG&E TRANSFORMER TO METER AND FROM TELCO VAULT TO CIENA. C

SHEET INDEX

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GN-3	SITE SIGNAGE
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A-1	OVERALL SITE PLAN
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E-3	GROUNDING DETAILS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1) 2022 CALIFORNIA BUILDING CODE (CBC)
2) 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
3) 2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
4) 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
5) 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC)
6) 2022 CALIFORNIA FIRE CODE (CFC)
7) 2022 CALIFORNIA MECHANICAL CODE (CMC)
8) 2022 CALIFORNIA PLUMBING CODE (CPC)
9) 2022 CALIFORNIA ELECTRICAL CODE (CEC)
10) 2022 CALIFORNIA ENERGY CODE (CEC)
11) 2021 NFPA 101, LIFE SAFETY CODE
12) 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE AS AMENDED BY CA
13) 2022 NFPA 13, FIRE SPRINKLER CODE AS AMENDED BY CA
14) 2023 NFPA 70, NATIONAL ELECTRICAL CODE
15) ASCE 7-16, STRUCTURAL MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA
16) ACI 318-19, CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
17) CAL-OSHA

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED COMMUNICATIONS FACILITY)

CONSTRUCTION TYPE: NOT APPLICABLE

ACCESSIBILITY REQUIREMENTS

THE WIRELESS TELECOMMUNICATIONS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS IS NOT REQUIRED IN ACCORDANCE WITH CBC 2022 CHAPTER 11B SECTION 203.4 AND 203.5

RADIO FREQUENCY DATA PLAN

REVISION LEVEL	DATE:
VERSION 1	06/23/2025

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

PROJECT TEAM

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PROJECT INFORMATION

CURRENT USE:

UNMANNED TELECOMMUNICATIONS FACILITY

PROPOSED USE:

UNMANNED TELECOMMUNICATIONS FACILITY

STRUCTURE TYPE:

MONOPOLE

APN:

131-131-002

COORDINATES (LAT/LONG):

36.798033 (36° 47' 52.92" NORTH) /
-121.707694 (121° 42' 27.70" WEST)

GROUND ELEVATION:

±237.6' AMSL

JURISDICTION:

COUNTY OF MONTEREY

PROPERTY OWNER:

GROUND: KGI
STRUCTURE: VERTICAL BRIDGE

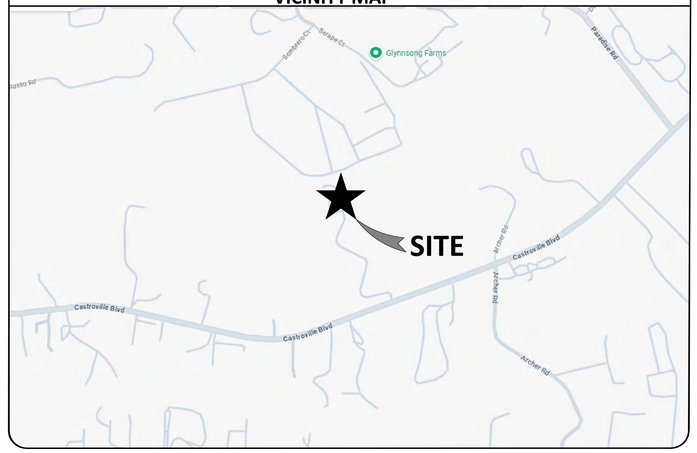
POWER AGENCY:

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VICINITY MAP



STRUCTURE PHOTO



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Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
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CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

FOR OFFICIAL USE ONLY

Licensor:

REGISTERED PROFESSIONAL ENGINEER
FOUGHAR KARAMPOUR
No C-48355
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Sheet Title:
TITLE SHEET

Sheet Number:
T-1

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDIT AND ALL OTHER APPLICABLE CODES AND ORDINATES.

2. CONTRACTOR SHALL VISIT THE JOB SITE TO BECOME FAMILIAR HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL ALSO BE RESPONSIBLE TO BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF THE KNOWLEDGE OF THE FIELD CONDITIONS.

3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATION AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING BUT NOT LIMITED TO, UNLESS NOTED OTHERWISE:
   A) ANTENNAS
   B) RADIOS
   C) TOWER-MOUNTED AMPLIFIERS (TMA)
   D) MULTIPLEXERS
   E) CABLES (COAX, HCS, JUMPERS)
   F) ENCLOSURES AND BASEBANDS
   G) MOUNTINGS
   H) INTEGRATED LOAD CENTER

4. DIMENSIONS SHOWN ARE TO BE FINISH SURFACED UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.

5. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK

6. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACTOR DOCUMENTS.

7. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.

9. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THIER WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTION OF THE WORK.

11. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

12. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.

13. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSED, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT

14. REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.

15. SEAL PENETRATIONS THROUGH FIRE RATED AREA WITH U.L. LIST AND FIRE CODE APPROVED MATERIALS.

16. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH, EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISE IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.

17. MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.

18. ALL EXISTING INACTIVE SEWER, WATER, GAS ELECTRIC, AND OTHER UTILITY, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO APPLICABLE REGULATORY AUTHORITIES.

19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTION OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATE WITH LOCAL REGULATORY AUTHORITIES.

20. ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.

21. THE INTENT OF THE PLANS AND SPECIFICATIONS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 19 AND 24, CALIFORNIA CODE OF REGULATIONS SHALL ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

GENERAL RF NOTES:

1. ALL ANTENNAS AND ANTENNA CABLES SHALL BE FURNISHED BY THE CELL CARRIER AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.

2. PRIOR TO INSTALLATION OF ANTENNAS, THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS.

3. ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, CABLE TRAYS, GROUND KITS, CLAMPS, GROUNDS, ETC., FOR COMPLETE INSTALLATION OF ANTENNAS AND CABLES SHOWN AND INTENDED AS REQUIRED FOR A COMPLETE OPERATING SYSTEM IN ACCORDANCE WITH T-MOBILE WIRELESS STANDARDS.

4. ANTENNA CONDUIT SHALL INCLUDE FACTORY-MADE LARGE RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. SWEEP RADIOS SHALL BE AS REQUIRED TO MEET COAX MANUFACTURER'S MINIMUM BENDING RADIUS.

5. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WITH STEEL BENDS. ALL EXPOSED CONDUIT ABOVE GRADE LEVEL SHALL BE IMC (INTERMEDIATE METAL CONDUIT) OR RIGID GALVANIZED. ALL EXPOSED CONDUIT PROTECTED IN A BUILDING OR ON A ROOF SHALL BE EMT (ELECTRICAL METALLIC TUBING) OR UV-STABILIZED, PAINTED, SCHEDULE 80 PVC.

6. IN HIGH TRAFFIC AREAS OR WHERE SUSCEPTIBLE TO DAMAGE, CONTRACTOR SHALL PROVIDE FORMED 14-GA GALVANIZED SHEET METAL COVER OVER COAXIAL CABLE ROUTES. WHERE CABLE IS RUN ON THE WALL, ATTACH UNISTRUT TO WALL AND COVER WITH 14-GA GALVANIZED FORMED SHEET METAL COVER OR MATERIAL AS DIRECTED BY T-MOBILE WIRELESS PROJECT MANAGER.

7. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE FROM EXISTING EQUIPMENT AND FACILITIES.

8. MAXIMUM LENGTH OF 7/8" COAXIAL CABLE SHALL BE 140 FEET. MAXIMUM LENGTH OF 1-5/8" COAXIAL CABLE SHALL BE 240 FEET.

9. VERIFY MODEL NUMBERS OF ANTENNAS WITH T-MOBILE WIRELESS SERVICES.

10. THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE CELL CARRIER PROJECT MANAGER.

11. INSTALL EMBOSSED ALUMINUM IDENTIFICATION TAGS AT THE END OF THE MAIN COAXIAL CABLE RUNS, ALONG WITH THE END OF THE JUMPER CABLE LOCATED WITHIN THE PLINTH SECTION OF THE BTS UNIT.

12. MATERIALS IN FRONT AND SIDE OF ANTENNAS MUST BE RF TRANSPARENT TO MINIMIZE PIM ISSUES.

13. MAKE SURE THERE'S NO RUST ON COMPONENTS AND NO LOOSE CONNECTIONS.

14. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION.

15. ANTENNAS CANNOT SHOOT INTO METAL, OTHER OPERATOR ANTENNAS, ANYTHING THAT CAN CAUSE PIM, ETC.

16. NO ANTENNA SHADOWING. ALL ANTENNAS ARE TO BE CO-PLANAR.

17. ANTENNAS AND RADIOS CANNOT TOUCH THE FRP SCREEN.

18. IF THERE IS A PARAPET WALL, THE BOTTOM OF ALL ANTENNAS MUST BE ABOVE THE HIGHEST POINT.

19. USE CONCEALFAB PIM SHIELD KIT FOR ALL ANTENNAS.

SITE WORK NOTES

1. DO NOT EXCAVATE OR DISTURB THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

2. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWING.

3. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.

4. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR SOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH AS INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.

6. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

7. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

8. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC. SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

9. STRUCTURAL FILLS SUPPORTING PAVEMENT SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.

10. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.

11. ALL FILLS SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.

12. ALL FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEO-TECHNICAL ENGINEER.

13. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSHES OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.

14. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.

15. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.

2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.

3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.

4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURED FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.

5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTOR EXPENSE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.

7. CLEANING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.

8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.

9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILK FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.

10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

FOUNDATION, EXCAVATION AND BACKFILL NOTES

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.

2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOIL, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.

3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB-BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.

4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND ALSO FORTH PRIOR TO BACK FILLING. BACK-FILL SHALL CONSIST OF APPROVED MATERIAL SUCH AS EARTH, LOAM, SANDY CLAY, SAND, AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2-1/2" MAX DIMENSION. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.

5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.

6. NEWLY PLACED CONCRETE FOUNDATION SHALL CURE A MINIMUM OF 72 HOURS PRIOR TO BACK-FILL.

7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATION SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MINIMUM OF 4 INCHES ABOVE FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.

8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-384" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWN AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED, I.E. FDOT TYPE NO. 57 FOR FENCED COMPOUND, FDOT TYPE NO.67 FOR ACCESS DRIVE AREA.

9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM VERTICAL TO 4 HORIZONTAL SUCH AS THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.

10. WHEN SUB-GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOIL AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.

11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.

12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AN REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSED. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.

13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THROUGHOUT COMPACTED AND ANY DEPRESSIONS IN THE SUB-GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT USED FOR FILLING DEPRESSIONS IN THE SUB-GRADE.

14. PROTECT EXISTING GRAVEL SURFACING AND SUB-GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANT DAMAGE TO EXISTING GRAVEL SURFACING OR SUB-GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS.

15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.

16. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

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CASTROVILLE, 95012

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No C-48355
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Sheet Title:
GENERAL NOTES

Sheet Number:
GN-1

SITE WORK NOTES

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3. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
4. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR SOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH AS INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
6. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
7. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
8. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC. SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
9. STRUCTURAL FILLS SUPPORTING PAVEMENT SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
10. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
11. ALL FILLS SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
12. ALL FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEO-TECHNICAL ENGINEER.
13. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSHES OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
14. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
15. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURED FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTOR EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEANING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILK FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

FOUNDATION, EXCAVATION, AND BACKFILL NOTES

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOIL, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB-BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND ALSO FORTH PRIOR TO BACK FILLING. BACK-FILL SHALL CONSIST OF APPROVED MATERIAL SUCH AS EARTH, LOAM, SANDY CLAY, SAND, AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2-1/2" MAX DIMENSION. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.
6. NEWLY PLACED CONCRETE FOUNDATION SHALL CURE A MINIMUM OF 72 HOURS PRIOR TO BACK-FILL.
7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATION SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MINIMUM OF 4 INCHES ABOVE FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-384" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWN AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED, I.E. FDOT TYPE NO. 57 FOR FENCED COMPOUND, FDOT TYPE NO.67 FOR ACCESS DRIVE AREA.
9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM VERTICAL TO 4 HORIZONTAL SUCH AS THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.
10. WHEN SUB-GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOIL AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AN REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSED. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THROUGHOUT COMPACTED AND ANY DEPRESSIONS IN THE SUB-GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT USED FOR FILLING DEPRESSIONS IN THE SUB-GRADE.
14. PROTECT EXISTING GRAVEL SURFACING AND SUB-GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANT DAMAGE TO EXISTING GRAVEL. SURFACING OR SUB-GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS.
15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
16. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

PAINTING NOTES:

1. ALL PAINT PRODUCT LINE SHALL BE "SHERWIN-WILLIAMS" OR EQUAL UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. FINISH COLOR AND TEXTURE OF ALL SURFACES TO BE PAINTED SHALL MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE.
4. ALL PAINT MATERIAL DATA SHEET SHALL BE PROVIDED TO THE CELL CARRIER CONSTRUCTION MANAGER.
5. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES, AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

PENETRATION AT FIRE-RATED ASSEMBLIES NOTES:

1. AT THE CLIENT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILTI" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE-RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.
2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE-RATING.

ROOF & WATERPROOFING NOTES:

1. CONTRACTOR SHALL CONTACT THE BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCRPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CLIENT PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS AND CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF AND BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
4. IF DEEMED NECESSARY TO REMOVE EXISTING FINISHED AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LIKE-NEW CONDITIONS. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES AND FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY T-MOBILE CONSTRUCTION MANAGER IN ADVANCE.
5. AT THE CLIENT CONSTRUCTION MANAGER'S DISCRETION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT. ON CONVENTIONAL ROOFING, THE WALKPADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY "APC" OR EQUAL. ON SPECIAL ROOFINT SYSTEMS SUCH AS SINGLE MEMBRANE, ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES #1 & #2 ABOVE.

STRUCTURAL STEEL

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH STEEL CONSTRUCTION MANUAL, 15th EDITION AND ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED. FILL MODIFICATIONS ARE TO BE COATED WITH ZINC-ENRICHED PAINT.
2. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM STANDARDS:
   -ANGLE, BARS, AND CHANNELS: ASTM A36, 36 KSI
   -W-SHAPES: ASTM 1992, 50 KSI
   -HSS SECTOR: ASTM A53-E, 35 KSI
3. ALL WELDING SHALL BE PERFORMED USING E70 (LOW HYDROGEN) ELECTRODES BY AWS CERTIFIED WELDERS. WELDING SHALL CONFORM TO AISC AND THE LATEST EDITION OF AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A307 BOLTS UNLESS NOTED OTHERWISE. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYP. 3/4" DIA. CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL COLD-GALVANIZE ALL RAW STEEL AS REQUIRED DURING CONSTRUCTION PROCESS.

CONCRETE AND REINFORCEMENT STEEL

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-16, ACI 301-16 AND THE CAST-IN-PLACE CONCRETE SPECIFICATIONS.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE
4. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
5. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS NOTED OTHERWISE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
7. CONCRETE COVER FOR REINFORCEMENT STEEL SHALL BE ACCORDING TO ACI 318-19, TABLE 20.6.1.3.1:

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WETHER OR IN CONTACT WITH GROUND	ALL	NO.6 THROUGH NO.18 BARS	2
		NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	NO. 14 AND NO.18 BARS	1-1/2
		NO.11 BAR AND SMALLER	3/4
	BEAMS, COLUMNS PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2

CONCRETE MASONRY

1. MORTAR SHALL BE HAVE TYPE "S" WITH A MINIMUM 1,800 PSI AT 28 DAYS. GROUT SHALL BE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS AND ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
2. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT (115 PCF) UNITS CONFORMS TO ASTM C90, GRADE N-1, f'M OF 1,500 PSI.
3. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS. CELL SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING STEEL. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED. ALL HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND OR LINTEL BEAM UNITS.
5. WHEN GROUTING IS STOPPED FOR ONE LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
6. PROVIDE INSPECTION AND CLEAN OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
7. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
8. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, AND FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKAU OR ORGANIC MATERIAL.
9. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

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CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

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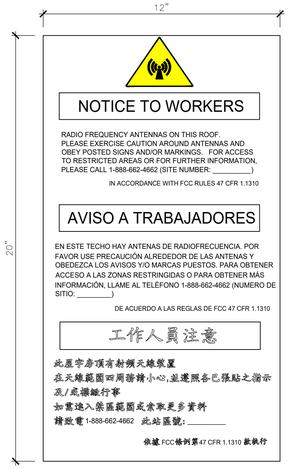
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REGISTERED PROFESSIONAL ENGINEER
FOROUHAR KARAMPOUR
No C-48355
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

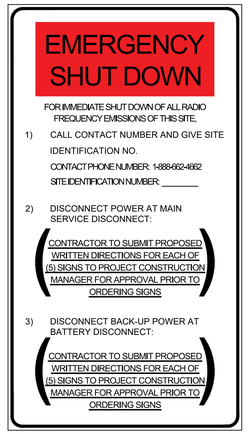
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Sheet Title:
GENERAL NOTES

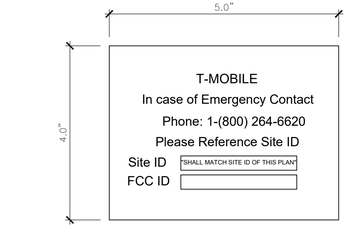
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GN-2



13 TRILINGUAL SIGNAGE
N.T.S.



12 EMERGENCY SHUTDOWN SIGNAGE
N.T.S.

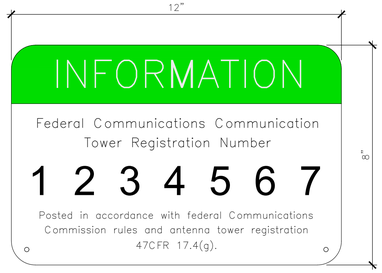


OWNER / OPERATOR NOTE:

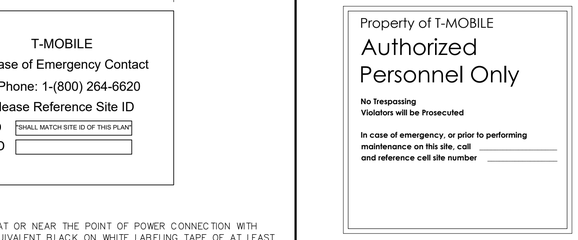
SITE ID LABEL TO BE AFFIXED AT OR NEAR THE POINT OF POWER CONNECTION WITH TZeS241 LABELING TAPE OR EQUIVALENT BLACK ON WHITE LABELING TAPE OF AT LEAST 18mm WIDTH WITH EXTRA-STRENGTH ADHESIVE. USE ANY COMPATIBLE P-TOUCH LABEL MAKER. TEXT SHOULD BE PRINTED IN ALL CAPS WITH MINIMUM HEIGHT OF 1/2".

NOTE: SITE ID SHALL MATCH SITE ID IN PERMIT PLANS

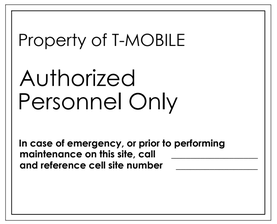
11 EMERGENCY CONTACT SIGN
N.T.S.



10 FCC ASR SIGNAGE
N.T.S.



9 GATE SIGNAGE
N.T.S.



8 SHELTER/CABINET DOOR SIGNAGE
N.T.S.



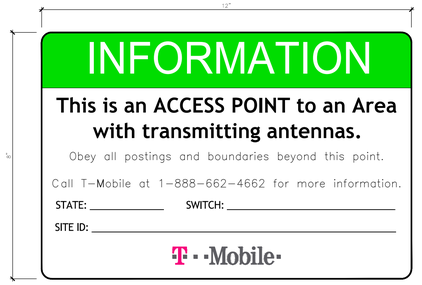
7 SHELTER SIGNAGE
N.T.S.



6 DOOR/EQUIPMENT SIGNAGE
N.T.S.



5 SHELTER SIGNAGE
N.T.S.





4 ROOFTOP SIGNAGE
N.T.S.

NOTES:

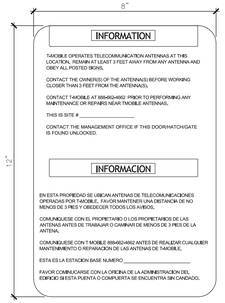
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH T-MOBILE DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT T-MOBILE R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE







3 WARNING, CAUTION AND NOTICE SIGNS
N.T.S.



A INFORMATION SIGN 1-1
N.T.S.



B INFORMATION SIGN 1-2
N.T.S.

FRONT OF THE SIGN:

ALL PAINT WILL BE BAKED WITH ENAMEL AND WITH UV-PROTECTIVE COATING OVER THE FACE OF THE SIGN.

SIGN 1-2: POLE, SEE DETAIL B, THIS SHEET

SIGN 1-2 MUST BE A NON-METALLIC LABEL WITH AN ADHESIVE BACKING, THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES WITH A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK WITH 0.75-INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK WITH 1/8-INCH HIGH LETTERS. UV-PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL C & 3, THIS SHEET

SIGN 1-3 IS A 1-INCH X 2-INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN T-MOBILE ANTENNA.

SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL D & 3, THIS SHEET

SIGN 1-4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2-INCHES WIDE & 24-INCHES LONG. THE LETTERING IS TO BE BLACK WITH 1/2-INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.



C INFORMATION SIGN 1-3
N.T.S.



D INFORMATION SIGN 1-4
N.T.S.

2 INFORMATION SIGNAGE
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EME REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY T-MOBILE IS 1mWcm*2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY T-MOBILE IS 5mWcm*2.
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED 8 FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (E.G. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EME REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR AND THE T-MOBILE CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE T-MOBILE'S NAME AND THE COMPANY CONTACT INFORMATION (E.G. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE T-MOBILE CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
6. PHOTOS OF ALL STRIPING, BARRICADES AND SIGNAGE SHALL BE PART OF THE CONTRACTOR'S CLOSE-OUT PACKAGE AND SHALL BE TURNED INTO THE T-MOBILE CONSTRUCTION PACKAGE AND SHALL BE TURNED OVER TO THE T-MOBILE CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE-RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF-FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED WITH FADE-RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF-FRIENDLY BARRICADES NEEDED, AND SHALL PROVIDE THE T-MOBILE CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
N.T.S.

Prepared For:
T··Mobile·
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:
THE CBR GROUP
2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:
FOR OFFICIAL USE ONLY

Licensor:
REGISTERED PROFESSIONAL ENGINEER
FERDUMAR KARAMOUR
No C-48355
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Sheet Title:
SITE SIGNAGE

Sheet Number:
GN-3

PowerSafe® SBS

Battery
Range Summary



The outstanding PowerSafe® SBS Front Terminal battery further extends the technical leadership of PowerSafe® SBS batteries range. PowerSafe® SBS Front Terminal batteries retain the benefits of Thin Plate Pure Lead (TPPL) technology such as long-life, high-energy density and superior shelf life. They also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/ Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge TPPL technology makes PowerSafe® SBS batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe® SBS batteries are designed to the highest quality standards, with a unique manufacturing process providing superior energy and power, high performance and proven reliability. There is no substitute for PowerSafe® SBS Front Terminal batteries.

Features and Benefits

- Capacity range: 31 - 190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR 4228 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys® Powering Ahead Solutions

Visit us at **www.enersys.com**

PowerSafe® SBS

Battery
Range Summary

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Visit us at **www.enersys.com**

Construction

- Utilizes TPPL technology. Thin positive grids are produced from high purity lead using a unique manufacturing process to maximize corrosion resistance and service life while increasing energy density
- Separators are AGM made from high purity, superior quality fibers. The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Electrolyte is produced from extremely high purity acid to reduce self-discharge rates and float currents
- Container and cover made from flame retardant UL94-0 material, highly resistant to shock and vibration
- Front terminal batteries use tin-plated copper terminals
- Self-regulating one way pressure relief valves prevent ingress of atmospheric oxygen

Installation and Operation

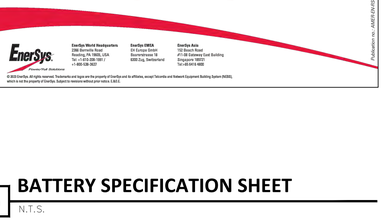
- Space-efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77ºF (25ºC)
- TPPL technology provides increased active material surface area which yields increased energy density
- Operating temperature: -40ºF (-40ºC) to 122ºF (50ºC)
- Recommended temperature: 68ºF (20ºC) to 86ºF (30ºC)

Standards

- Approved as non-hazardous cargo for ground, sea, and air transportation in accordance with US DOT Regulation 49 and ICAO & IATA Packing Instruction 806. Please see our SDS for complete details at www.enersys.com
- Complies with Telcordia® SR-4228, Network Equipment Building System (NEBS™) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001 and ISO 14001 certified

General Specifications

Battery Type	# of Cells	Nominal Voltage	Nominal Capacity (20 hr)		Nominal Dimensions			Typical Weight	Short Circuit Current	Internal Resistance MAS Discharge	Electrolyte (1.29 S.G)			Pure Pb (4.20 S.G.)		
					Length	Width	Height				Terminals	Volume (per Mon)	Weight (per Mon)	Volume (per Mon)	Weight (per Mon)	Lead Weight (per Mon)
			Ah		mm	mm	mm	lbs kg	Amps	mΩ		gal L	lbs kg	gal L	lbs kg	lbs kg
SBS 80F	6	12	31	31	11.8	303	3.8	67 6.26	158	22.7	10.3	1270	10.0	M6 M	0.37 1.42	4.06 1.84	0.70 0.40	1.81 0.73	19.8	7.98
SBS 91HF	6	12	38	38	11.8	303	3.8	97 7.24	184	26.2	12.8	1390	8.0	M6 M	0.48 1.80	5.10 2.33	0.72 0.61	2.04 0.93	17.7	8.05
SBS 81HF	6	12	62	62	11.8	303	3.8	97 10.4	394	42.0	16.1	1800	7.0	M8 M	0.78 2.95	8.40 3.82	0.20 0.83	0.35 1.02	29.8	13.4
SBS C11F	6	12	82	81	16.4	417	4.1	105 10.1	256	61.0	27.8	2300	5.0	M8 M	1.26 4.85	13.0 8.00	0.36 1.36	0.50 2.49	43.4	19.7
SBS 160F	6	12	160	158	19.6	385	4.3	158 15.2	267	71.6	32.6	3310	9.8	M8 M	1.54 5.89	16.6 9.90	0.55 1.45	0.77 2.65	60.7	27.5
SBS 112F	6	12	112	113	22.1	581	4.9	126 8.86	228	80.4	41.0	2920	9.0	M8 M	1.71 6.48	18.5 8.41	0.48 1.82	3.95 3.24	56.8	25.8
SBS 145F	6	12	145	146	17.8	462	6.8	172 9.37	338	106	43.6	4100	3.0	M8 M	2.25 8.51	24.3 11.0	0.65 2.39	9.90 4.39	73.4	33.8
SBS 180F	6	12	165	166	17.8	462	6.8	172 10.8	376	117	52.8	3700	2.3	M8 M	2.46 9.37	26.5 12.0	0.49 2.42	9.72 4.41	76.7	34.8
SBS 170F	6	12	170	170	22.1	581	4.9	195 11.1	293	118	53.5	3600	5.0	M6 M	2.59 9.82	25.4 11.5	0.56 2.33	8.99 4.08	62.2	27.2
SBS 190F	6	12	190	190	22.1	581	4.9	195 13.4	316	122	60.0	3600	3.5	M8 M	2.8 9.1	25.7 11.7	0.9 3.3	9.4 4.2	66.0	40.8
SBS 210F	6	12	208	211	27.2	559	4.9	195 13.8	321	139	63	3892	5.0	M8 M	2.8 9.9	27.9 12.6	1 3.6	10.2 4.6	91.0	41.4



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6 BATTERY SPECIFICATION SHEET

N.T.S.

EnerSys® Powering Ahead Solutions

SAFETY DATA SHEET

Form #: SDS 853027
Revised: AG
Supersedes: AF
ECO #: 1002195

Polycarbonate, Hard	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Rubber, Polyethylene						
Polybutylene Oxide	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polycarbonate/Polyester Alloy						
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Absorbent Glass Mat	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.

NOTES:
(b) As inhalable aerosol
(c) Thoracic fraction

Engineering Controls (Ventilation):
Stores and handles in well-ventilated area. If mechanical ventilation is used, components must be acid-resistant.
Handle batteries cautiously to avoid spills. Make certain vent caps are on securely. Avoid contact with internal components. Wear protective clothing, eye and face protection when filling, charging or handling batteries. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Charge the batteries in areas with adequate ventilation. General dilution ventilation is acceptable.

Respiratory Protection (NIOSH/MSHA approved):
None under normal conditions. When concentrations of sulfuric acid mist are known to exceed the PEL, use NIOSH or MSHA-approved respiratory protection.

Skin Protection:
If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlet, acid-resistant apron, clothing and boots.

Eye Protection:
If battery case is damaged, use chemical goggles or face shield.

Other Protection:
Under severe exposure emergency conditions, wear acid-resistant clothing and boots.

IX. PHYSICAL AND CHEMICAL PROPERTIES:

Properties Listed Below are for Electrolyte:

Boiling Point:	203 - 240° F	**Specific Gravity (H2O = 1):**	1.215 to 1.330
Melting Point:	N/A	**Vapor Pressure (mm Hg):**	10
Solubility in Water:	100%	**Vapor Density (AIR = 1):**	Greater than 1
Evaporation Rate: (Butyl Acetate = 1):	Less than 1	**% Volatile by Weight:**	N/A
pH:	<1 to 2	**Flash Point:**	Below room temperature (as hydrogen gas)
LEL (Lower Explosive Limit)	8.1% (Hydrogen)	**UEL (Upper Explosive Limit):**	74.2% (Hydrogen)
Appearance and Odor:	Manufactured article; no apparent odor Electrolyte is a clear liquid with a sharp, penetrating, pungent odor		

X. STABILITY AND REACTIVITY

Stability: Stable X Unstable
This product is stable under normal conditions at ambient temperature
Conditions To Avoid: Prolonged overcharge; sources of ignition
Incompatibility - (Materials to avoid):
Sulfuric Acid: Contact with combustibles and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents, metals, sulfur trioxide gas, strong oxidizers and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas.
Lead Compounds: Avoid contact with strong acids, bases, halides, halogenates, potassium nitrate, permanganate, peroxides, nascent hydrogen and reducing agents.
Hazardous Decomposition Products:
Sulfuric Acid: Sulfur fireside; carbon monoxide, sulfuric acid mist, sulfur dioxide, and hydrogen sulfide.
Lead Compounds: High temperatures likely to produce toxic metal fume, vapor, or dust; contact with strong acid or base or presence of nascent hydrogen may generate highly toxic arsine gas.
Hazardous Polymerization:
Will not occur

XI. TOXICOLOGICAL INFORMATION

Routes of Entry:
Sulfuric Acid: Harmful by all routes of entry.
Lead Compounds: Hazardous exposure can occur only when product is heated, oxidized or otherwise processed or damaged to create dust, vapor or fume. The presence of nascent hydrogen may generate highly toxic arsine gas.

Inhalation:
Sulfuric Acid: Breathing of sulfuric acid vapors or mists may cause severe respiratory irritation.
Lead Compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs.

Ingestion:
Sulfuric Acid: May cause severe irritation of mouth, throat, esophagus and stomach.
Lead Compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea and severe cramping. This may lead rapidly to systemic toxicity and must be treated by a physician.

Skin Contact:
Sulfuric Acid: Severe irritation, burns and ulceration.
Lead Compounds: Not absorbed through the skin.

Eye Contact:
Sulfuric Acid: Severe irritation , burns, cornea damage, and blindness.

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Inorganic lead and sulfuric acid electrolyte are the primary components of every battery manufactured by EnerSys Energy Products.
There are no mercury or cadmium containing products present in batteries manufactured by EnerSys Energy Products.

IV. FIRST AID MEASURES

Inhalation:
Sulfuric Acid: Remove to fresh air immediately. If breathing is difficult, give oxygen. Consult a physician
Lead: Remove from exposure, gargle, wash nose and lips; consult physician.

Ingestion:
Sulfuric Acid: Give large quantities of water, do not induce vomiting or aspiration into the lungs may occur and can cause permanent injury or death; consult a physician
Lead: Consult physician immediately.

Skin:
Sulfuric Acid: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes. If symptoms persist, seek medical attention. Wash contaminated clothing before reuse. Discard contaminated shoes

Eyes:
Sulfuric Acid and Lead: Flush immediately with large amounts of water for at least 15 minutes while lifting lids
Seek immediate medical attention if eyes have been exposed directly to acid.

V. FIRE FIGHTING MEASURES

Flash Point: N/A **Flammable Limits:** LEL - 4.1% (Hydrogen Gas) UEL - 74.2% (Hydrogen Gas)

Extinguishing Media: Carbon dioxide; foam; dry chemical. Avoid breathing vapors. Use appropriate media for surrounding fire.

Special Fire Fighting Procedures:
If batteries are on charge, shut off power. Use positive pressure, self-contained breathing apparatus. Water applied to electrolyte generates heat and causes it to spatter. Wear acid-resistant clothing, gloves, face and eye protection.

Unusual Fire and Explosion Hazards:
Explosive hydrogen gas is generated during charging and operation of batteries. To avoid risk of fire or explosion, keep sparks or other sources of ignition away from batteries. Do not allow metallic materials to simultaneously contact negative and positive terminals of cells and batteries. Follow manufacturer's instructions for installation and service.

VI. ACCIDENTAL RELEASE MEASURES

Spill or Leak Procedures:
Stop flow of material, contain/absorb small spills with dry sand, earth, and vermiculite. Do not use combustible materials. If possible, carefully neutralize spilled electrolyte with soda ash, sodium bicarbonate, lime, etc. Wear acid-resistant clothing, boots, gloves, and face shield. Do not allow discharge of unneutralized acid to sewer. Acid must be managed in accordance with local, state, and federal requirements.
Consult state environmental agency and/or federal EPA.

VII. HANDLING AND STORAGE

Handling:
Unless involved in recycling operations, do not breach the casing or empty the contents of the battery.
There may be increasing risk of electric shock from strings of connected batteries
Keep containers tightly-closed when not in use. If battery case is broken, avoid contact with internal components.
Keep vent caps on and cover terminals to prevent short circuits. Place cardboard between layers of stacked automotive batteries to avoid damage and short circuits.
Keep away from combustible materials, organic chemicals, reducing substances, metals, strong oxidizers and water. Use banding or stretch wrap to secure items for shipping.
Storage:
Store batteries in cool, dry, well-ventilated areas with impervious surfaces and adequate containment in the event of spills. Batteries should also be stored under roof for protection against adverse weather conditions. Separate from incompatible materials. Store and handle only in areas with adequate water supply and spill control. Avoid damage to containers. Keep away from fire, sparks and heat. Keep away from metallic objects which could bridge the terminals or a battery and create a dangerous short-circuit
Charging:
There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to chargers whenever not in use and before detachment of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Charging space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby. Wear face and eye protection when new batteries being charged.

VIII. EXPOSURE CONTROLS/PERSONAL PROTECTION
Exposure Limits (mg/m3) Note: N.E. = Not Established

INGREDIENTS (Chemical/Common Names)	OSHA PEL	ACGIH	US NIOSH	Quebec PEV	Ontario OEL	EU OEL
Lead and Lead Compounds (inorganic)	0.05	0.05	0.05	0.05	0.05	0.15 (b)
Tin	2	2	2	2	2	N.E.
Sulfuric Acid Electrolyte	1	0.2	1	1	0.2	0.05 (c)
Polypropylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polystyrene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Acrylonitrile	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Acrylonitrile Butadiene Styrene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyvinyl Chloride	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyoxymethylene	N.E.	N.E.	N.E.	N.E.	I	**Pulb 5**

5 BATTERY SAFETY DATA SHEET

N.T.S.

EnerSys® Powering Ahead Solutions

SAFETY DATA SHEET

Form #: SDS 853027
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Effects of Overexposure - Acute:
Sulfuric Acid: Severe skin irritation, damage to cornea, upper respiratory irritation.
Lead Compounds: Symptoms of toxicity include headache, fatigue, abdominal pain, loss of appetite, muscle aches and weakness, sleep disturbances and irritability.

Effects of Overexposure - Chronic:
Sulfuric Acid: Possible erosion of tooth enamel, inflammation of nose, throat and bronchial tubes.
Lead Compounds: Anemia; neuropathy, particularly of the motor nerves, with wrist drop; kidney damage; reproductive changes in males and females. Repeated exposure to lead and lead compounds in the workplace may result in nervous system toxicity. Some toxicologists report abnormal conduction velocities in persons with blood lead levels of 50mcg/100 ml or higher. Heavy lead exposure may result in central nervous system damage, encephalopathy and damage to the blood-forming (hematopoietic) tissues.

Carcinogenicity:
Sulfuric Acid: The International Agency for Research on Cancer (IARC) has classified "strong inorganic acid mist containing sulfuric acid" as a Group 1 carcinogen, a substance that is carcinogenic to humans. This classification does not apply to liquid forms of sulfuric acid or sulfuric acid solutions contained within a battery. Inorganic acid mist (sulfuric acid mist) is not generated under normal use of this product. Misuse of the product, such as overcharging, may result in the generation of sulfuric acid mist.
Lead Compounds: Lead is listed as a Group 2A carcinogen; likely in animals at extreme doses. Per the guidance found in OSHA 29 CFR 1910.1200 Appendix F, this is approximately equivalent to GHS Category 1B. Proof of carcinogenicity in humans is lacking at present.
(Fiosdall, Gid, AGM, etc...)

Medical Conditions Generally Aggravated by Exposure:
Overexposure to sulfuric acid mist may cause lung damage and aggravate pulmonary conditions. Contact of sulfuric acid with skin may aggravate diseases such as eczema and contact dermatitis. Lead and its compounds can aggravate some forms of kidney, liver and neurologic diseases.

Acute Toxicity:
Inhalation LD50:
Electrolyte: LC50 rat: 375 mg/m3; LC50: guinea pig: 510 mg/m3
Elemental Lead: Acute Toxicity Point Estimate: > 4500 ppmV (based on lead bullion)

Oral LD50:
Electrolyte: rat: 2140 mg/kg
Elemental Lead: Acute Toxicity Estimates (ATE) = 500 mg/kg body weight (based on lead bullion)

Additional Health Data:
All hazards aside, including the hazardous ingredients in this product, are taken into the body primarily by inhalation and ingestion. Such inhalation problems can be avoided by adequate precautions such as ventilation and respiratory protection covered in Section 8. Ingestion is caused largely by avoidable circumstances such as smoking, fast, eat and drink where thoroughly before eating, smoking or leaving the worksite. Keep contaminated clothing out of non-contaminated areas, or wear cover clothing when in such areas. Restrict the use and presence of food, tobacco and cosmetics to non-contaminated areas. Wash clothes and work equipment used in contaminated areas must remain in designated areas and never taken home or laundered with personal non-contaminated clothing. This product is intended for industrial use only and should be isolated from children and their environment.

The 19th Amendment to EC Directive 67/548/EEC classified lead compounds, but not lead in metal form, as possibly toxic to reproduction.
Risk phrase 61: May cause harm to the unborn child, applies to lead compounds, especially soluble forms.

XII. ECOLOGICAL INFORMATION

Environmental Fate:
Lead is very persistent in soil and sediments. No data on environmental degradation. Mobility of metallic lead between ecological compartments is slow. Bioaccumulation of lead occurs in aquatic and terrestrial animals and plants but little bioaccumulation occurs through the food chain.
Most studies include lead compounds and not elemental lead.

Environmental Toxicity: Aquatic Toxicity:
Sulfuric acid: 24-hr LC50, freshwater fish (Brachydanio rerio): 82 mg/L
96 hr. LOEC, freshwater fish (Cyprinus carpio): 22 mg/L
Lead: 48 hr LC50 (modeled for aquatic invertebrates): <1 mg/L, based on lead bullion

Additional Information:
No known effects on stratospheric ozone depletion.
Volatile organic compounds: 0% (by Volume)
Water Endangering Class (WGK): NA

XIII. DISPOSAL CONSIDERATIONS (UNITED STATES)

Spent batteries: Send to secondary lead smelter for recycling. Spent lead-acid batteries are not regulated as hazardous waste when the requirements of 40 CFR Section 266.80 are met. This should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.
Packaging:
Place neutralized slurry into sealed containers and handle as applicable with state and federal regulations. Large water-diluted spills, after neutralization and testing, should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.
Following local, State/Provincial, and Federal/National regulations applicable to end-of-life characteristics will be the responsibility of the end-user.

XIV. TRANSPORT INFORMATION

U.S. DOT:
Excepted from the hazardous materials regulations (HMR) because the batteries meet the requirements of 49 CFR 173.159(f) and 49 CFR 173.159a of the U.S. Department of Transportation's HMR. Battery and outer package must be marked " NONSPILLABLE" or "NONSPILLABLE BATTERY"

BATTERY TYPE	MODEL	NOMINAL CAPACITY (AH)	VOLTAGE	CAPACITY (kWh)/BAT	# OF EXISITING BAT	# OF PROPOSED BAT	FINAL # OF BAT	kWh
ENERSYS	POWERSAFE SBS 190F	190	12	2.280	0	12	12	27.36
	AH = AMPERE HOURS		BAT = BATTERY	kWh = KILOWATT HOURS			TOTAL kWh	27.36

4 BATTERY LOAD CALCULATIONS

N.T.S.

NOTICE

Beyond This Point you are entering an area where RF Emissions *may exceed* the FCC General Population Exposure Limits.
Follow all posted signs and site guidelines for working in an RF environment.

Ref: FCC 47CFR 1.1307(b) T—MOBILE

3 BATTERY CABINET NOTICE SIGN

N.T.S.



2 BATTERY FIRE SAFETY SIGN

N.T.S.

FIRE DEPARTMENT NOTES:

1. BUILDING UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33 (FIRE SAFETY DURING CONSTRUCTION & DEMOLITION).
2. NEW AND EXISTING BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. (CFC SECTION 505 PREMISES IDENTIFICATION)
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN ACCORDANCE WITH CFC CHAPTER 8.
4. VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURES, AND WATERFLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT. (CFC SECTION 903.4)
5. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC SECTION 907.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH CFC SECTIONS 906.1 & 906.2 AND CALIF. CODE OF REGULATIONS TITLE 19, DIVISION 1, CHAPTER 3.
7. CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF A 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION.
8. COMPLETE PLANS AND SPECIFICATIONS FOR ALARM SYSTEMS FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL IN INSTALLATION. (CFC SECTION 901.2)

1 FIRE DEPARTMENT NOTES

N.T.S.

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
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www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

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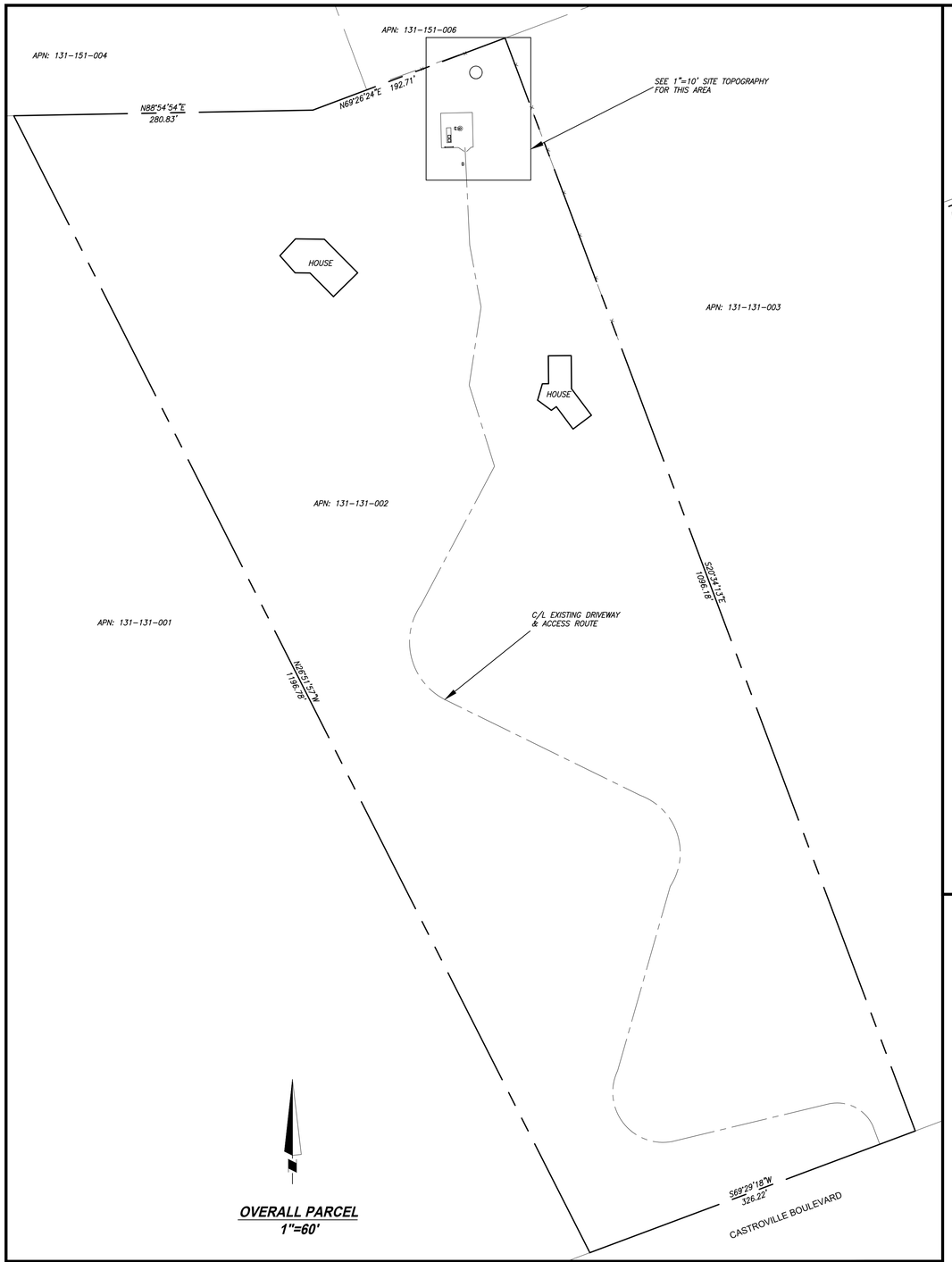
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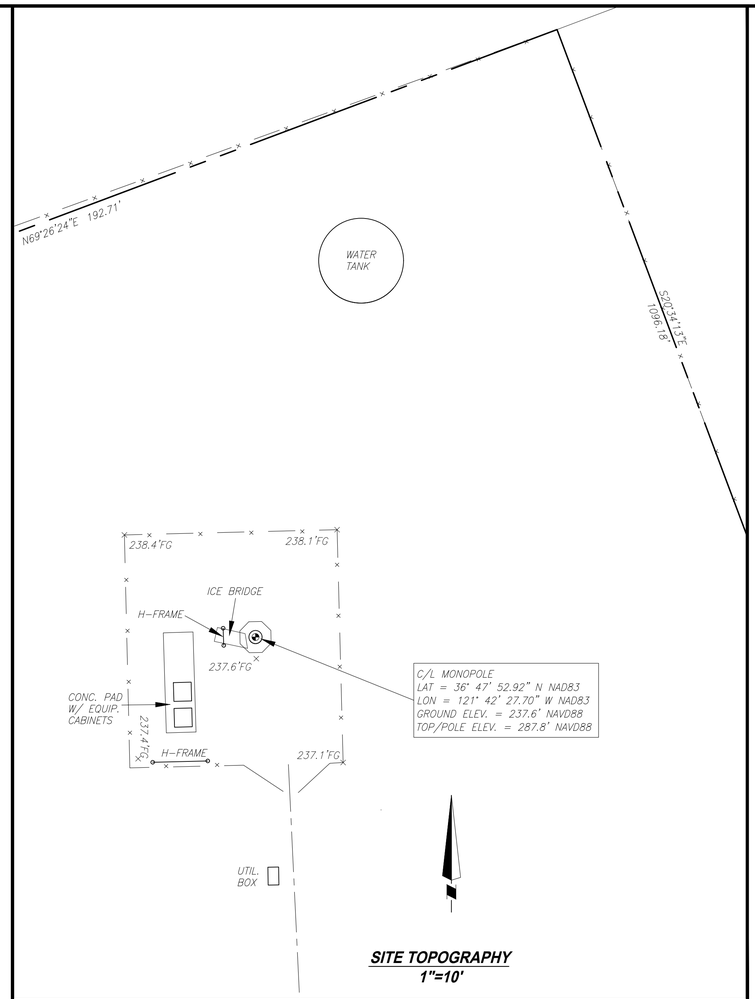
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Sheet Title:
BATTERY SPECIFICATIONS

Sheet Number:
GN-4



OVERALL PARCEL
1"=60'



SITE TOPOGRAPHY
1"=10'

BASIS OF BEARING NOTE

ALL BEARINGS SHOWN HEREON ARE PER PARCEL MAP NO. 6988 AS RECORDED IN BOOK 22 OF SURVEYS AT PAGE 78, OFFICIAL RECORDS OF MONTEREY COUNTY.

LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88 (UNLESS NOTED OTHERWISE).

LEGAL DESCRIPTION

PARENT PARCEL

REAL PROPERTY IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 9 OF TRACT 742 (UNIT 1 OF "SPANISH SPUR") AS RECORDED IN VOLUME 12 OF CITIES AND TOWNS AT PAGE 66, OFFICIAL RECORDS OF MONTEREY COUNTY.
APN: 131-131-002

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88 (UNLESS NOTED OTHERWISE).

2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA. THIS IS NOT A BOUNDARY SURVEY.

3. DATE OF FIELD SURVEY APRIL 2, 2025.

4. NO PRELIMINARY TITLE REPORT HAS BEEN PROVIDED, ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. TIMOTHY F. SCHAD, L.S. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.

5. OVERHEAD UTILITY LINES ARE BASED ON A COMBINATION OF FIELD LOCATED DATA AND AERIAL IMAGERY AND ARE DEPICTED FOR REFERENCE ONLY.

GEODETIC LOCATION

DATE OF SURVEY: APRIL 2, 2025
SITE NUMBER / NAME: SFL0185A
TYPE: EXISTING MONOPOLE
SITE ADDRESS: 16041 CASTROVILLE BLVD.
CASTROVILLE, CA 95012

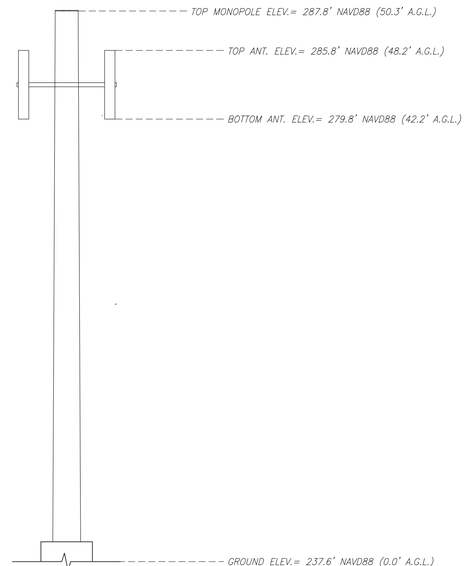
I, TIMOTHY SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTERLINE OF THE EXISTING MONOPOLE TO BE:

LATITUDE= 36° 47' 52.92" NORTH (NAD83) (36.798033°)
LONGITUDE= 121° 42' 27.70" WEST (NAD83) (-121.707694°)

GROUND ELEVATION= 237.6' NAVD88 (0.0' A.G.L.)
TOP HIGHEST EXISTING ANTENNA ELEV.= 285.8' NAVD88 (48.2' A.G.L.)
TOP POLE ELEV.= 287.8' NAVD88 (50.2' A.G.L.)
(HIGHEST POINT)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)
ELEVATIONS: +/- THREE (3) FEET (NAVD-88)



POLE DETAIL
NO SCALE'

LEGEND

PROPERTY / R/W LINE	
FLOW LINE	
TEL — TEL	TELEPHONE LINE
E — E	ELECTRIC LINE
OH — OH	OVERHEAD UTILITY LINES
× — ×	FENCE
	ADJOINER/EASEMENT
OG	ORIGINAL GROUND
TC	TOP OF CURB
BFC	BOTTOM FACE OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TBW	TOP BACK OF WALK
G	GROUND WELL
C/L	CENTERLINE
WV	WATER VALVE
MH	SAN. SEWER MANHOLE
WM	WATER METER
GV	GAS VALVE

T-Mobile

TIMOTHY SCHAD, L.S.
10699 ROUND VALLEY RD.
GRASS VALLEY, CA. 95949
PHONE: (916) 947-7603
TIM@INITIALPOINT.COM

PROJECT NO:
DRAWN BY:
CHECKED BY:

REV	DATE	DESCRIPTION

PROFESSIONAL LAND SURVEYOR
TIMOTHY F. SCHAD
LS 6021
Exp. 3/31/27
STATE OF CALIFORNIA

C:\Users\tim\land projects\SIGNATURE1.JPG

4/6/2025

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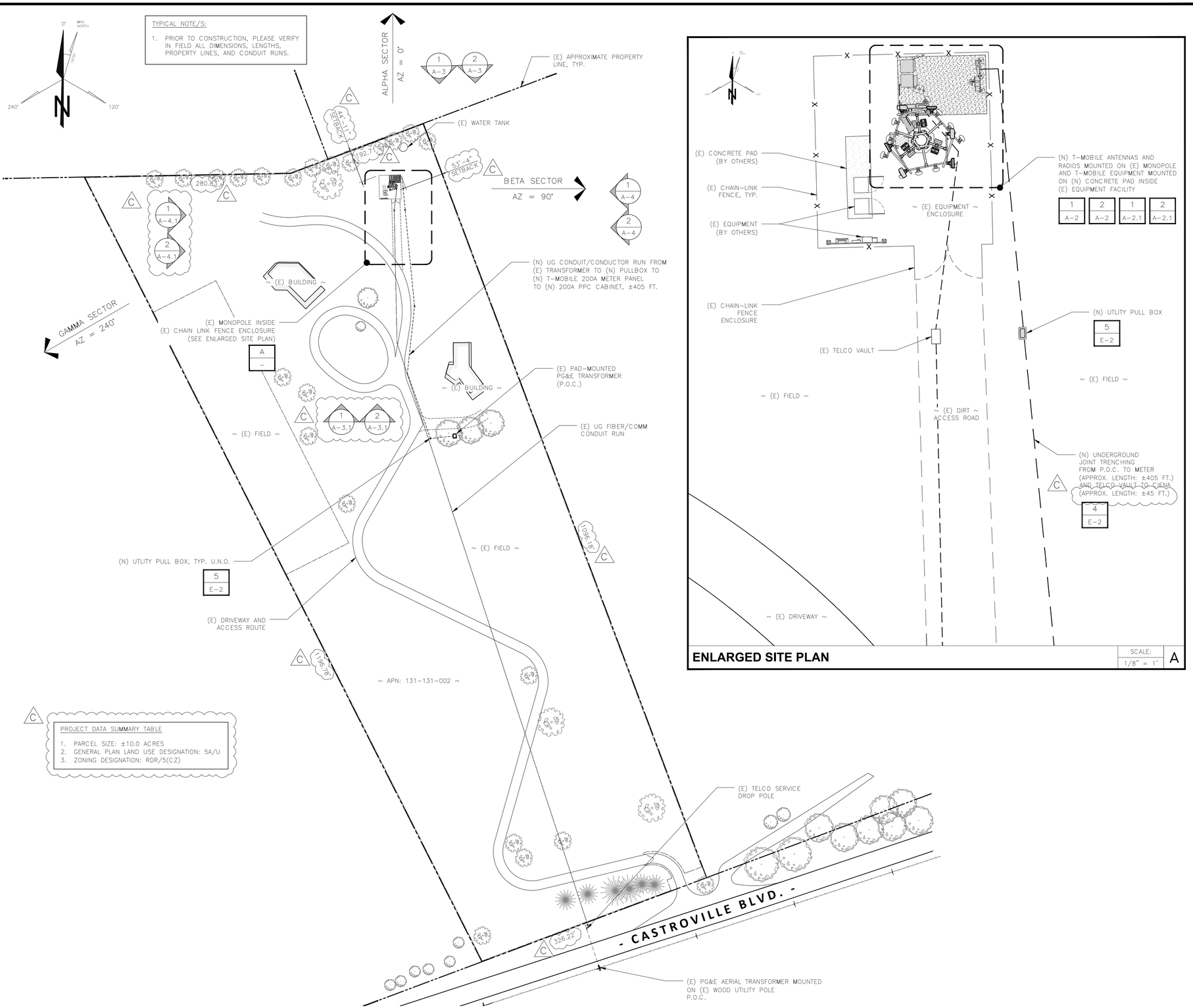
SFL0185A
16041 CASTROVILLE BLVD.
CASTROVILLE, CA 95012
MONTEREY COUNTY
APN: 131-131-002

SHEET TITLE
SITE SURVEY EXHIBIT

SHEET NUMBER
LS-1

SYMBOLS & ABBREVIATIONS

X	GRID REFERENCE
XX / XX	DETAIL REFERENCE
XX / XX	ELEVATION REFERENCE
XX / XX	SECTION REFERENCE
	MATCH LINE
	WORK POINT
	SPOT ELEVATION (DATUM)
X	REVISION
	BREAK LINE
	CENTERLINE
	PROPERTY/LEASE LINE
x	FENCE
	GROUNDING LINE
	UNDERGROUND SERVICE CONDUCTORS
	OVERHEAD SERVICE CONDUCTORS
	BRICK
	CONCRETE
	MASONRY
	SAND
	EARTH
	GRAVEL
	PLYWOOD
	STEEL
(N)	NEW
(E)	EXISTING
TYP.	TYPICAL
A.G.L.	ABOVE GROUND LEVEL
A.M.S.L.	ABOVE MEAN SEA LEVEL
U.N.O.	UNLESS NOTED OTHERWISE
N.T.S.	NOT TO SCALE
T.B.D.	TO BE DETERMINED
	EXISTING LUMINAIRE
	EXISTING UTILITY POLE
	FOUNDATION MONUMENT
	GROUND WELL
	SET POINT



1 **OVERALL SITE PLAN**

SCALE: 1/64" = 1'-0"
0' 16' 32' 64' 128' 192'

ENLARGED SITE PLAN — SCALE: 1/8" = 1' — A

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
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Site Address:
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CASTROVILLE, 95012

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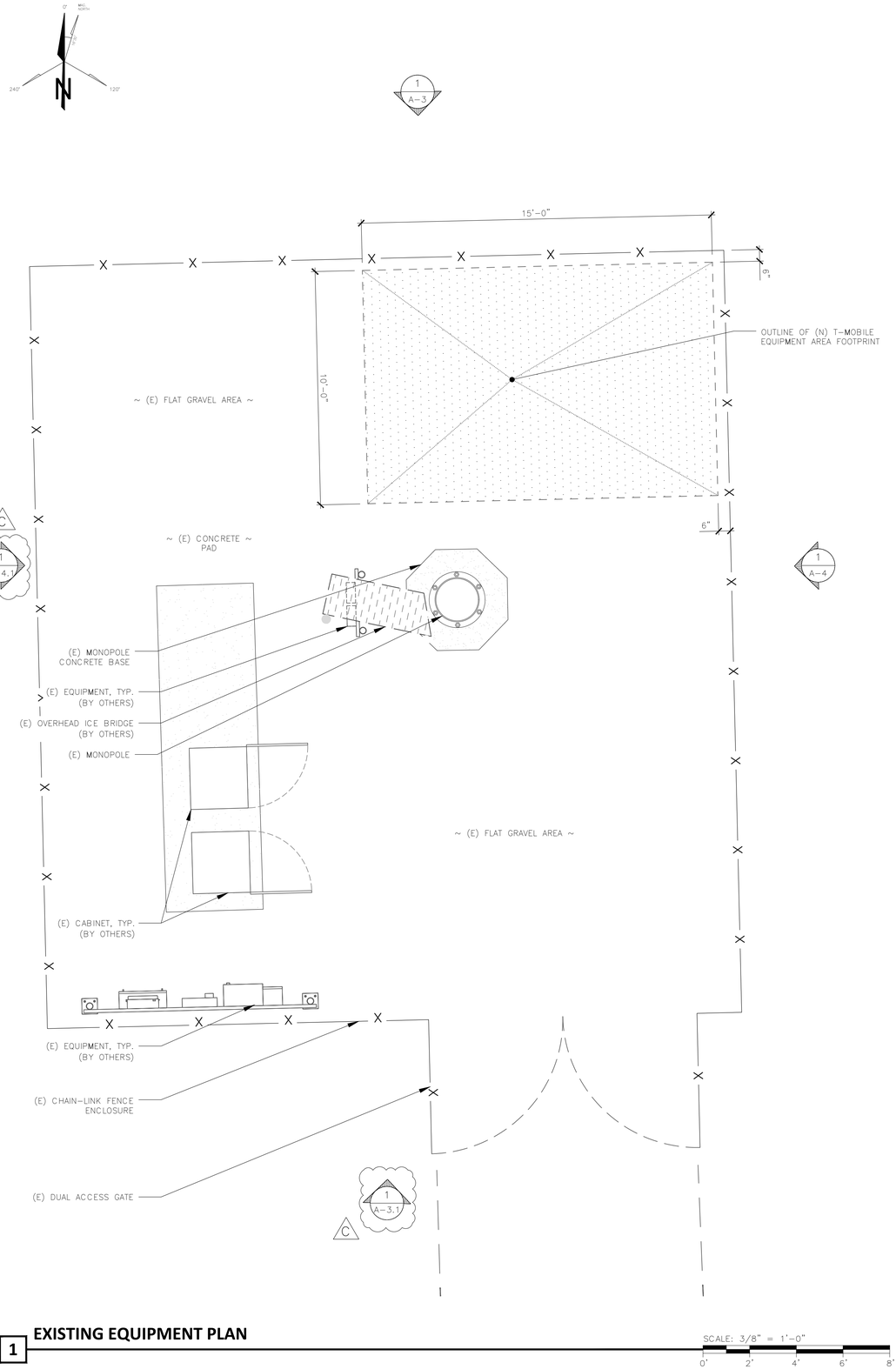
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OVERALL SITE PLAN

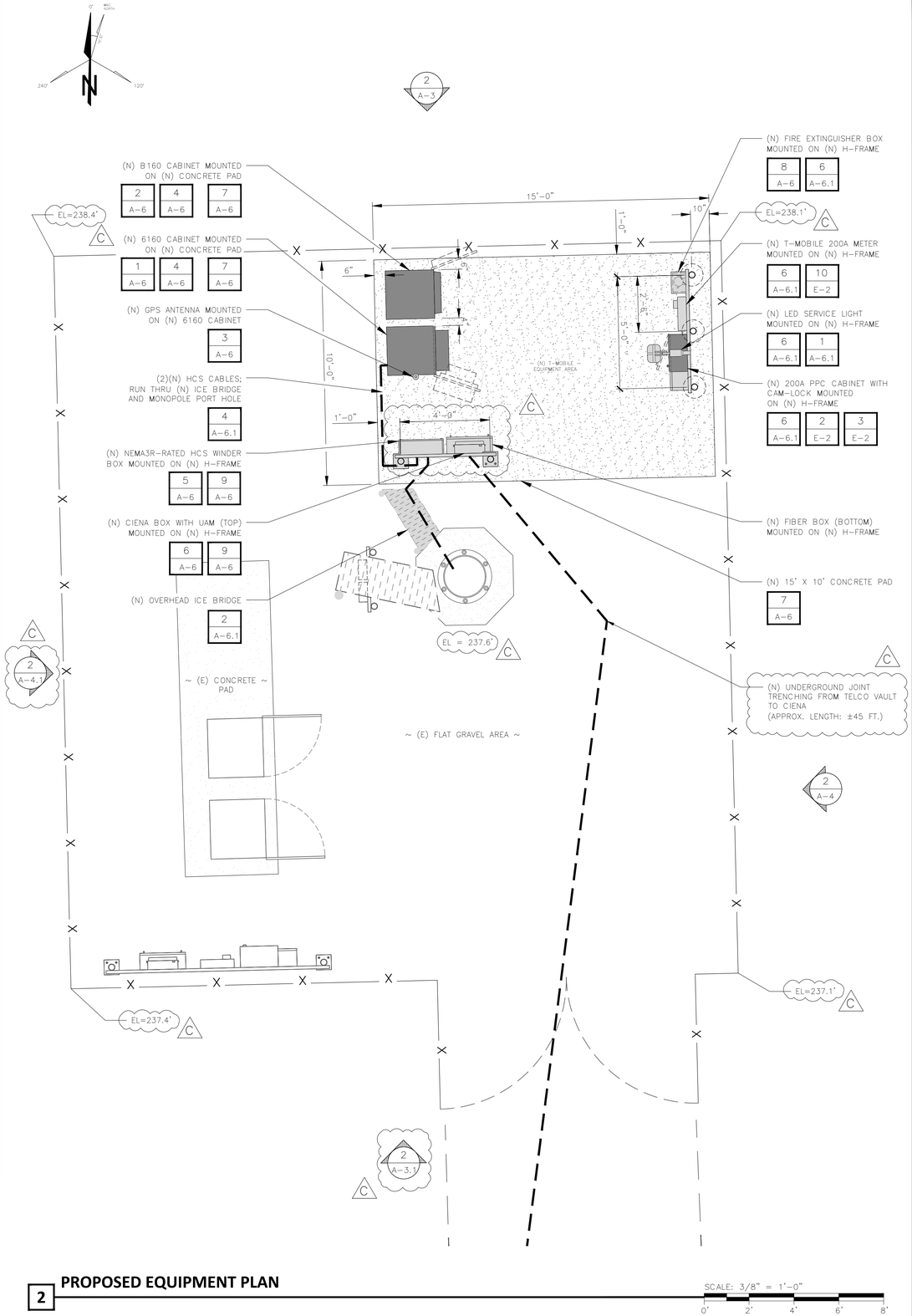
Sheet Number:
A-1



1 EXISTING EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

0' 2' 4' 6' 8'



2 PROPOSED EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

0' 2' 4' 6' 8'

Prepared For:

T-Mobile

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Engineer:

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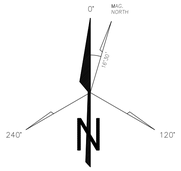
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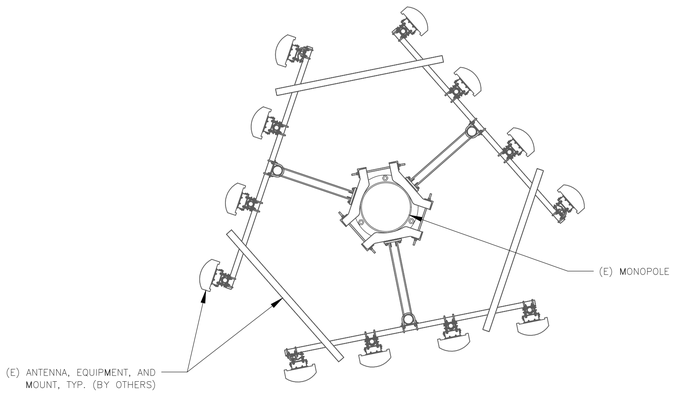
EXISTING AND PROPOSED EQUIPMENT PLAN

Sheet Number:

A-2





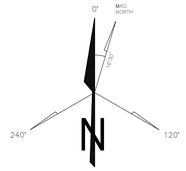




1 EXISTING ANTENNA AND EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

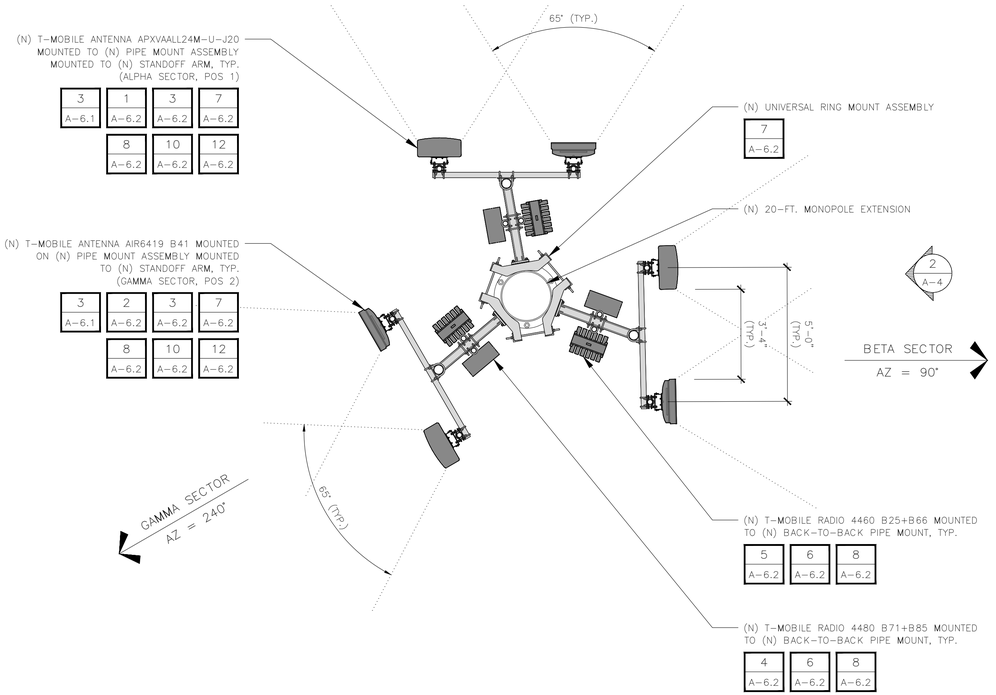
0' 2' 4' 6' 8'



NOTE/S:

1. EXISTING ANTENNA BY OTHERS NOT SHOWN FOR CLARITY.





3 PROPOSED ANTENNA AND EQUIPMENT PLAN - MONOPOLE EXTENSION

SCALE: 3/8" = 1'-0"

0' 2' 4' 6' 8'

Prepared For:

T-Mobile

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CONCORD, CA 94520

Engineer:

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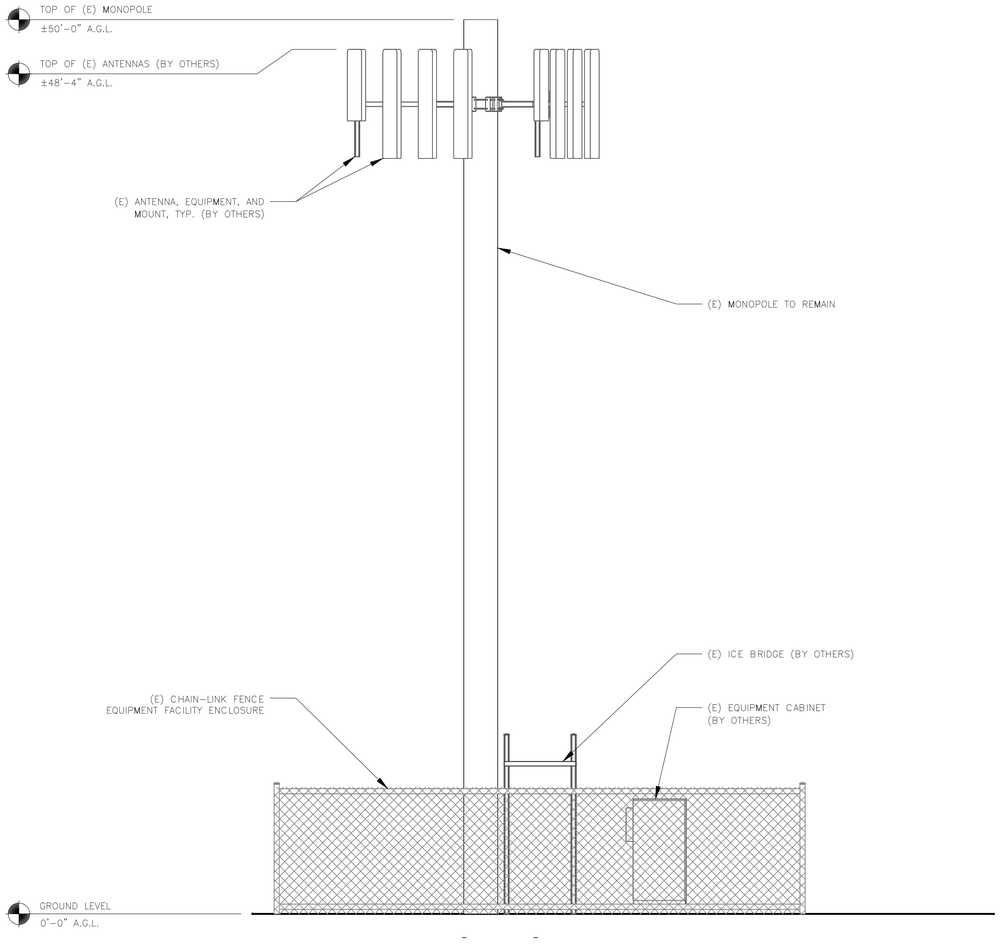
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Sheet Title:
EXISTING AND PROPOSED ANTENNA AND EQUIPMENT PLAN

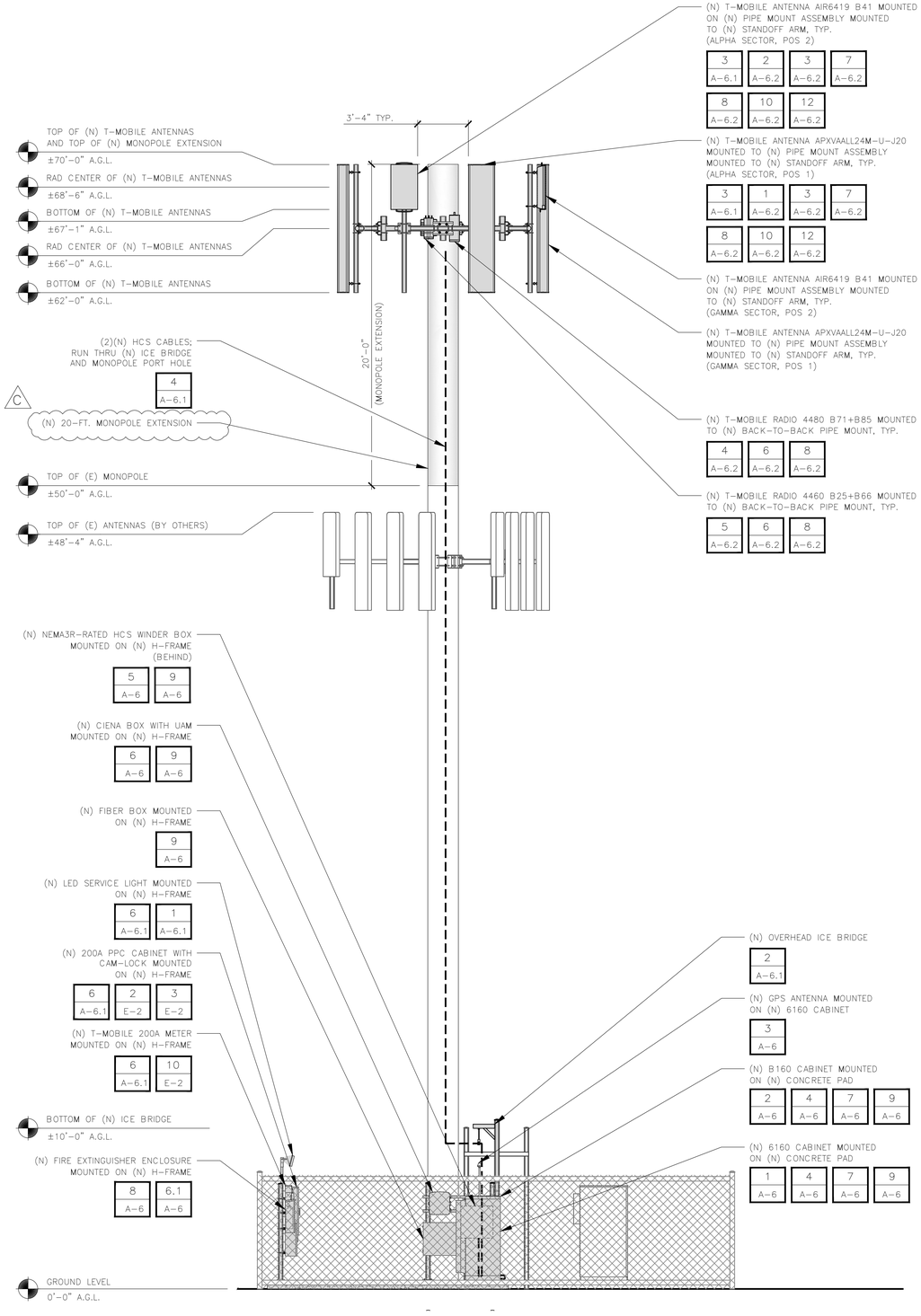
Sheet Number:
A-2.1



1 EXISTING ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'



2 PROPOSED ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'

Prepared For:

T-Mobile

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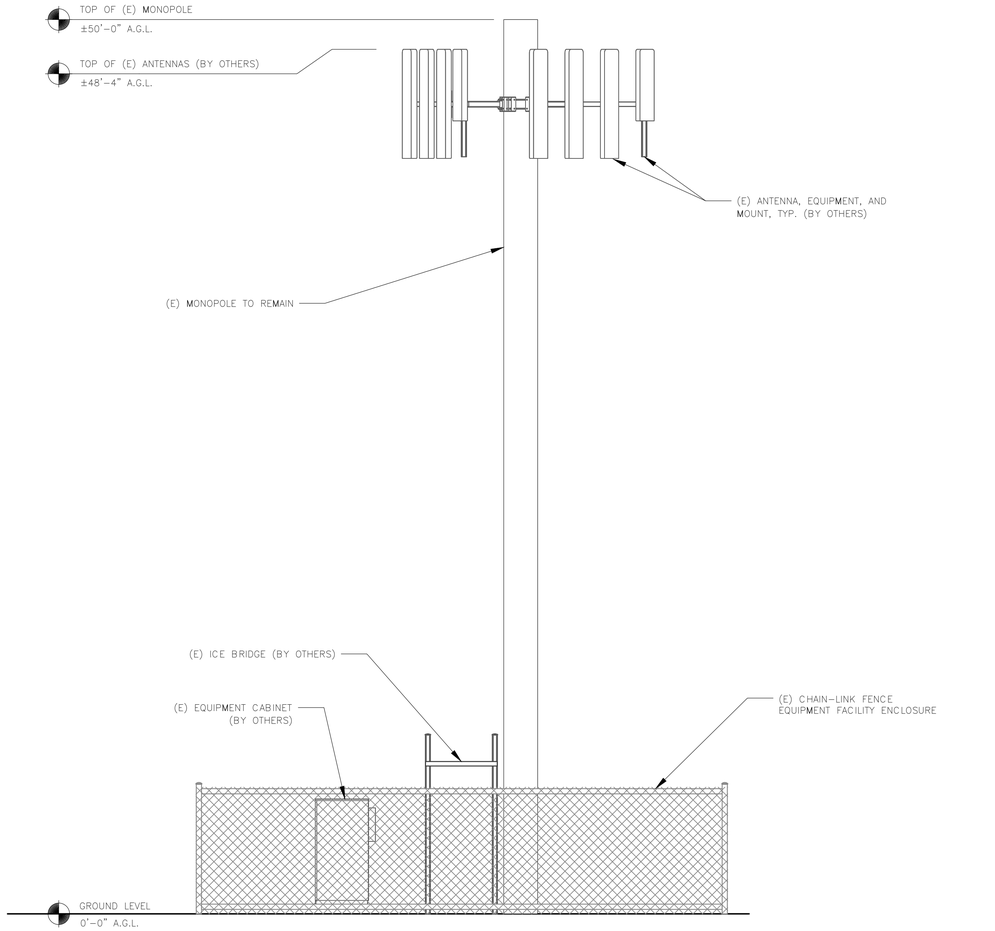
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Sheet Title:

EXISTING AND PROPOSED ELEVATIONS (NORTH)

Sheet Number:

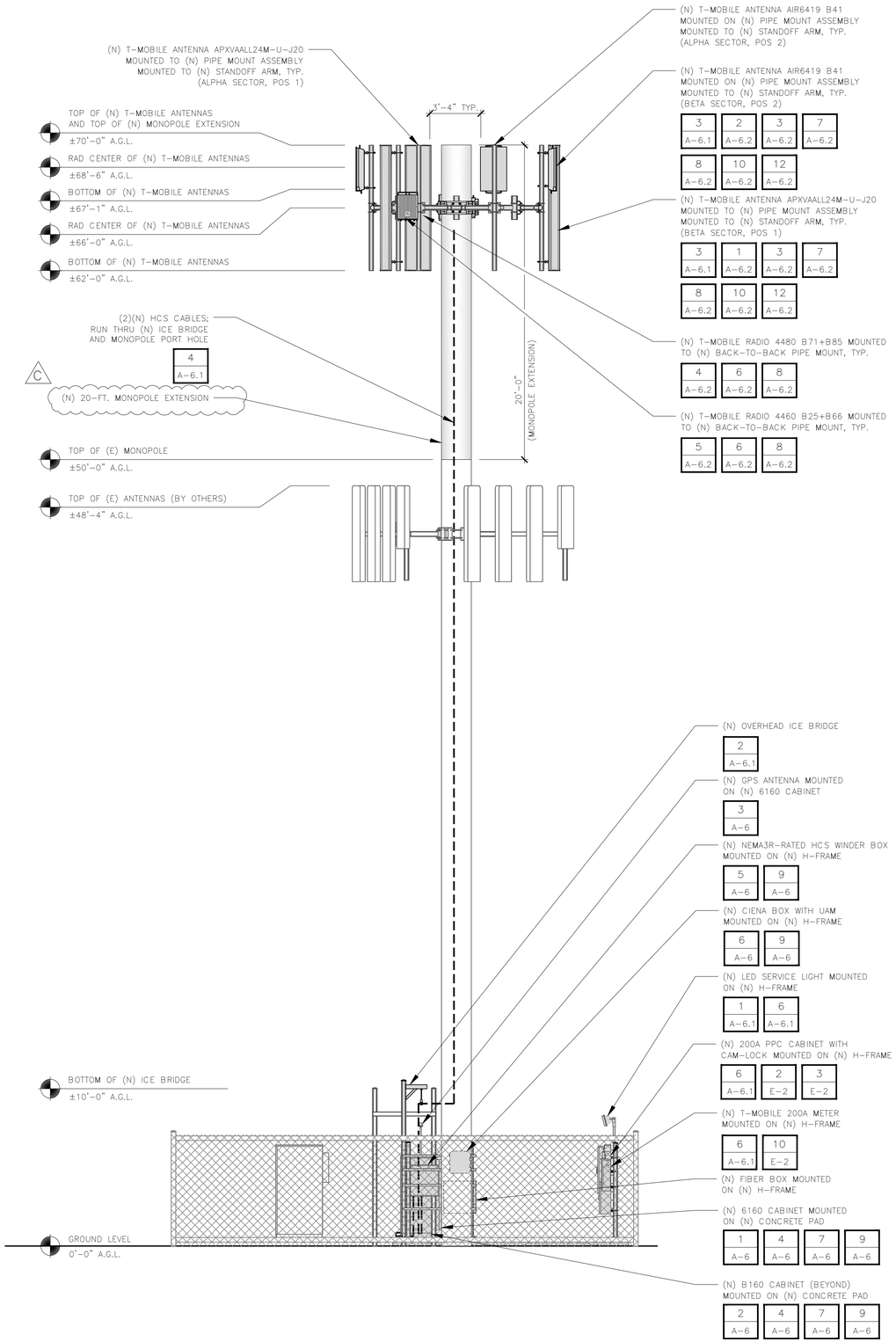
A-3



1 EXISTING ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'



2 PROPOSED ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

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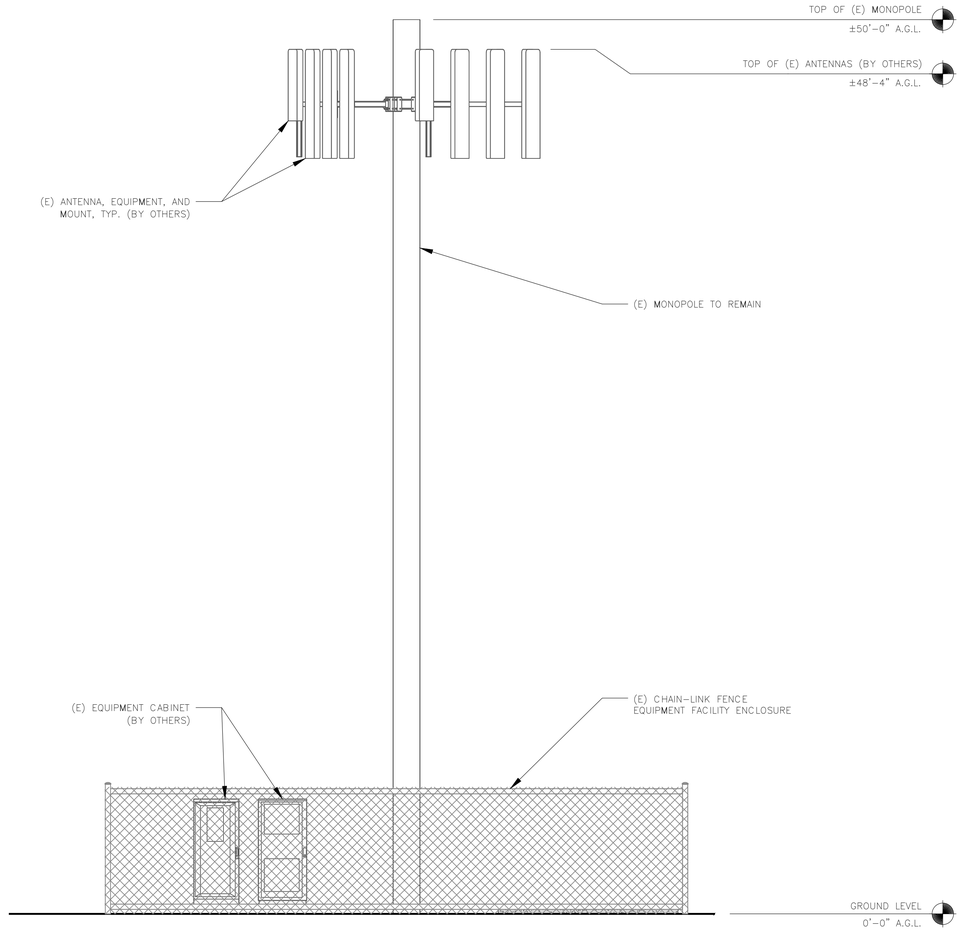
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Sheet Title:
C
EXISTING AND PROPOSED ELEVATIONS (SOUTH)

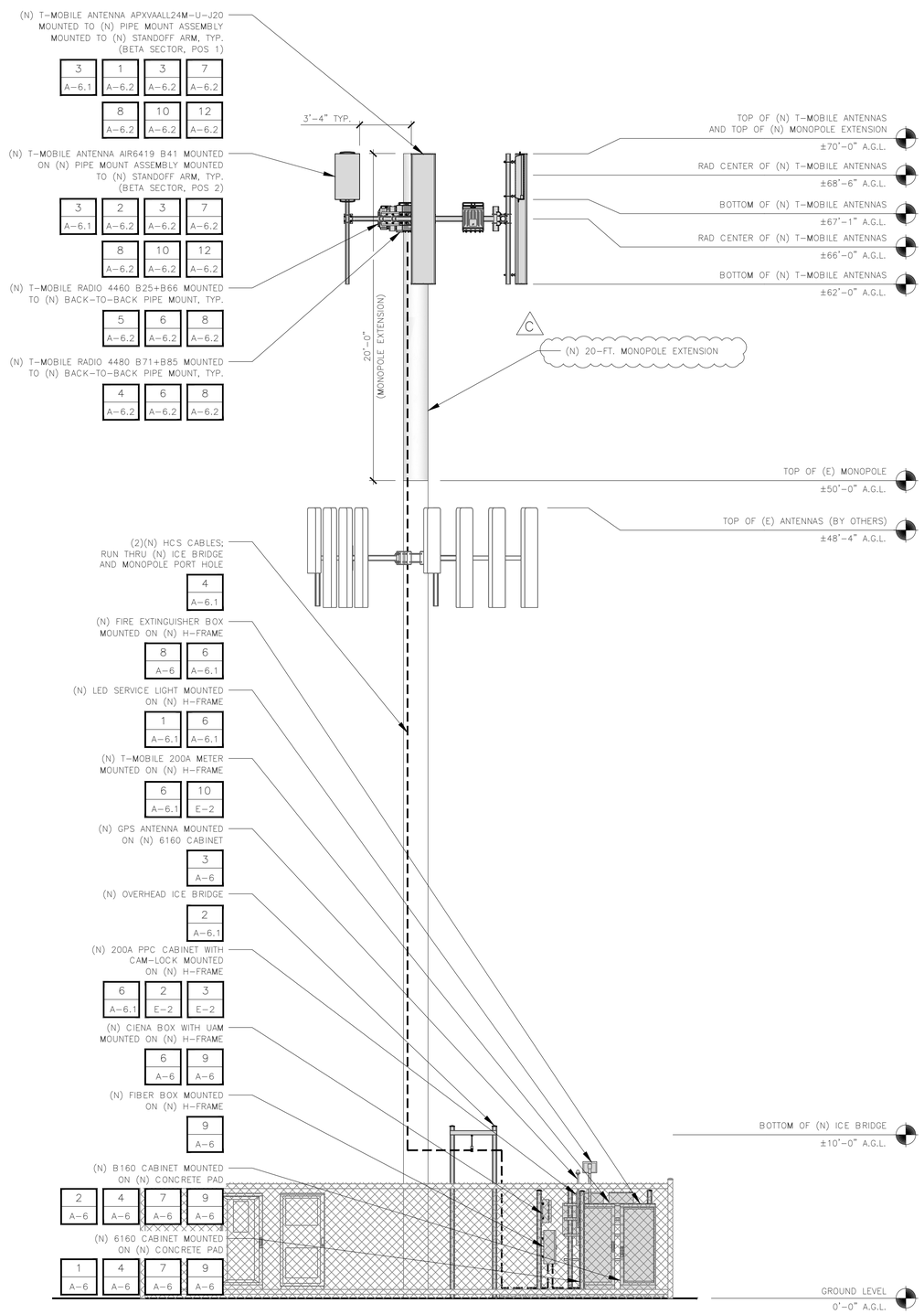
Sheet Number:
A-3.1



1 EXISTING ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'



2 PROPOSED ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

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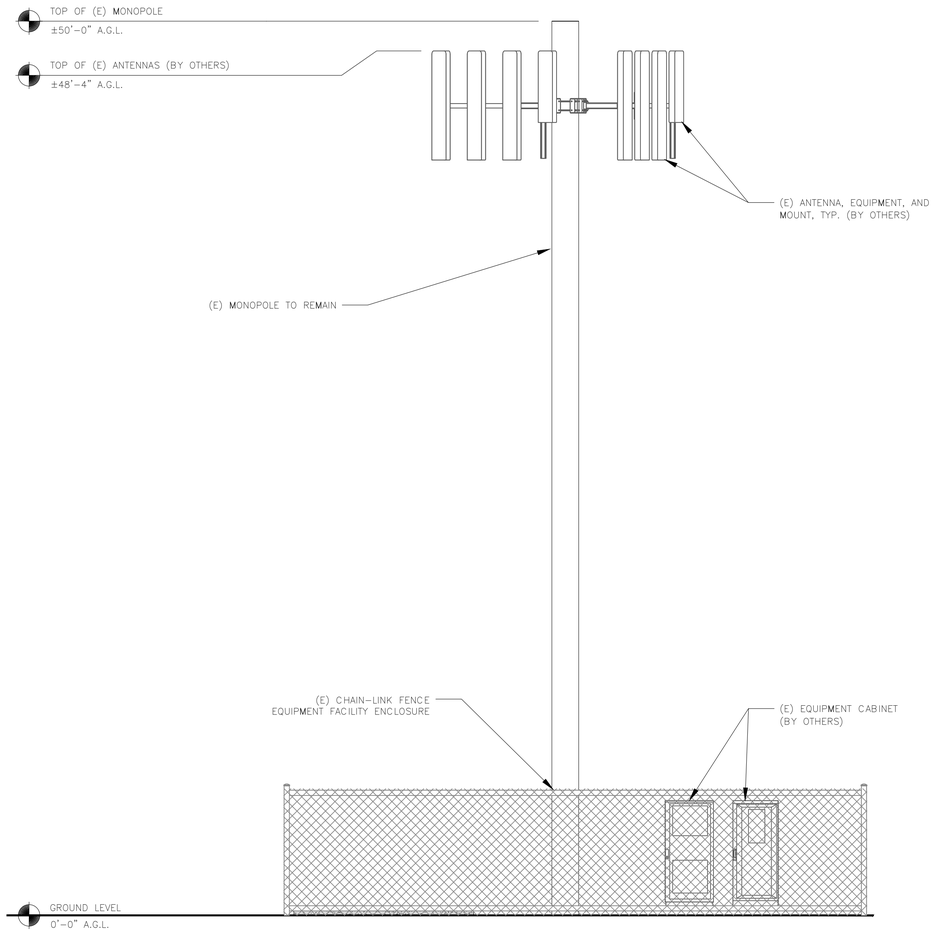
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Sheet Title:
EXISTING AND PROPOSED ELEVATIONS (EAST)

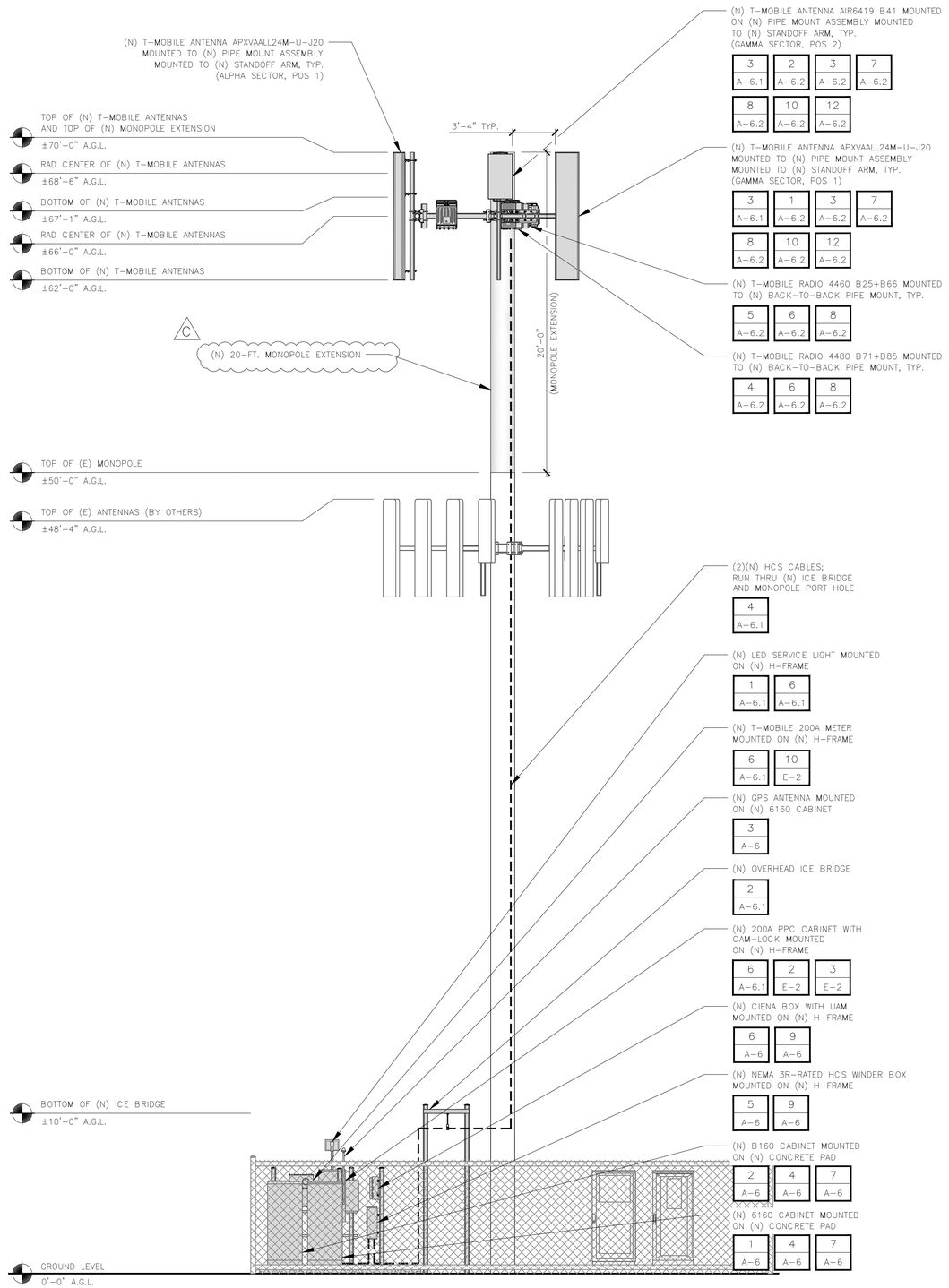
Sheet Number:
A-4



1 EXISTING ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'



2 PROPOSED ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12'

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

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B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

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REGISTERED PROFESSIONAL ENGINEER
FARZAMAR KARAMPOUR
No C-48355
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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Sheet Title:
C
EXISTING AND PROPOSED ELEVATIONS (WEST)

Sheet Number:
A-4.1

IMPORTANT NOTE/S:

1. ANTENNA RAD CENTER SHOWN HERE REFLECTS CURRENT CONDITIONS OBTAINED FROM 1A SURVEY, SITE SURVEY EXHIBIT AND DATA COLLECTED BY OUR FIELD TEAM.
2. ANTENNA RAD CENTER SHOWN IN ELEVATION SHEETS TAKES PRECEDENCE OVER WHAT IS SHOWN ON THIS SHEET.

ALPHA

ANTENNA SCHEDULE
(VERIFY WITH CURRENT RFDS)

SECTOR	EXISTING/PROPOSED	ANTENNA	SIZE (INCHES) (H X W X D)	ANTENNA RAD CENTER (SEE NOTE #2)	AZIMUTH	ACTIVE TECHNOLOGY	RADIO (QTY)	TMA / MULTIPLEXER (QTY)	FIBER, COAX TYPE AND QUANTITY (LENGTH)
A1	PROPOSED	APXVAALL24M-U-J20 (OCTO)	95.7" X 19.5" X 8.5"	66'-0"	0°	N600, L700, L1900, L2100, N1900	(1) RADIO 4460 B25+B66, (1) RADIO 4480 B71+B85	–	(6) FIBER JUMPER – 2F SM OUTDOORCON-LCD W COVER 5M, (8) JUMPER 8 FT SUREFLEX 4.3-10 TO 4.3- 10
A2	PROPOSED	AIR_6419_B41 (ACTIVE ANTENNA – MASSIVE MIMO)	33.6" X 20.0" X 6.3"	68'-6"		N2500	–		(2) FIBER JUMPER – 2F SM OUTDOORCON-LCD W COVER 5M

BETA

ANTENNA SCHEDULE
(VERIFY WITH CURRENT RFDS)

SECTOR	EXISTING/PROPOSED	ANTENNA	SIZE (INCHES) (H X W X D)	ANTENNA RAD CENTER (SEE NOTE #2)	AZIMUTH	ACTIVE TECHNOLOGY	RADIO (QTY)	TMA / MULTIPLEXER (QTY)	FIBER, COAX TYPE AND QUANTITY (LENGTH)
B1	PROPOSED	APXVAALL24M-U-J20 (OCTO)	95.7" X 19.5" X 8.5"	66'-0"	90°	N600, L700, L1900, L2100, N1900	(1) RADIO 4460 B25+B66, (1) RADIO 4480 B71+B85	–	(6) FIBER JUMPER – 2F SM OUTDOORCON-LCD W COVER 5M, (8) JUMPER 8 FT SUREFLEX 4.3-10 TO 4.3- 10
B2	PROPOSED	AIR_6419_B41 (ACTIVE ANTENNA – MASSIVE MIMO)	33.6" X 20.0" X 6.3"	68'-6"		N2500	–		(2) FIBER JUMPER – 2F SM OUTDOORCON-LCD W COVER 5M

GAMMA

ANTENNA SCHEDULE
(VERIFY WITH CURRENT RFDS)

SECTOR	EXISTING/PROPOSED	ANTENNA	SIZE (INCHES) (H X W X D)	ANTENNA RAD CENTER (SEE NOTE #2)	AZIMUTH	ACTIVE TECHNOLOGY	RADIO (QTY)	TMA / MULTIPLEXER (QTY)	FIBER, COAX TYPE AND QUANTITY (LENGTH)
C1	PROPOSED	APXVAALL24M-U-J20 (OCTO)	95.7" X 19.5" X 8.5"	66'-0"	240°	N600, L700, L1900, L2100, N1900	(1) RADIO 4460 B25+B66, (1) RADIO 4480 B71+B85	–	(6) FIBER JUMPER – 2F SM OUTDOORCON-LCD W COVER 5M, (8) JUMPER 8 FT SUREFLEX 4.3-10 TO 4.3- 10
C2	PROPOSED	AIR_6419_B41 (ACTIVE ANTENNA – MASSIVE MIMO)	33.6" X 20.0" X 6.3"	68'-6"		N2500	–		(2) FIBER JUMPER – 2F SM OUTDOORCON-LCD W COVER 5M

PROPOSED EQUIPMENT SCHEDULE (AT EQUIPMENT AREA)

ENCLOSURE TYPE	B160	ENCLOSURE 6160_V2 AC
BASEBAND	–	RP 6672 (N600, N1900, N2500, L700, L1900, L2100)
TRANSPORT SYSTEM	–	(1) CSR IXRE V2 (GEN2)
HYBRID CABLE SYSTEM	–	(2) HYBRID TRUNK 6/24 4AWG 20M

RAN SCOPE OF WORK (VERIFY LATEST RFDS)	1. ADD (1) RP6672 FOR L7/N6 + L19/L21/N19 + N2500 MMBB 2. ADD (1) IXRE ROUTER 3. ADD E6160 AND B160 CABINETS 4. ADD (2) 6X24 HCS 4 AWG 20M

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

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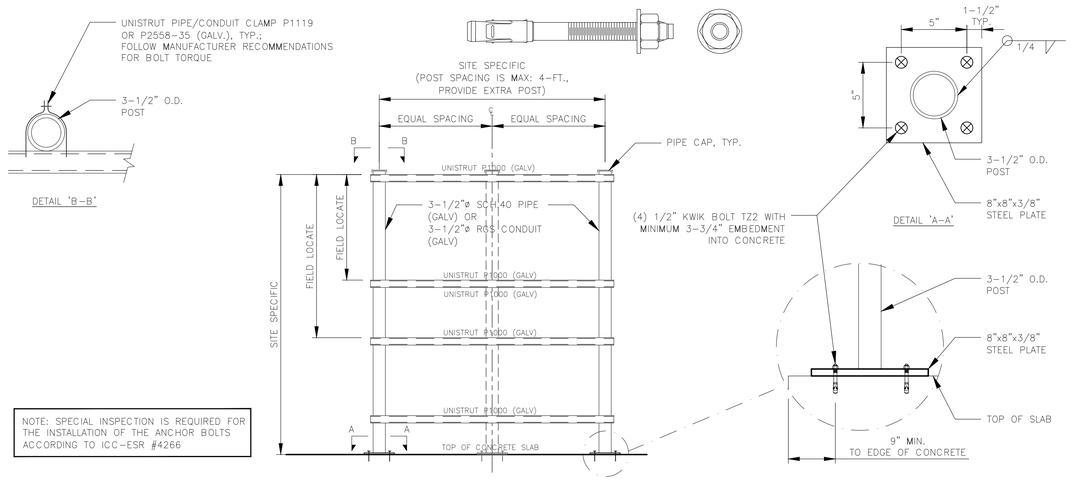
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FOROUHAR KARAMZADEH
No C-48355
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Sheet Title:
ANTENNA AND EQUIPMENT SCHEDULE

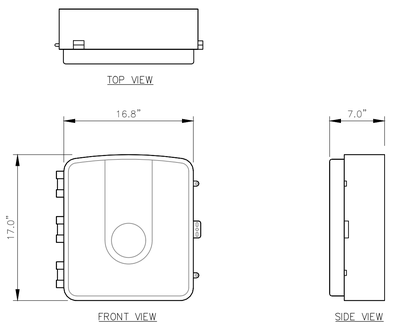
Sheet Number:
A-5



H-FRAME ON CONCRETE SLAB DETAIL

SCALE: N.T.S | 9

MANUFACTURER: CIENA
MODEL: 3931
HEIGHT: 17.0"
WIDTH: 16.8"
DEPTH: 7.0"
WEIGHT: 28.6 LBS. (NET)

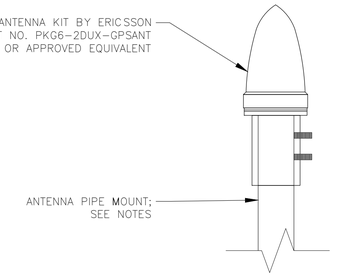


CIENA BOX DETAIL

SCALE: N.T.S | 6

NOTES:

1. THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
2. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4"ø, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18") USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.



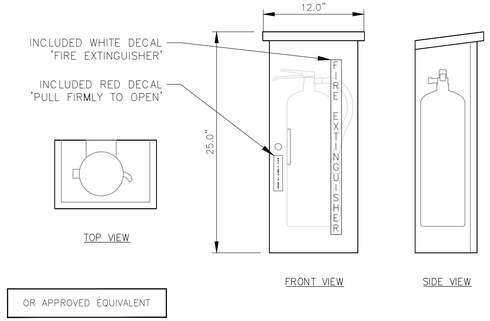
GPS ANTENNA MOUNTING DETAIL

SCALE: N.T.S | 3

NOT USED

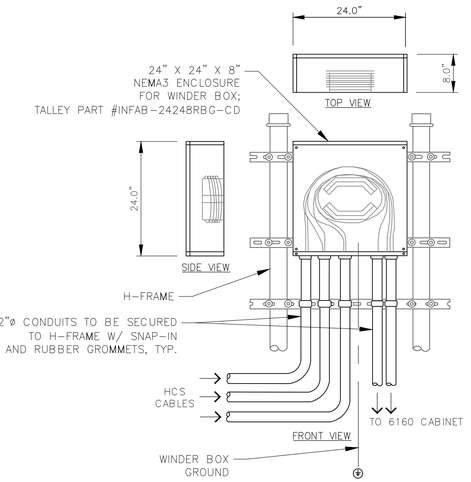
SCALE: N.T.S | 11

MANUFACTURER: STRIKE FIRST USA
MODEL: HDOC-10
HEIGHT: 25.0"
WIDTH: 12.0"
WEIGHT: 30 LBS. (NET)
FINISH: BAKED RED ENAMEL
NOTE: FIRE EXTINGUISHER SOLD SEPARATELY
USE MANUFACTURER SUPPLIED MOUNTING HARDWARE



FIRE EXTINGUISHER ENCLOSURE DETAIL

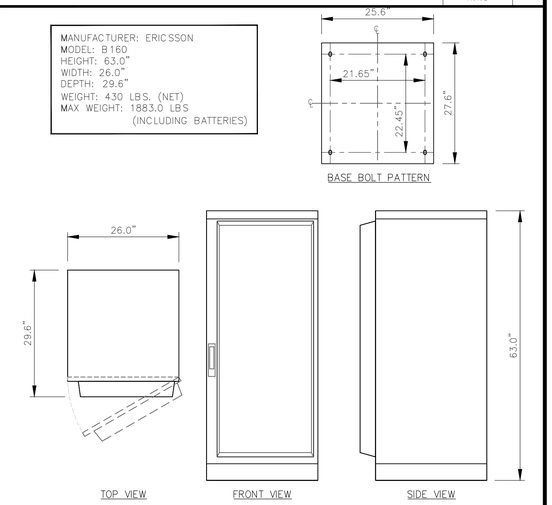
SCALE: N.T.S | 8



WINDER BOX DETAIL

SCALE: N.T.S | 5

MANUFACTURER: ERICSSON
MODEL: B160
HEIGHT: 63.0"
WIDTH: 26.0"
DEPTH: 29.6"
WEIGHT: 430 LBS. (NET)
MAX WEIGHT: 1883.0 LBS (INCLUDING BATTERIES)



B160 CABINET DETAIL

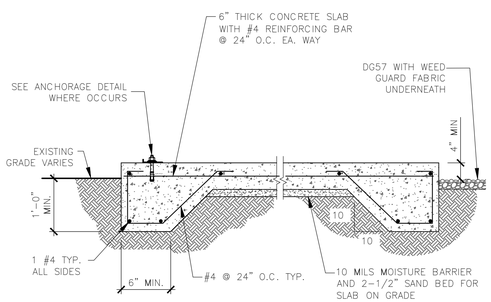
SCALE: N.T.S | 2

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION PER CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

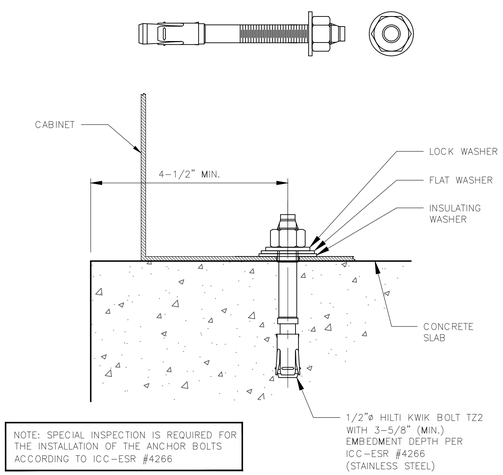
   CONCRETE CAST AGAINST EARTH.....3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER .....2 IN.
   #5 AND SMALLER & WWF .....1 1/2 IN.
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
   SLAB AND WALL .....3/4 IN.
   BEAMS AND COLUMNS .....1 1/2 IN.

5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. SPECIAL INSPECTIONS, WHEN REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
7. GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100% PASSING 1 INCH SIEVE.
8. DIMENSIONS SHOWN ARE EXACT MINIMUM PAD SIZES REQUIRED FOR EQUIPMENT LAYOUTS – CONTRACTOR MAY ROUND UP TO THE NEAREST FOOT (OR HALF FOOT) IF LEASE AREA AND SPACE PERMIT.



CONCRETE PAD DETAIL

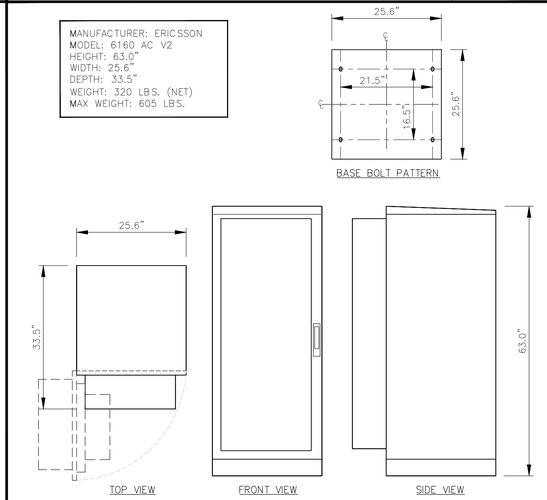
SCALE: N.T.S | 7



CABINET ANCHORAGE DETAIL

SCALE: N.T.S | 4

MANUFACTURER: ERICSSON
MODEL: 6160 AC V2
HEIGHT: 63.0"
WIDTH: 25.6"
DEPTH: 33.5"
WEIGHT: 320 LBS. (NET)
MAX WEIGHT: 605 LBS.



6160 CABINET DETAIL

SCALE: N.T.S | 1

Prepared For:
T-Mobile
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:
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2840 HOWE ROAD, SUITE E
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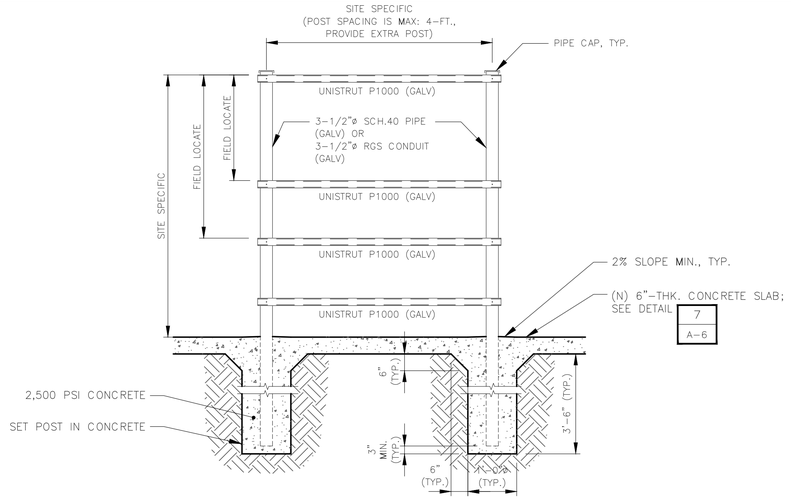
Sheet Number:
A-6

NOT USED

SCALE: N.T.S

12

H-FRAME ON NEW CONCRETE SLAB DETAIL (PG&E METER INSTALLATION)

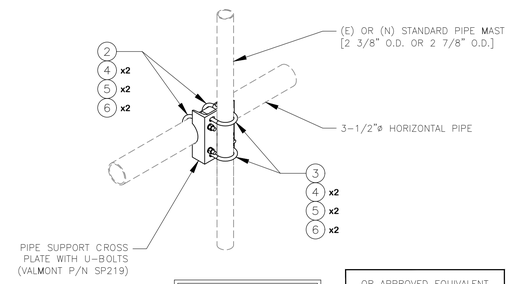


SCALE: N.T.S

6

PIPE SUPPORT CROSS PLATE DETAIL

SP219 MOUNT PARTS						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	1	X-SP219	SMALL SUPPORT CROSS PLATE	8-1/4"	8.61	8.61
2	2	X-UB1306	1/2" x 3-5/8" x 6" x 3" U-BOLT (HDG.)		0.66	1.31
3	2	X-UB1300	1/2" x 3" x 5" x 2" U-BOLT (HDG.)		0.66	1.31
3	2	X-UB1212	1/2" x 2-1/2" x 4-1/2" x 2" U-BOLT (HDG.)		0.63	1.25
4	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
5	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11
6	8	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
					TOTAL WT. #	12.61



MANUFACTURER: SITE PRO 1 (VALMONT)

OR APPROVED EQUIVALENT

SCALE: N.T.S

3

NOT USED

SCALE: N.T.S

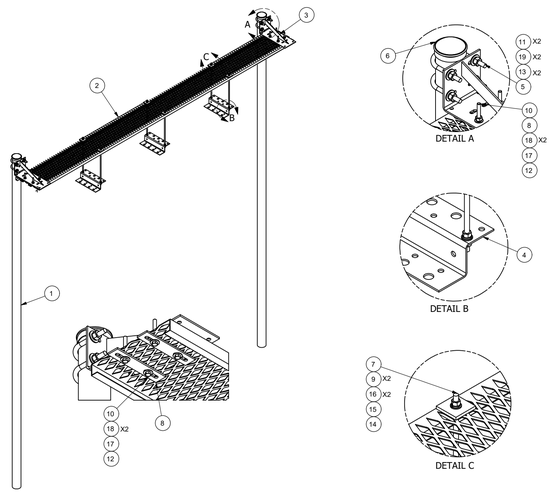
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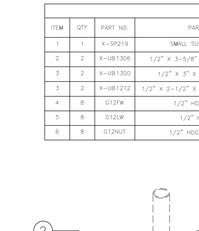
SCALE: N.T.S

8

12" ICE BRIDGE KITS WITH Z-BRACKET DETAIL



PARTS LIST						
ITE QTY	M	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	P3160	3" SCH. 40 PIPE (3.5" O.D. x 0.216" WALL) A500	160 in	101.25	202.50
2	1	GRS12	12" WIDE GRIP STRUT		24.40	24.40
3	2	HHD12	12" CANTILEVER WELDMENT		8.01	16.02
4	3	ZB12	1/8" MILL PLATE (Fy=35 Ksi Min)		3.16	9.48
5	4	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)		0.77	3.09
6	2	PC312	3-1/2" FENCE POST CAP		0.59	1.17
7	6	SS38R-18	3/8" X18" THREADED ROD (STAINLESS STEEL)		0.56	3.39
8	4	SPLICE	SPLICE FOR GRIP STRUT	7 3/8 in	0.53	2.10
9	12	SQW38	3/8" SQUARE WASHER (GALV.)	2 in	0.27	3.28
10	8	G3803	3/8" x 3" HDG HEX BOLT GR5		0.12	0.97
11	8	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
12	8	G38NUT	3/8" HDG HEAVY 2H HEX NUT		0.03	0.27
13	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
14	24	SS38NUT	3/8" SS HEX NUT		0.02	0.44
15	24	SS38LW	3/8" SS LOCKWASHER		0.01	0.16
16	24	SS38FW	3/8" STAINLESS FLATWASHER		0.01	0.21
17	8	G38LW	3/8" HDG LOCKWASHER		0.01	0.05
18	16	G38FW	3/8" HDG USS FLATWASHER		0.01	0.19
19	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11
					TOTAL WT. #	267.35



SCALE: N.T.S

2

NOT USED

SCALE: N.T.S

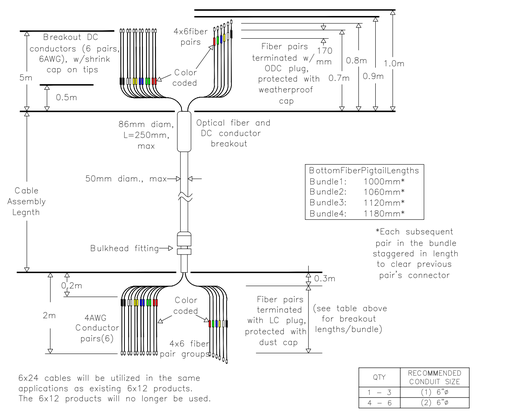
10

NOT USED

SCALE: N.T.S

7

6x24 HYBRID CABLE SYSTEM



6x24 cables will be utilized in the same applications as existing 6x12 products. The 6x12 products will no longer be used.

QTY	RECOMMENDED CONDUIT SIZE
1 – 3	(1) 6"ø
4 – 6	(2) 6"ø

NOTE/S:

1. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HCS SUPPORT REQUIRED BY T-MOBILE.

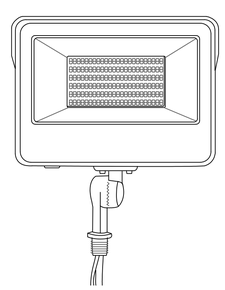
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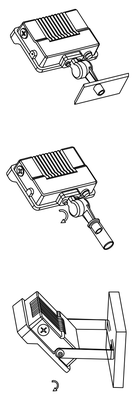
1

LED WORK LIGHT

MANUFACTURER: NUVO (SATCO)
MODEL: 65-541
DIMENSIONS: 7.24"H X 9.91"W X 2.44"D
WEIGHT: 1.14 LBS. (NET)

ELECTRICAL INFO:
WATTAGE: 15W/25W/35W
LUMEN OUTPUT: 1800L-4900L
TECHNOLOGY: LED
FIXTURE TYPE: FLOOD LIGHT
LENS MATERIAL: TEMPERED GLASS
MATERIAL: DIE-CAST ALUMINUM





MOUNT OPTIONS

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

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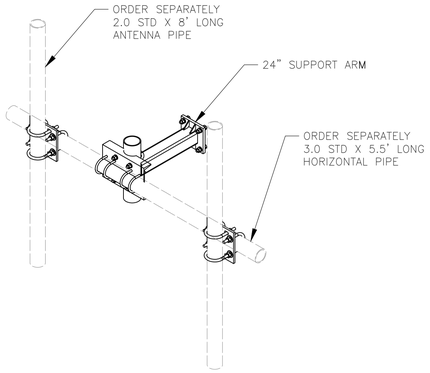
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Sheet Title:

DETAILS

Sheet Number:

A-6.1



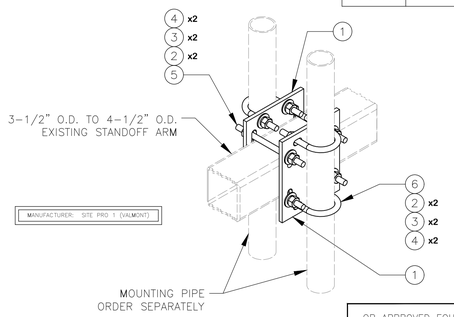
OR APPROVED EQUIVALENT

MANUFACTURER: SITE PRO 1 (VALMONT)

ANTENNA H-FRAME DETAIL

SCALE: N.T.S | 12

B8PM-K1 MOUNT PARTS						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	SCX4	CROSSOVER PLATE	8-1/2"	6.02	12.04
2	16	G12FW	1/2" HDG USS FLATWASHER		0.03	0.55
3	16	G12LW	1/2" HDG LOCKWASHER		0.01	0.22
4	16	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	1.15
5	4	G12R-8	1/2" X 8" THREADED ROD (HDG.)		0.35	1.41
6	4	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.63	2.50
					TOTAL WT. #	17.87

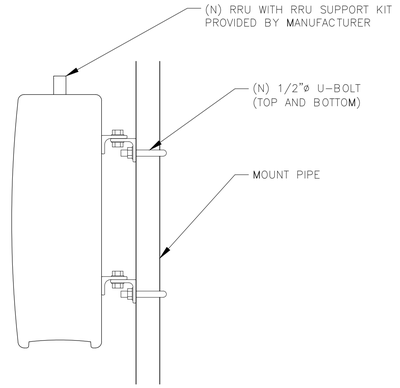


MANUFACTURER: SITE PRO 1 (VALMONT)

OR APPROVED EQUIVALENT

BACK TO BACK PIPE MOUNT

SCALE: N.T.S | 9



OR APPROVED EQUIVALENT

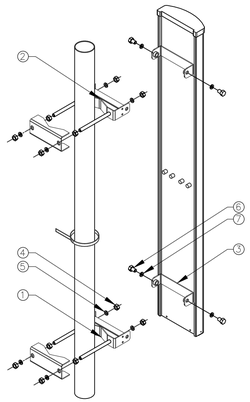
RADIO MOUNT TO MOUNT PIPE DETAIL

SCALE: N.T.S | 6

NOTES:

1. EACH ANTENNA HAS ITS OWN MOUNTING BRACKET KIT, TILTING ATTACHMENT AND CABLE KIT SOLD SEPARATELY. GC TO UTILIZE TILTING ATTACHMENT METHOD AS NEEDED. SEE ANTENNA SPECIFICATION SHEET.
2. VERIFY EXISTING CONDITIONS. ALL MOUNTING ATTACHMENTS AND HARDWARE SHALL BE VERIFIED BY CONSTRUCTION MANAGER.
3. INSERT SCISSOR BRACKETS BETWEEN THE UPPER ANTENNA MOUNTING BRACKET AND THE UPPER POLE ADAPTER BRACKET. SECURE USING 1/2-IN. HARDWARE PROVIDED.
4. TO SET THE DEGREE OF DOWNTILT, ALIGN THE DESIRED HOLES ON THE SCISSOR BRACKETS AND SECURE USING 5/16 INCH HARDWARE PROVIDED.
5. THE NUMBER OF CONNECTORS WILL VARY BASED ON ANTENNA TYPE.
6. PLACE RF TERMINATIONS OR CAPS ON ALL UNUSED ANTENNA PORTS.

GENERAL MOUNTING BRACKET PARTS		
ITEM	QTY	DESCRIPTION
①	1	Adaptor, Pole, Lower
②	1	Bracket, Downtilt, Pole
③	1	Bracket, Downtilt, Antenna
④	4	1/2 X 1 Hex Head Bolt
⑤	4	1/2 Split Washer
⑥	2	5/16 X 1 Hex Head Bolt
⑦	2	5/16 Split Washer



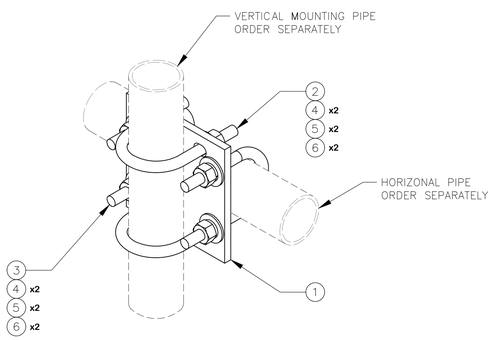
OR APPROVED EQUIVALENT

ANTENNA MOUNTING GUIDELINES DETAIL

SCALE: N.T.S | 3

KIT LIST					
KIT NO.	HORIZONTAL PIPE SIZE	VERTICAL PIPE SIZE	ITEM 1	ITEM 2	ITEM 3
SCX1-K	2-3/8"	2-3/8"	1a	2a	3a
SCX2-K	2-3/8"	2-7/8"	1b	2a	3b
SCX23-K	2-7/8"	2-7/8"	1b	2b	3b
SCX3-K	3-1/2"	3-1/2"	1c	2c	3c
SCX43-K	2-3/8"	3-1/2"	1d	2a	3c
SCX4-K	2-3/8"	4-1/2"	1d	2a	3d
SCX45-K	2-7/8"	3-1/2"	1d	2b	3c
SCX6-K	2-7/8"	4-1/2"	1e	2b	3d
SCX7-K	3-1/2"	4-1/2"	1f	2c	3d

CROSSOVER PLATE PARTS						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1a	1	SCX1	CROSSOVER PLATE	6"	3.71	3.71
1b	1	SCX2	CROSSOVER PLATE	7"	4.80	4.80
1c	1	SCX3	CROSSOVER PLATE	9-1/4"	7.19	7.19
1d	1	SCX4	CROSSOVER PLATE	8-1/2"	6.02	6.02
1e	1	SCX6	CROSSOVER PLATE	11"	10.62	10.62
1f	1	SCX7	CROSSOVER PLATE	8"	7.55	7.55
2a	2	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" HDG. U-BOLT		0.63	1.25
2b	2	X-UB1300	1/2" X 3" X 5" X 2" HDG. U-BOLT		0.73	2.93
2c	2	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" HDG. U-BOLT		0.66	1.31
3a	2	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" HDG. U-BOLT		0.63	1.25
3b	2	X-UB1300	1/2" X 3" X 5" X 2" HDG. U-BOLT		0.73	2.93
3c	2	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" HDG. U-BOLT		0.66	1.31
3d	2	X-UB1458	1/2" X 4-5/8" X 7" X 3" HDG. U-BOLT		0.66	1.31
4	8	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
5	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
6	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11



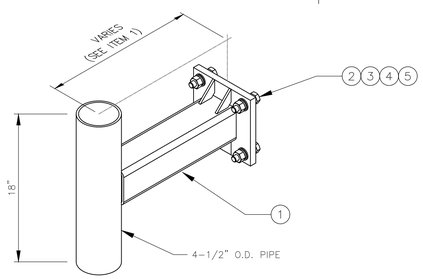
MANUFACTURER: SITE PRO 1 (VALMONT)

OR APPROVED EQUIVALENT

CROSSOVER PLATE

SCALE: N.T.S | 10

SV197 MOUNT PARTS						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	1	X-SV197-18	SUPPORT ARM WELDMENT - 18"		45.74	45.74
1	1	X-SV197-24	SUPPORT ARM WELDMENT - 24"		51.89	51.89
1	1	X-SV197-30	SUPPORT ARM WELDMENT - 30"		57.94	57.94
1	1	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.29	67.29
1	1	X-SV197-48	SUPPORT ARM WELDMENT - 48"		76.32	76.32
2	4	A58234	5/8" X 2-3/4" HDG A325 HEX BOLT		0.33	1.34
3	4	A58NUT	5/8" HDG A325 HEX NUT		0.03	0.14
4	4	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.10
5	4	G58LW	5/8" HDG LOCKWASHER		0.13	0.52
					TOTAL WT. #	78.42

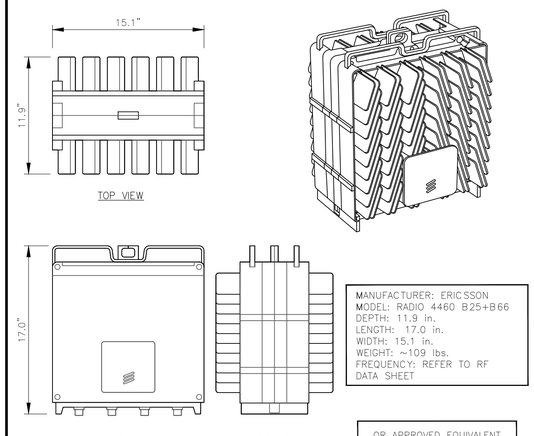


MANUFACTURER: SITE PRO 1 (VALMONT)

OR APPROVED EQUIVALENT

SUPPORT ARM DETAIL

SCALE: N.T.S | 8

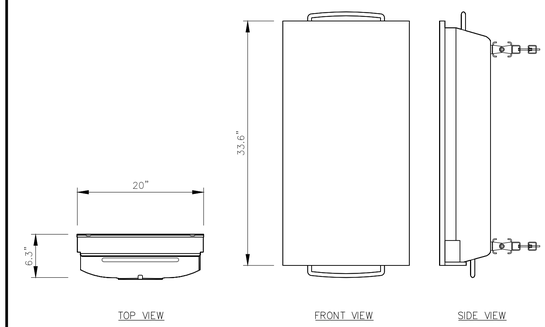


MANUFACTURER: ERICSSON
MODEL: RADIO 4460 B25+B66
DEPTH: 11.9 in.
LENGTH: 17.0 in.
WIDTH: 15.1 in.
WEIGHT: ~109 lbs.
FREQUENCY: REFER TO RF DATA SHEET

OR APPROVED EQUIVALENT

RADIO 4460 DETAIL

SCALE: N.T.S | 5

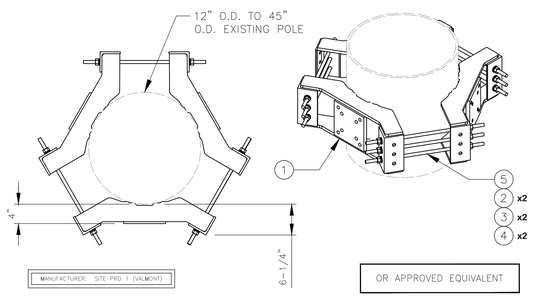


AIR6419 DETAIL

SCALE: N.T.S | 2

LWRM MOUNT PARTS						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.16	204.48
2	18	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.61
3	18	G58LW	5/8" HDG LOCKWASHER		0.03	0.47
4	18	A58NUT	5/8" HDG A325 HEX NUT		0.13	2.34
5	9	G58R-48	5/8" X 48" THREADED ROD (HDG.)		0.55	4.94
5	9	G58R-24	5/8" X 24" THREADED ROD (HDG.)		0.55	4.94
					TOTAL WT. #	212.84

NOTE: OPTIONAL LARGE DIAMETER ADAPTER ASSEMBLY (RM-ADK) AVAILABLE FOR 36"ø TO 60ø POLES (SOLD SEPARATELY)

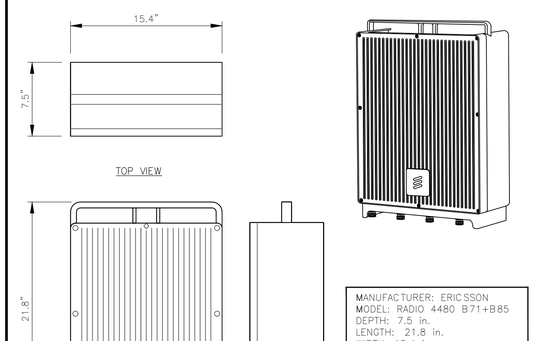


MANUFACTURER: SITE PRO 1 (VALMONT)

OR APPROVED EQUIVALENT

UNIVERSAL RING MOUNT ASSEMBLY DETAIL

SCALE: N.T.S | 7

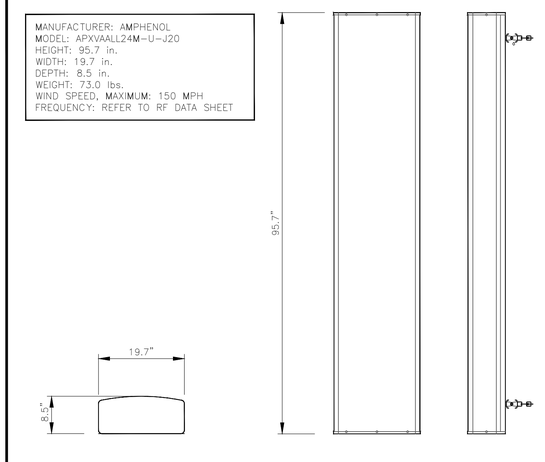


MANUFACTURER: ERICSSON
MODEL: RADIO 4480 B71+B85
DEPTH: 7.5 in.
LENGTH: 21.8 in.
WIDTH: 15.4 in.
WEIGHT: ~93 lbs.
FREQUENCY: REFER TO RF DATA SHEET

OR APPROVED EQUIVALENT

RADIO 4480 DETAIL

SCALE: N.T.S | 4



APXVAALL24M-U-J20 ANTENNA DETAIL

SCALE: N.T.S | 1

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

FOR OFFICIAL USE ONLY

Licensor:

REGISTERED PROFESSIONAL ENGINEER
FIROUMAR KARAMOUR
No C-48355
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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Sheet Title:

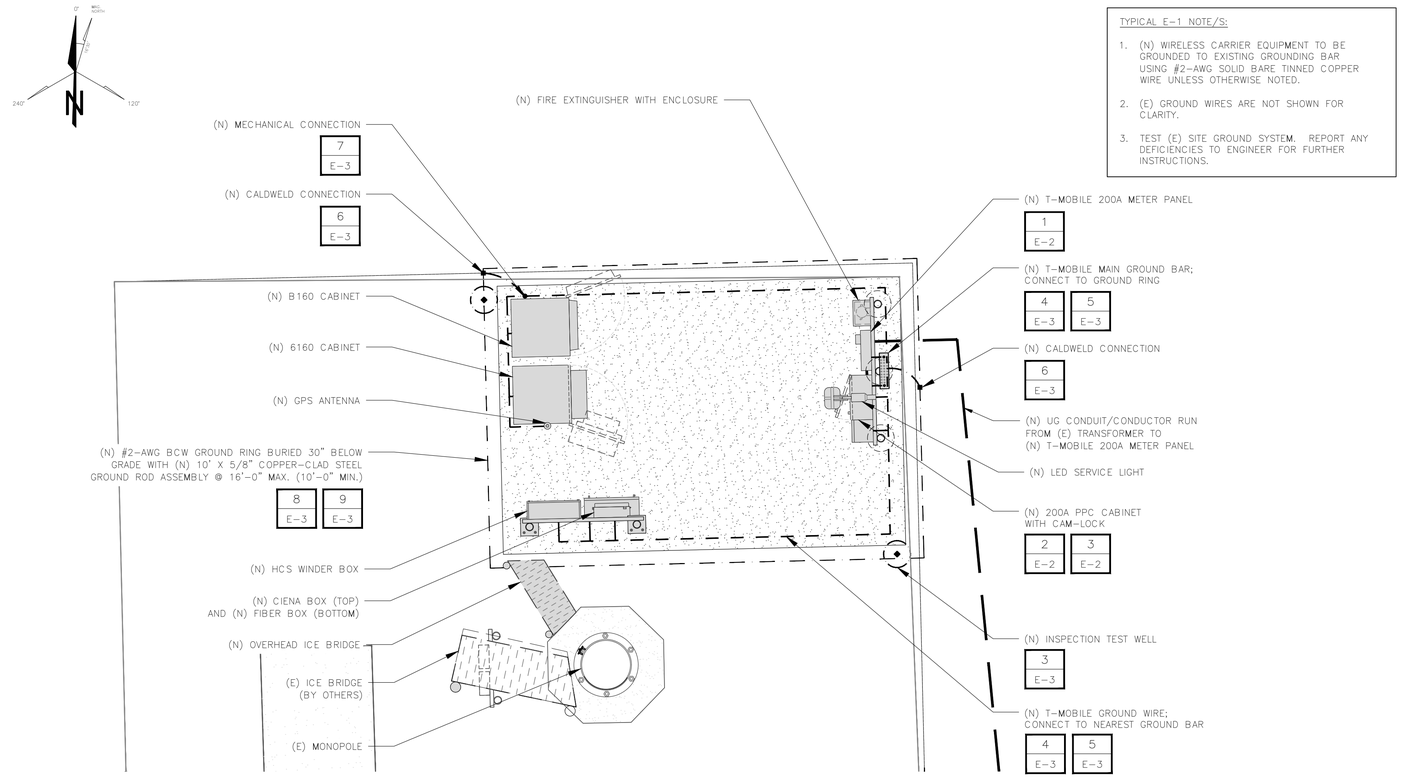
DETAILS

Sheet Number:

A-6.2

GENERAL ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONTRACTOR MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND THEMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID, FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT LIMITED TO:
   A. UL – UNDERWRITERS LABORATORIES
   B. CEC – CALIFORNIA ELECTRICAL CODE
   C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
   D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT
   E. CBC – CALIFORNIA BUILDING CODE
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICE: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICE WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATED THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY CLIENT OR WIRELESS CARRIER.
13. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DAY OF FINAL ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURING OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS, EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON LIST OF U.L. APPROVAL ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CEC AND NEMA.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWING OR MANUFACTURERS CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTOR RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY–DUTY, QUICK–MAKE AND QUICK–BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI–OXIDE COMPOUND SUCH AS "NON–OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING . EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 – 2020. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL–6 FOR GALVANIZED STEEL . ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIDGE CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR ' GOLD GALV'
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY CEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER TYPE THWN, INSULATION, 800 VOLT, COLOR CODED, USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS, CONTRACTORS SHALL USE PRESSURE TYPE INSULATED TWIST–ON CONNECTORS FOR NO.10 AWG AND SMALLER USE SOLDERLESS MECHANICAL. TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 120/240V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL, AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
34. ALL BOLTS SHALL BE STAINLESS STEEL.

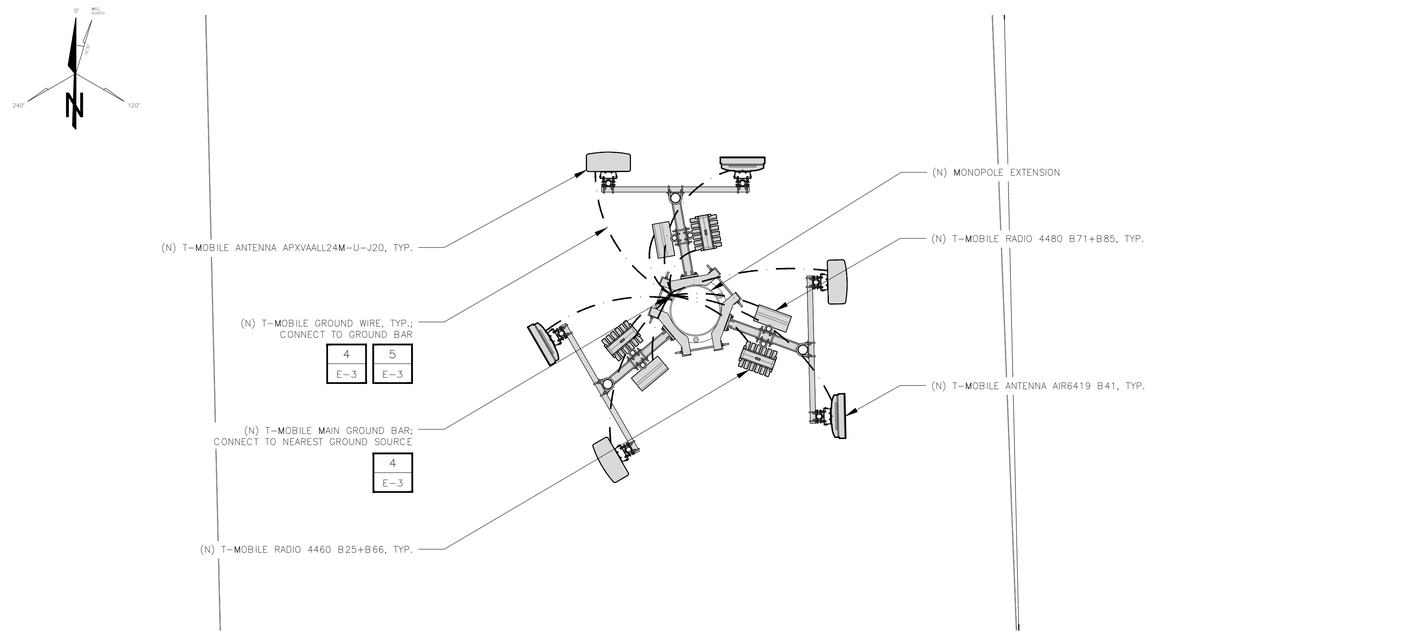


TYPICAL E–1 NOTE/S:

1. (N) WIRELESS CARRIER EQUIPMENT TO BE GROUNDED TO EXISTING GROUNDING BAR USING #2–AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
2. (E) GROUND WIRES ARE NOT SHOWN FOR CLARITY.
3. TEST (E) SITE GROUND SYSTEM. REPORT ANY DEFICIENCIES TO ENGINEER FOR FURTHER INSTRUCTIONS.

1 PROPOSED CONDUIT ROUTING AND GROUNDING PLAN - EQUIPMENT AREA

SCALE: 3/8" = 1'–0"
0' 2' 4' 6' 8'



2 PROPOSED GROUNDING PLAN - ANTENNA AREA

SCALE: 3/8" = 1'–0"
0' 2' 4' 6' 8'

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

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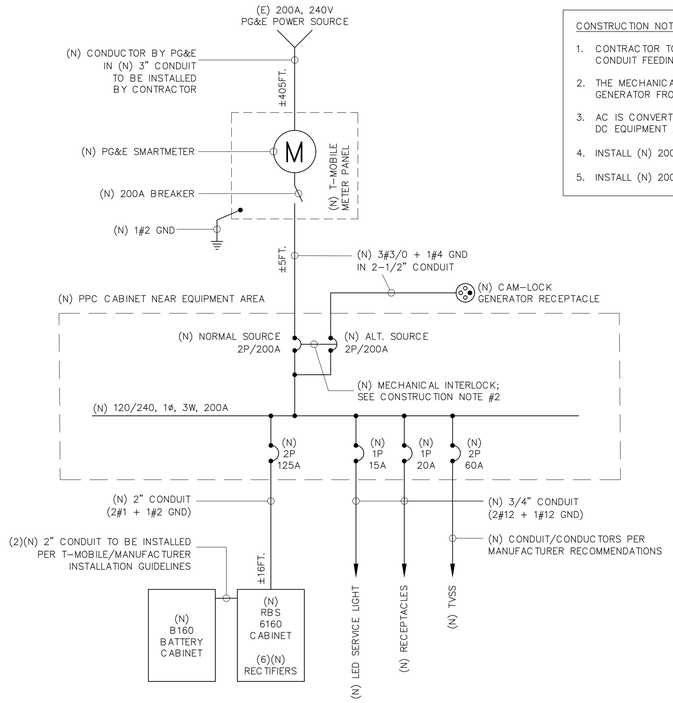
Licensor:

REGISTERED PROFESSIONAL ENGINEER
JAIME M. HOLLEY
No. E-15687
Exp. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

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Sheet Title:
ELECTRICAL NOTES, PROPOSED CONDUIT ROUTING AND GROUNDING PLAN/S

Sheet Number:
E-1



CONSTRUCTION NOTE/S:

1. CONTRACTOR TO COORDINATE WITH PG&E TO VERIFY AND IF MISSING, REPLACE THE CONDUIT FEEDING POWER TO THE SMARTMETER TO 3"ø.
2. THE MECHANICAL INTERLOCK SPECIFIED WILL PREVENT THE UTILITY GRID AND THE GENERATOR FROM FEEDING THE MAIN PANEL AT THE SAME TIME.
3. AC IS CONVERTED TO DC WITH RECTIFIERS IN BATTERY CABINET. BATTERIES FEED DC EQUIPMENT AND DEVICES ONLY AND DOES NOT BACKFEED AC POWER SYSTEM.
4. INSTALL (N) 200A METER PANEL WITH 200A BREAKER AS SHOWN IN DETAIL #1.
5. INSTALL (N) 200A PPC CABINET WITH CAM-LOCK AS SHOWN IN DETAILS #2 AND #3.

FUSE FOR SPLIT-PHASE FEEDING 2W + PE

AMOUNT OF RECTIFIERS	INPUT CURRENT (A)	RECOMMENDED AC FUSE (A)
1	18	25
2	36	50
3	54	80
4	72	100
5	90	125
6	100	125
7	126	150
8	144	175
9	162	200

7 SINGLE LINE DIAGRAM

N.T.S.

NOTES:

1. ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH NEC, UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
2. WIRES TO END OF FLEXIBLE NONMETALLIC CONDUIT. COIL 3'-0" AT END OF FLEXIBLE NONMETALLIC CONDUIT & TAG.
3. PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
4. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
5. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75° C.
6. CONTRACTOR TO VERIFY NUMBER AND SIZE OF ALL CIRCUITS REQUIRED WITH T-MOBILE PRIOR TO START CONSTRUCTION.

LOAD		LOAD PER PHASE (VA)		TRIP		LOAD PER PHASE (VA)		LOAD		
DESCRIPTION	POLE	PHASE A	PHASE B			PHASE A	PHASE B	POLE	DESCRIPTION	
1 (N) RBS CABINET 6160	2	10500		*125	60	0		2	(N) TVSS	2
3			10500				0			4
5 (N) RECEPTACLES	1	300		20						6
7 (N) LED SERVICE LIGHT	1		400	15						8
9										10
11										12
	SUBTOTAL CONTINUOUS	10500	10900			0	0	SUBTOTAL CONTINUOUS	TOTAL VA CONTINUOUS (x 1.25)	26750
	SUBTOTAL NON-CONTINUOUS	300	0			0	0	SUBTOTAL NON-CONTINUOUS	TOTAL VA NON-CONTINUOUS	300

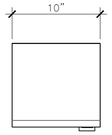
PANEL DESIGNATION: PPC CABINET		MAIN LUGS: N/A					
MAIN BREAKER:	200 AMP	CYCLE:	60	VOLTAGE:	120/240	TOTAL VA	27050
MAIN BREAKER A.I.C. RATING:	65,000 A.I.C.	PHASE:	1				
BRANCH BREAKER SERIES A.I.C. RATING:	10,000 A.I.C.	WIRES:	3	NEUTRAL:	200 AMPS	TOTAL AMPS	112.7
BRANCH BREAKER TYPE:	-	MAIN COPPER BUS:			200 AMP		

8 NEW PANEL SCHEDULE

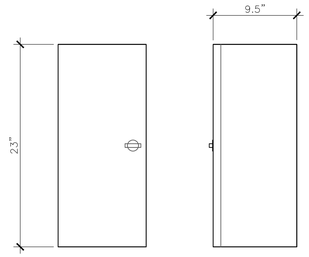
N.T.S.

NOT USED

SCALE: N.T.S — 6

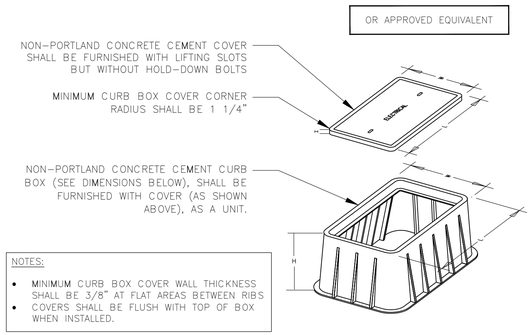


MANUFACTURER: INTERSECT
MODEL: ICGC-3P-400-CBL
CONNECTOR TYPE: MALE
AMPERE RATING: RATED UP TO 400A, 208/120V, 3ø
(MAY BE USED FOR 240/120 1ø APPLICATIONS)
HEIGHT: 23.0"
WIDTH: 10.0"
DEPTH: 9.5"
APPROX. WEIGHT: 14.0 LBS.



CAM-LOCK GENERATOR CONNECTOR DETAIL

SCALE: N.T.S — 3



NOTES:

- MINIMUM CURB BOX COVER WALL THICKNESS SHALL BE 3/8" AT FLAT AREAS BETWEEN RIBS
- COVERS SHALL BE FLUSH WITH TOP OF BOX WHEN INSTALLED.

TABLE OF DIMENSIONS
DIMENSIONS ARE IN INCHES AND SHOW THE ACCEPTABLE LIMITS

	CURB BOX						CURB BOX COVER				
	LENGTH		WIDTH		HEIGHT		LENGTH		WIDTH		HEIGHT
CURB BOX & COVER SIZE NO.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.
5	23 5/8"	25 3/8"	14 1/8"	15 7/8"	12	14	23 1/8"	23 1/4"	13 5/8"	13 3/4"	2"
6	30 7/8"	33"	17 7/8"	19 5/8"	12	14	30 3/8"	30 1/2"	17 3/8"	17 1/2"	2"

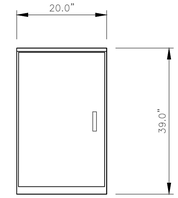
PULL BOX DETAIL

SCALE: N.T.S — 5



MANUFACTURER: VERTIV
AC MODEL: CACA75214090
HEIGHT: 39.0"
WIDTH: 20.0"
DEPTH: 10.0"
WEIGHT (APPROX.): 75.0 LBS.

PPC WITH GENERATOR PLUG DETAIL
ALSO AVAILABLE
DETAIL_ELEC_PPC.DWG

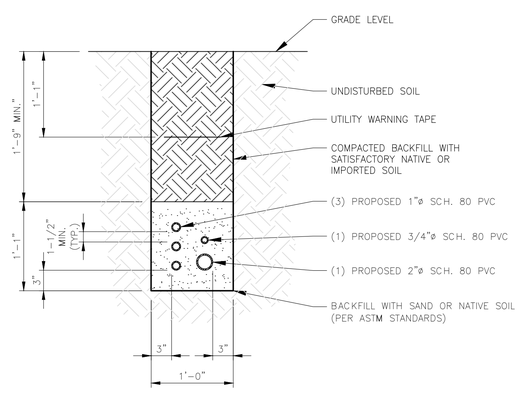


ELECTRICAL INFO:

OPERATING VOLTAGE: 240/120, SINGLE PHASE
AMPERAGE: 200 AMP UTILITY/STANDBY (SQUARE D BREAKERS)
AIC RATING: 200 AMP – 65,000 AIC (SERIES)
MINIMUM POSITION COUNT: SHOULD ACCOMMODATE LOAD COUNT
BREAKER SIZES: SEE PANEL SCHEDULE

PPC CABINET DETAIL

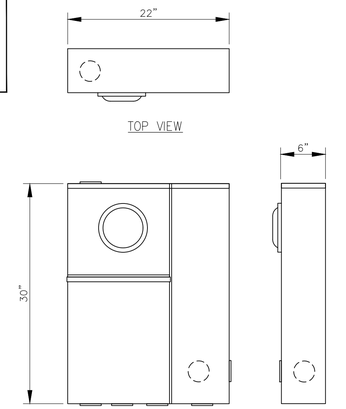
SCALE: N.T.S — 2



TRENCH DETAIL

SCALE: N.T.S — 4

MANUFACTURER: EATON
MODEL: U224MTB
TYPE: RING
MAIN AMPERE RATING: 200A
HEIGHT: 30.0"
WIDTH: 22.0"
DEPTH: 6.0"
WEIGHT: 54.0 LBS.



200A METER PANEL DETAIL

SCALE: N.T.S — 1

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

FOR OFFICIAL USE ONLY

Licensor:

REGISTERED PROFESSIONAL ENGINEER
WAFIC M. POLISTY
No. E-19687
Exp. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

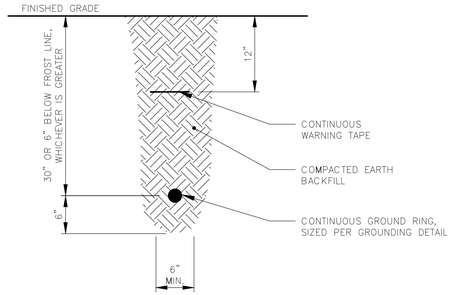
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SINGLE LINE DIAGRAM, PANEL SCHEDULE, AND ELECTRICAL DETAILS

Sheet Number:
E-2

NOT USED

SCALE: N.T.S

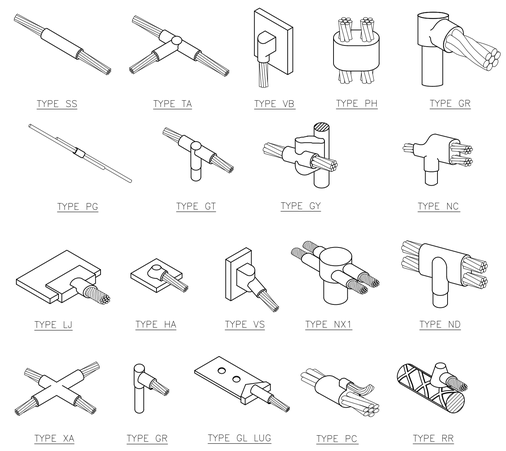
12



GROUND RING TRENCH DETAIL

SCALE: N.T.S

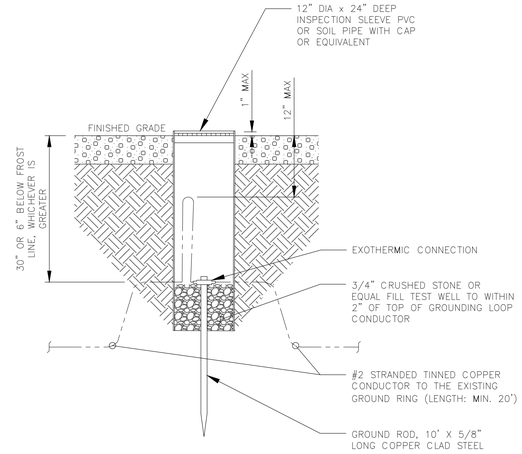
9



EXOTHERMIC WELD CONNECTION

SCALE: N.T.S

6



INSPECTION WELL DETAIL

SCALE: N.T.S

3

NOT USED

SCALE: N.T.S

11

GROUND ROD DETAIL

SCALE: N.T.S

8

NOTE:
1. CONTRACTOR TO UTILIZE KOPR-SHIELD (THOMAS & BETTS) ON ALL LUG CONNECTIONS OR APPROVED EQUAL
2. ALL LUGS TO BE DUAL HOLE LONG BARREL AND CRIMPED TWICE WITH MANUFACTURERS RECOMMENDED TOOL

GROUND BAR CONNECTION DETAIL

SCALE: N.T.S

5

1. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHES, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
4. ALL DETAILS ARE SHOWN ON GENERAL TERM, ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
5. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #2 GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS USING MANUFACTURERS PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDS THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TOGETHER.
6. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 5 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE T-MOBILE REPRESENTATIVE.
7. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
8. BARE GROUNDING CONDUCTOR SHALL BE HARD DRAWN TINNED COPPER SIZES AS NOTED ON PLAN.
9. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 12" BELOW GRADE/FROST-LINE IN TRENCH, U.N.O., AND BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT.
10. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
11. ALL SUPPORT STRUCTURES, CABLE CHANNEL WAYS OR WIRE GUIDES SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "MGB" (OR DIRECTLY TO GROUND-RING).
12. ACCEPTABLE CONNECTIONS FOR GROUND SYSTEM SHALL BE:
    a. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR INDOOR USE OR AS APPROVAL BY T-MOBILE.
    b. CADWELD, EXOTHERMIC WELD (WELDED CONNECTIONS)
    c. TWO - (2) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS (BUS BAR CONNECTIONS).
13. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICE). PRIOR TO ANY LUG-BUSSBAR CONNECTIONS, THE BUSSBAR SHALL BE CLEANED BY USE OF "SCOTCH-BRITE" OR PLAIN STEEL WOOL AS TO REMOVE ALL SURFACE OXIDATION AND CONTAMINANTS. A COATING OF "NO-OX-ID" SHALL BE APPLIED TO THE CONNECTION SURFACES.
    ALL CONNECTION HARDWARE SHALL BE TYPE 316 SS (NOT ATTRACTED TO MAGNETS).
14. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH CEC AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS, GROUND RING IF SERVICE IS WITHIN THE RADIO EQUIPMENT LOCATION, BUILDING STEEL IF APPLICABLE, COLD WATER CONNECTIONS MUST BE MADE ON THE STREET SIDE OF MAIN SHUT-OFF VALVE.
15. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
16. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
17. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
18. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
19. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
20. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
21. GROUND BARS: A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR. B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
22. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
23. FOLLOW C.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
24. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
25. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AN'D SUPPORT POSTS OG GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
26. GROUNDING @ PPC CABINET SHALL BE VERTICALLY INSTALLED.
27. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
28. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING. NO PVC ABOVE GROUND.
29. USE SEPARATE HOLES FOR GROUNDING @ BUSS BAR. NO "DOUBLING-UP" OF LUGS.
30. POWER AND TELCO CABS SHALL BE GROUNDED (BONDED) TOGETHER.
31. NO "L AND B" ALLOWED ON GROUNDING.
32. PROVIDE STAINLESS STEEL CLAM AND BRASS TAGS ON COAX @ ANTENNAS AND DOGHOUSE.

1 GROUNDING NOTES

N.T.S.

NOT USED

SCALE: N.T.S

10

MECHANICAL CONNECTION

SCALE: N.T.S

7

NOTES/LEGEND:

1. COPPER GROUND BAR, "X 1/4"X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
3. 5/8" LOCKWASHER, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.

NOTE: ALL HARDWARE SHALL BE STAINLESS STEEL

GROUND BAR DETAIL

SCALE: N.T.S

4

Prepared For:

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

Engineer:

THE CBR GROUP

2840 HOWE ROAD, SUITE E
MARTINEZ, CA 94553
www. TheCBRGroup.com

T-Mobile ID:
SCL0185A

Site Name:
16041 CASTROVILLE BLV/KGI

Site Address:
16041 CASTROVILLE BLVD.
CASTROVILLE, 95012

Issued For:
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

FOR OFFICIAL USE ONLY

Licensor:

REGISTERED PROFESSIONAL ENGINEER
JAMES M. HOVEY
No. E30687
Exp. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

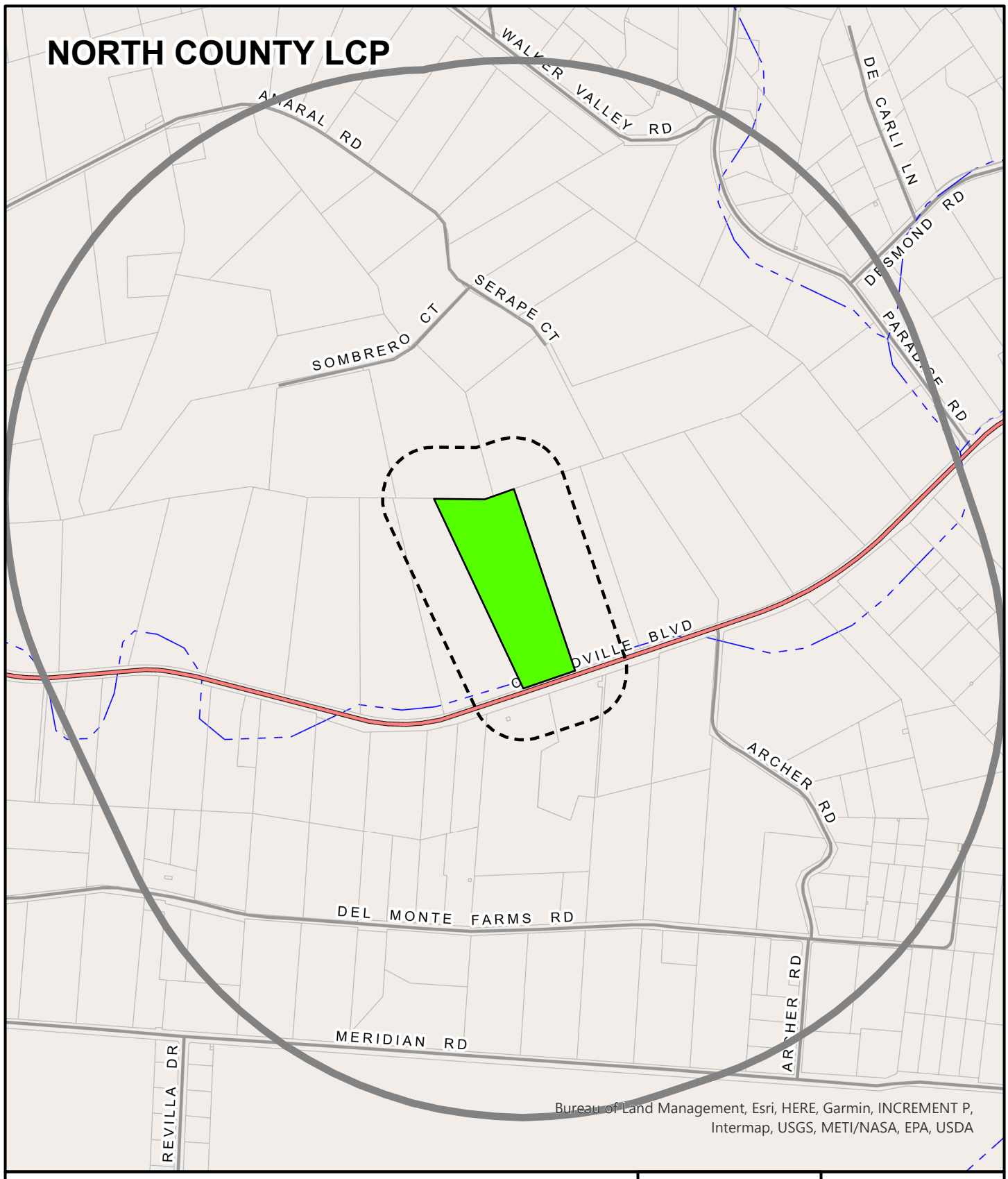
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Sheet Title:
GROUNDING DETAILS

Sheet Number:
E-3

Exhibit B

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APPLICANT: ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE)

APN: 131131002000 **FILE #** PLN150141-AMD1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit C

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Telnet, Inc

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

T-Mobile Proposed Facility

Site ID: SFL0185A

Address: 16041 Castorville Blvd., Castrovillle, CA 95012

DATE: 06/27/2025



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4.0 Safety Recommendations 7

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7.0 Summary 10

8.0 Engineering Certification 11

1.0 Executive Summary

Site ID	SFL0185A	Site Name	16041 Castroville Blvd/KGI
Street Address	16041 Castorville Blvd.	Latitude	36.79800
City, State, Zip	Castrovillle, CA 95012	Longitude	-121.70770
Site Type	Monopole	**Collocation Status**	☒ **Collocated** ☐ **Not Collocated**
Area Classification	General Population	**Report Type**	Pre-Study
Access Method	Access Gate	**Report Review**	Mudassir Ahmed
Report Date	06/27/2025	**Report Creation**	Suraj Kumar
T-Mobile Compliance Status	The proposed modification will be compliant upon implementing the recommendations in **Section 6**		

T-Mobile has contracted with Telnet Inc. an experienced and independent Telecommunication Engineering Consulting firm, to determine whether site SFL0185A will be compliant with the rules and guidelines as defined by the Federal Communications Commission (FCC), OET Bulletin 65, regarding Maximum Permissible Exposure (MPE) to non-ionizing RF emissions for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled.

The Antenna Inventory Table (Section 3) shows all transmitting antennas on the site. There is one other collocators on this tower. Data shown in the table is made available from the operators. Z reference specifies the centerline of the antenna to the indicated level. In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. Telnet Inc. has further assumed a 100% duty cycle and maximum radiated power for regular antennas and 75% duty cycle for AIR antennas. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be from the measurement conclusions. The modeling software that Telnet Inc. used to create this report is RF Master – V1.0092.25.

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, further remediation (e.g. signage and/or barriers preventing access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation or remediation measures brings the site into compliance. The predictions models antennas as if they are operating at full power, and this assumption yields a worst-case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

2.0 T-Mobile Antenna Inventory

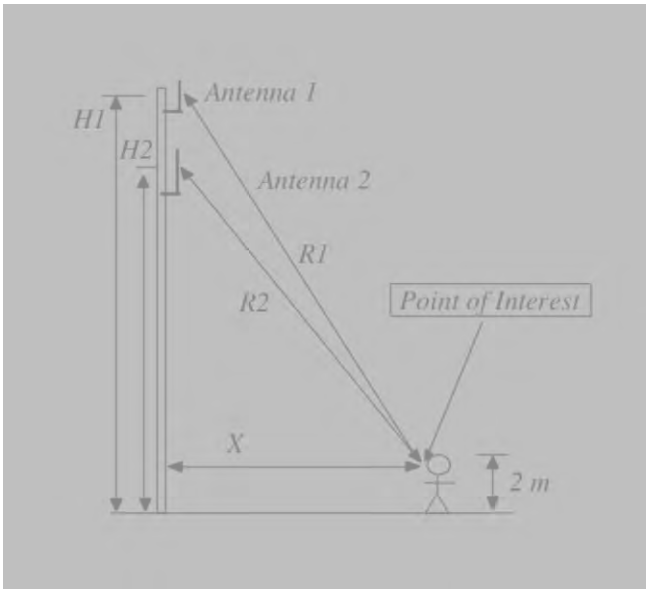
Sector	Antenna Number	Operator	Frequency (MHz)	Technology	Antenna Make	Antenna Model	Azimuth (°)	H-BW (deg.)	Height AGL
A	1	TMO	600	NR	Amphenol	APXVAALL24M-U-J20	0	60	66.00
A	1	TMO	700	LTE	Amphenol	APXVAALL24M-U-J20	0	63	66.00
A	1	TMO	1900	LTE	Amphenol	APXVAALL24M-U-J20	0	58	66.00
A	1	TMO	1900	NR	Amphenol	APXVAALL24M-U-J20	0	58	66.00
A	1	TMO	2100	LTE	Amphenol	APXVAALL24M-U-J20	0	60	66.00
A	2	TMO	2500	NR	Ericsson	AIR6419	0	13	68.50
A	2	TMO	2500	NR	Ericsson	AIR6419	0	13	68.50
B	3	TMO	600	NR	Amphenol	APXVAALL24M-U-J20	90	60	66.00
B	3	TMO	700	LTE	Amphenol	APXVAALL24M-U-J20	90	63	66.00
B	3	TMO	1900	LTE	Amphenol	APXVAALL24M-U-J20	90	58	66.00
B	3	TMO	1900	NR	Amphenol	APXVAALL24M-U-J20	90	58	66.00
B	3	TMO	2100	LTE	Amphenol	APXVAALL24M-U-J20	90	60	66.00
B	4	TMO	2500	NR	Ericsson	AIR6419	90	13	68.50
B	4	TMO	2500	NR	Ericsson	AIR6419	90	13	68.50
C	5	TMO	600	NR	Amphenol	APXVAALL24M-U-J20	240	60	66.00
C	5	TMO	700	LTE	Amphenol	APXVAALL24M-U-J20	240	63	66.00
C	5	TMO	1900	LTE	Amphenol	APXVAALL24M-U-J20	240	58	66.00
C	5	TMO	1900	NR	Amphenol	APXVAALL24M-U-J20	240	58	66.00
C	5	TMO	2100	LTE	Amphenol	APXVAALL24M-U-J20	240	60	66.00
C	6	TMO	2500	NR	Ericsson	AIR6419	240	13	68.50
C	6	TMO	2500	NR	Ericsson	AIR6419	240	13	68.50
A	7	UNK	700	LTE	Unknown	UNKNOWN	50	6.0	45.34
A	8	UNK	850	LTE	Unknown	UNKNOWN	50	6.0	45.34
A	9	UNK	1900	LTE	Unknown	UNKNOWN	50	6.0	45.34
A	10	UNK	2100	LTE	Unknown	UNKNOWN	50	6.0	46.34
A	11	UNK	700	LTE	Unknown	UNKNOWN	170	6.0	45.34
B	12	UNK	850	LTE	Unknown	UNKNOWN	170	6.0	45.34
B	13	UNK	1900	LTE	Unknown	UNKNOWN	170	6.0	45.34
B	14	UNK	2100	LTE	Unknown	UNKNOWN	170	6.0	46.34
B	15	UNK	700	LTE	Unknown	UNKNOWN	290	6.0	45.34
B	16	UNK	850	LTE	Unknown	UNKNOWN	290	6.0	45.34
C	17	UNK	1900	LTE	Unknown	UNKNOWN	290	6.0	45.34
C	18	UNK	2100	LTE	Unknown	UNKNOWN	290	6.0	46.34

- **75% is applied on B41 AIR6419, antennas in each TMO sector.**

3.0 FCC Rules and Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location X meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, H1 and H2, must be known in order to calculate the distances, R1and R2, from the antennas to the point of interest.



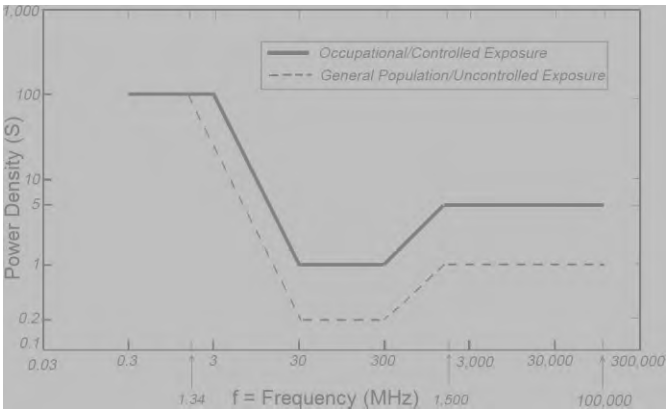
This summarizes the policies, guidelines and requirements that were adopted by the FCC on August 1, 1996, amending Part 1 of Title 47 of the Code of Federal Regulations, and further amended by action of the Commission on August 25, 1997 (see 47 CFR Sections 1.1307(b), 1.1310, 2.1091 and 2.1093, as amended from FCC "OET Bulletin 65"). Commission actions granting construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities, require the preparation of an Environmental Assessment (EA), as described in 47 CFR Section 1.1311, if the particular facility, operation or transmitter would cause human exposure to levels of radiofrequency (RF) electromagnetic fields in excess of these limits. For exact language, see the relevant FCC rule sections.

The FCC-adopted limits for Maximum Permissible Exposure (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," NCRP Report No. 86, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 1986, Bethesda, Maryland 20814. In the frequency range from 100 MHz to 1500 MHz, exposure limits for field strength and power density are also generally based on the MPE limits found in Section 4.1 of, "IEEE Standard for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," ANSI/IEEE C95.1-1992, Copyright 1992 by the Institute of Electrical and Electronics Engineers, Inc., New York, New York 10017, and approved for use as an American National Standard by the American National Standards Institute (ANSI). The exposure guidelines are based on thresholds for known adverse effects and they incorporate a significant margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency (”EPA”), the Food and Drug Administration (”FDA”), the National Institute on Occupational Safety and Health (”NIOSH”) and the Occupational Safety and Health Administration (”OSHA”) have also been actively involved in monitoring and investigating issues related to RF exposure.

The formulas used in RF Master – V1.0088.27 for calculating Power density is based on FCC “OET Bulletin 65”, Section 2: PREDICTION METHODS, August 1997, Edition 97-01. Power density is converted to Maximum Permissible Exposure Limits (MPE Limits) based on Limits of General population/Uncontrolled Exposure and Limits of Occupational/Controlled Exposure presented in the following table generated from Appendix A of “OET Bulletin 65”

Limits for Occupational/Controlled Exposure		
Frequency Range (MHz)	**Power Density (S) (mW/cm^2)**	**Averaging Time $\|E\|^2$, $\|H\|^2$, or S (minutes)**
300-1500	f/300	6
1500-100,000	5	6

Limits for General Population/Uncontrolled Exposure		
Frequency Range (MHz)	**Power Density (S) (mW/cm^2)**	**Averaging Time $\|E\|^2$, $\|H\|^2$, or S (minutes)**
300-1500	f/1500	30
1500-100,000	1	30



4.0 Safety Recommendations

4.1.1 Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

4.1.2 RF Signage and Barriers

RF signs and preventive barriers have an important role in appropriately alerting a worker before entering into a potential RF exposure area. All RF signs should be abided by at all times.

				
NOC	**Guidelines**	**Notice**	**Caution**	**Warning**
This sign indicates T-Mobile emergency call number along with site Name and Number	This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that transmitters operated by T-Mobile are in full compliance with FCC regulations	This sign indicates that RF emissions may exceed the FCC General Population or Occupational MPE limits	This sign indicates that RF emissions may exceed the FCC General Population or Occupational MPE limits

Telnet, Inc. recommends coordinating with all wireless tenants before performing services in front of or near any transmitting antennas. During these activities, it may be appropriate to utilize Lockout/Tagout Procedures, "RF Exposure: Responsibilities, Procedures & Guidelines" for scheduled outages to eliminate RF hazards during these activities.

5.0 FCC Limits

5.1 Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

5.2 Occupational limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

5.3 General population limits

Apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

5.4 Controlled Environment

Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

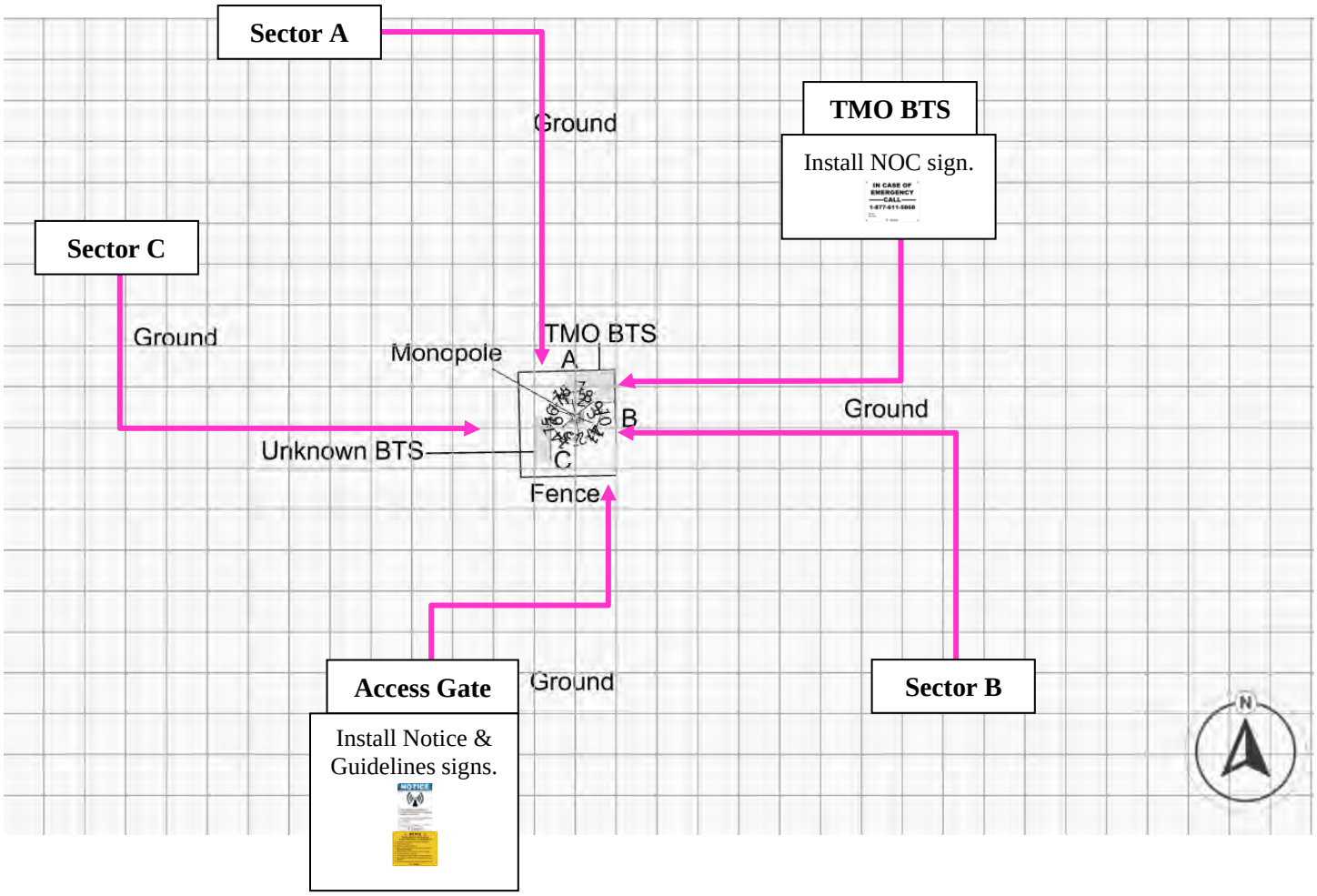
5.5 Uncontrolled Environment

Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

5.6 Generic Values

The use of “Unknown” for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antenna.

6.0 Mitigation Diagram



7.0 Summary

All calculations performed for this analysis yielded results that were not within the allowable limits for exposure to RF Emissions and the site will be compliant by implementing the recommended mitigation.

There is one other carrier on the site.

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, further remediation (e.g. signage and/or barriers preventing access) is required to consider the site compliant. Areas exceeding the FCC limit are demarcated with barriers and appropriate signage. Accessible areas outside the demarcated safety zones have predicted EME below the FCC limits. Installation of the recommended mitigation or remediation measures brings the site into compliance. The engineering models and antennas are assume to be operating at full power for T-Mobile antennas, and this assumption yields more conservative results (higher predicted EME). On-site measurements may yield different results, as antennas do not always operate at full capacity

The anticipated maximum contribution from each sector of the proposed T-Mobile facility on the ground is 16.76 % of the FCC general public limit. This was determined through calculations along a radial from each sector taking power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are areas at ground level related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antennas is approximately 0.17 mW/cm2 of the FCC's general public limit.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. For this facility, the calculated values were above the allowable 100% threshold standard per the federal government which will be controlled by engineering methods.

Modeling indicates that the areas on the walking/working surfaces at the ground level in front of the T-Mobile antennas, will not exceed the FCC standards for general population and/or occupational exposure. To reduce the risk of exposure and/or injury, Preparer recommends that access to the monopole or areas associated with the active antenna installation be restricted and secured where possible.

In order to alert any workers potentially accessing the site, a blue Notice sign and yellow Guidelines signs are recommended for installation at the site's access and white NOC sign at the BTS/TMO Equipment area.

8.0 Engineering Certification

I Kenneth D Gilbert, P.E. State:

The stamp and signature on this page certify the following:

- I am a Registered Professional Engineer in the state of California, license # E20159 expiration date 12/31/2026.
- I am familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation.
- I reviewed the RFE-EME Compliance Report for the T-Mobile site.

Site Name	16041 Castroville Blvd/KGI
Site ID	SFL0185A
Street Address	16041 Castorville Blvd. Castrovillle, CA 95012

and based on supplied data and to the best of my knowledge I believe the Report to be true and accurate.



Kenneth D Gilbert, P.E., PMP
Registered Professional Engineer
California License # E20159

Date: 06/30/2025

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Exhibit D

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SFL0185A

16041 CASTROVILLE BLVD/KGI

PHOTO SIMULATION – COVER STRATEGY

Photo Simulation produced November 10, 2025

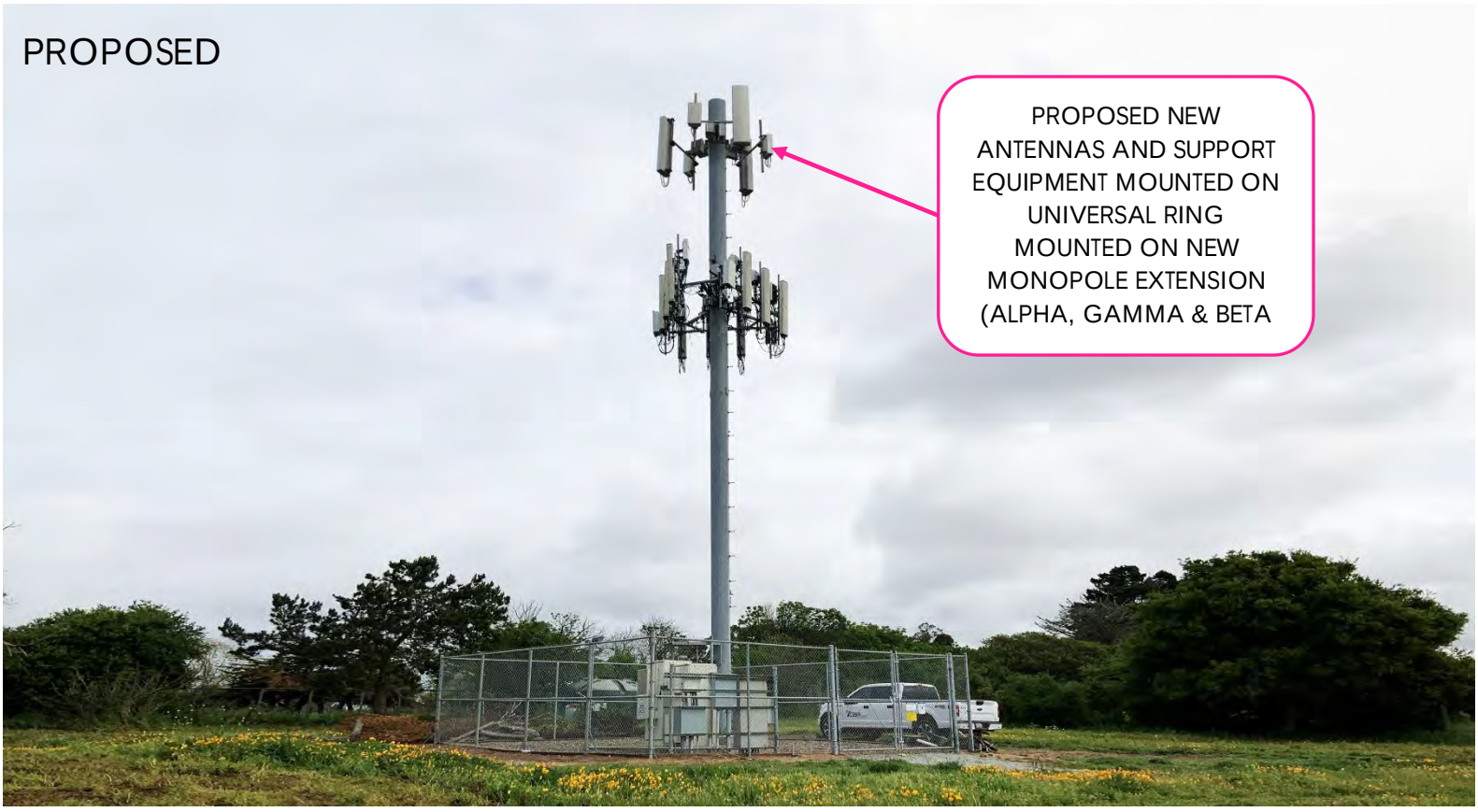


SITE LOCATION

EXISTING



PROPOSED

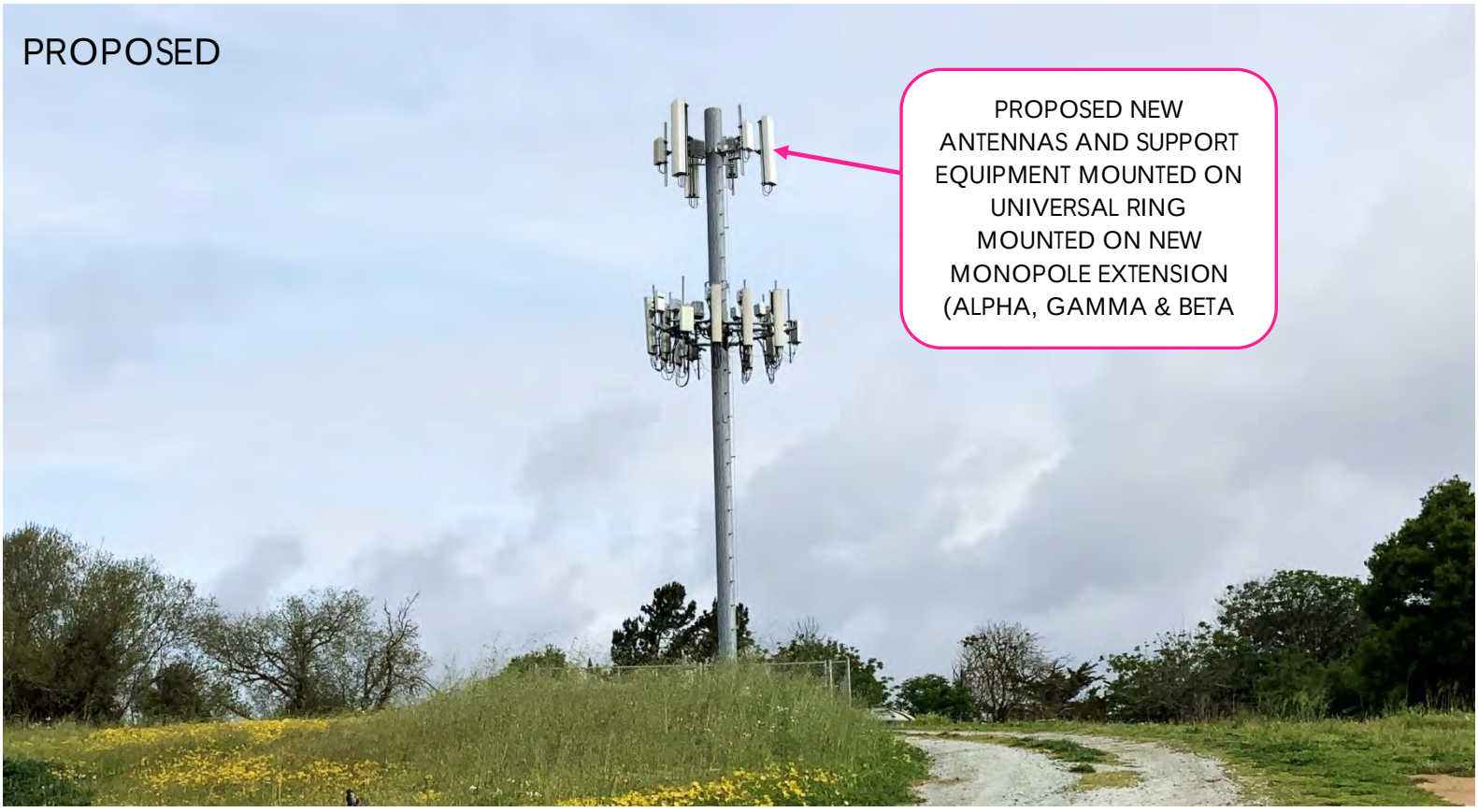


VIEW 1 – LOOKING EAST ACROSS MARINER SQUARE DRIVE

EXISTING



PROPOSED



VIEW 2 – LOOKING SOUTHEAST ALONG MARINER SQUARE DRIVE

EXISTING



PROPOSED



VIEW 3 – LOOKING SOUTHWEST TOWARDS BUILDING

Introduced: 1/2/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250007 - SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

Project Location: 54 and 58 Unit A Calera Canyon Road, Salinas, CA 93908

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.; and
b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: N/A
Property Owners: John and Sarita Shannon, Nicholas Todd Carlson and Laramie Skylar Winfield
APN: 416-361-012-000 (Parcel A), 416-361-051-000 (Parcel B)
Parcel Size: 2.23 acres (Parcel A), and 13.70 acres (Parcel B)
Zoning: Rural Density Residential, with Building Site 8 and Design overlays, or **"**RDR/B-8-D", and Rural Density Residential, with Building Site 8 and Visual Sensitivity overlays, or "RDR/B-8-VS".
Plan Area: Toro Area Plan
Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6th, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn N. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; John & Sarita Shannon, Property Owners; Interested Parties; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250007

County of Monterey

Item No.7

Administrative Permit

Legistar File Number: AP 26-007

January 07, 2026

Introduced: 1/2/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250007 - SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

Project Location: 54 and 58 Unit A Calera Canyon Road, Salinas, CA 93908

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

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Property Owners: John and Sarita Shannon, Nicholas Todd Carlson and Laramie Skylar Winfield
APN: 416-361-012-000 (Parcel A), 416-361-051-000 (Parcel B)
Parcel Size: 2.23 acres (Parcel A), and 13.70 acres (Parcel B)
Zoning: Rural Density Residential, with Building Site 8 and Design overlays, or **"**RDR/B-8-D", and Rural Density Residential, with Building Site 8 and Visual Sensitivity overlays, or "RDR/B-8-VS".
Plan Area: Toro Area Plan
Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6th, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
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Environmental Health Bureau
HCD - Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn N. Nickerson, Principal Planner

The following attachments are on file with HCD:
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- Recommended Conditions of Approval
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; John & Sarita Shannon, Property Owners; Interested Parties; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250007

Exhibit A

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EXHIBIT A
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:
SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR (PLN250007)

RESOLUTION NO. ----

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305; and
2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

[PLN250007 SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR, 54 and 58 Unit A Calera Canyon Road, Salinas, Toro Area Plan (APN: 416-361-012-000 and 416-361-051-000)].

The SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR application (PLN250007) came on for an administrative decision hearing before the County of Monterey Chief of Planning on January 7th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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 Subdivision Ordinance (Title 19); and
- 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) Project Scope. The project involves a Lot Line Adjustment (LLA) between two legal lots of record: Parcel A (2.23 acres) and Parcel B (13.70 acres), resulting in two parcels of 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2). The adjustment is proposed to increase unsloped acreage of Parcel A.

c) Allowed Use. The property is located at 54, APN 416-361-012-000, (Parcel A) and 58 Unit A, APN 416-361-051-000, (Parcel B) Calera Canyon Road, Salinas in the Toro Area Plan. Parcel A is zoned Rural Density Residential, with Building Site 8 and Design overlays, or **"**RDR/B-8-D", while Parcel B is zoned Rural Density Residential, with Building Site 8 and Visual Sensitivity Overlays, or "RDR/B-8-VS". Parcel A has an existing single-family dwelling and garage, and Parcel B has an existing single-family dwelling, garage, and accessory dwelling unit, with the land use designation of Rural Density Residential of 5 acres per unit. The lot line adjustment proposes to exchange 0.5 acres between Parcel A, owned by John and Sarita Johnson, and Parcel B, owned by the Carlson and Winfield Revocable Trust. The newly configured parcels (Parcel A becomes Adjusted Parcel 1, and Parcel B becomes Adjusted Parcel 2) will maintain their respective historical use, and no new land uses are proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property's underlying zoning. See Finding No. 6 and supporting evidence.

d) Lot Legality. The subject properties, comprised of two lots, are Parcel A and Parcel B. Parcel A – 2.23 acres (Assessor's Parcel Number 416-361-012-000) Parcel B – 13.70 acres (Assessor's Parcel Number 416-361-051-000), are shown in their current size and configurations in Volume 14 Page 77 in the Parcels Map of Corral de Tierra, recorded September 24th, 1980. Therefore, the subject properties are legal lots of record.

e) On-site Utilities. The 2010 General Plan Policy LU-1.15 indicates that lot line adjustments that compromise the location of wells or OWTS should not be approved. The Environmental Health Bureau (EHB) reviewed the project and determined that the resulting lots would not compromise the location of any wells, water utilities, or OWTS systems. The minimum building site size for Rural Density Residential zoning is 5 acres unless otherwise shown. Therefore, the adjusted configuration complies with Policy LU-1.15.

f) Development Standards. There is a minimum building site requirement of 5 acres per unit for the Land Use Designation and zoning district pursuant to Title 21 section 21.16.060.A. Parcel A contains 2.23 acres with an existing single-family dwelling and garage in conformance with zoning requirements. Adjusted Parcel 1 will be 2.73 acres, resulting in a more conforming minimum building, and will continue to contain the single-family dwelling and garage. Parcel B contains 13.70 acres with

an existing single-family dwelling, garage, and accessory dwelling unit, also in conformance with zoning requirements. Adjusted Parcel 2 will be 13.20 acres, still meeting the minimum building site requirement, and will continue to contain existing single-family dwelling, garage, and accessory dwelling unit. The project is proposed to produce a 'superior' parcel configuration for Parcel A to increase usable land of an unsloped topography. With implementation, Adjusted Parcels 1 and 2 will continue to comply with site development standards.

g) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not involve a Design Approval or a Variance, and is exempt from environmental review (see Finding 5 and supporting evidence).

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

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: Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials 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. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, 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 exist and presently serve Parcel A and Parcel B. Both Parcel A and Parcel B contain separate domestic wells and onsite wastewater treatment systems on their relative parcels. Neither of the existing wells will be impacted by the Lot Line Adjustment and both will remain on their respective lots. No development is proposed with this application for a Lot Line Adjustment.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

4. FINDING: **NO VIOLATIONS –** The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) There are no known violations on the subject parcels.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

5. FINDING: **LOT LINE ADJUSTMENT -** The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment, as two contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and

The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, and zoning and building ordinances.

EVIDENCE:
a) The parcels have slightly different zoning designations that include: Parcel A, currently zoned Rural Density Residential, with Building Site 8 and Design overlays, or **"**RDR/B-8-D", while Parcel B is currently zoned Rural Density Residential, with Building Site 8 and Visual Sensitivity Overlays, or "RDR/B-8-VS". See Finding 1, Evidence "b" and "f".
b) The Lot Line Adjustment (LLA) is between two legal lots of record consisting of Parcel A, Assessor's Parcel Number 416-361-012-000 (2.23 acres), and Parcel B, Assessor's Parcel Number 416-361-051-000 (13.70 acres). The LLA results in Adjusted Parcel 1 (2.73 acres) and Adjusted Parcel 2 (13.20 acres), respectively.

c) The LLA will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, resulting in two contiguous legal parcels of record. Therefore, no new parcels will be created.

d) The LLA is consistent with applicable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. The subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding Nos. 1, 2, and 4, and supporting evidence).

e) As an exclusion to the Subdivision Map Act, the LLA does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No.3) and a Certificate of Compliance for each new lot shall be filed per standard condition of approval (Condition No. 4).

f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the County of Monterey Recorder's Office (Condition No. 4).

g) 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 PLN250007.

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) The subject application for a lot line adjustment is between two parcels, is minor in nature, and will not result in the creation of any new parcel. Therefore, the project meets the criteria for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency. The project does not involve a designated historical resource, a hazardous waste site, development located near, or unusual circumstances that would result in a significant effect or involves development that would result in a cumulative significant impact. No development is proposed, and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact on any scenic highways or corridors. Additionally, Arroyo Seco Road is not listed as a scenic highway or corridor according to County of Monterey records. Further, it will not impact environmentally sensitive habitats or resources and therefore wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking of the project that would create a reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Explain how/why.

d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

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

EVIDENCE: a) Board of Supervisors. In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305;
2. Approve the Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

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 7th day of January 2026.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE 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

PLN250007

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN250007) consists of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2). The property is located at 54 and 58 Unit A Calera Canyon Road, Salinas (Assessor's Parcel Number 416-361-012-000 and 416-361-051-000), 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 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 Lot Line Adjustment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 416-361-012-000 and 416-361-051-000 on January 7th, 2026. The permit was granted subject to 4 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. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN250193. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor

b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.

c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.

d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

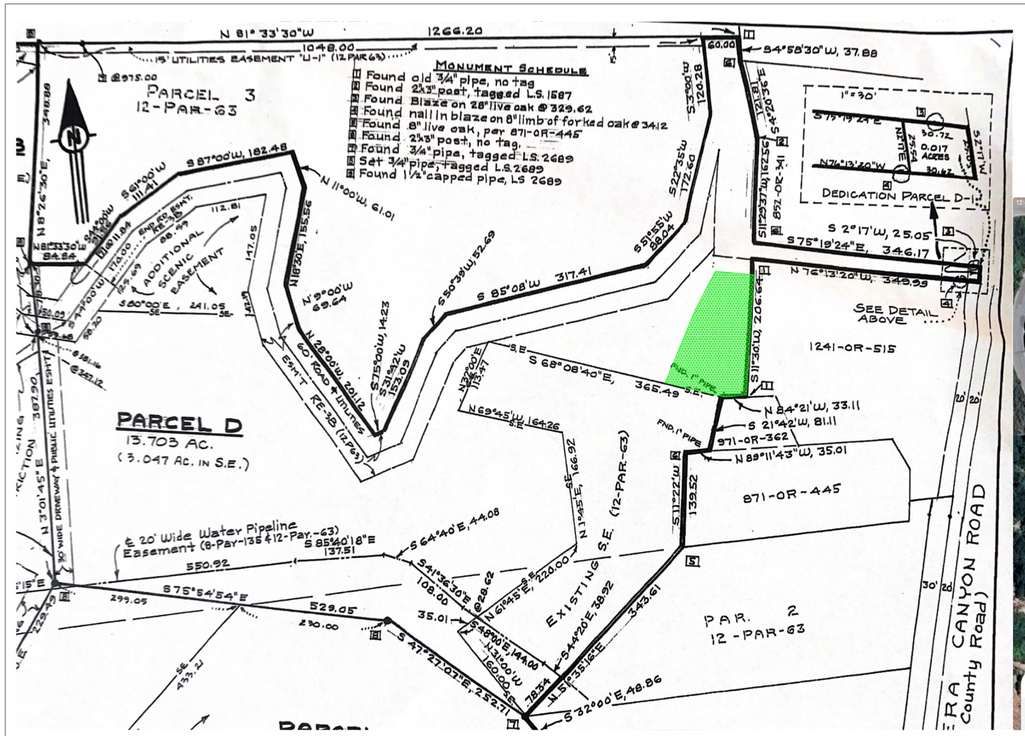
4. PD045 - COC (LOT LINE ADJUSTMENTS)

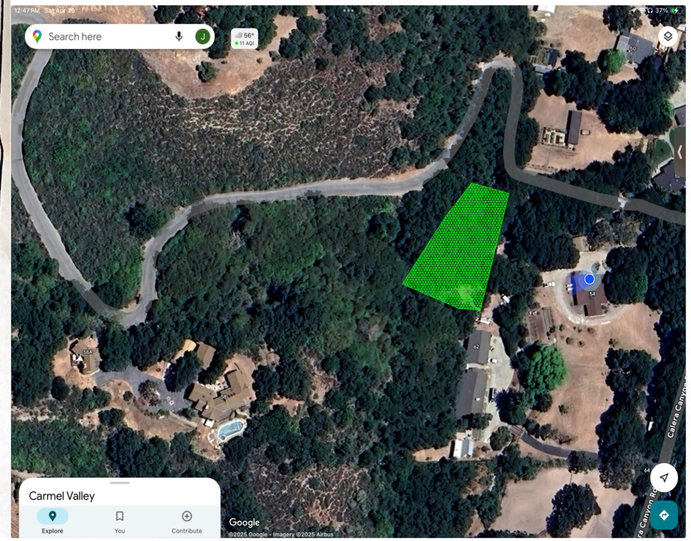
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

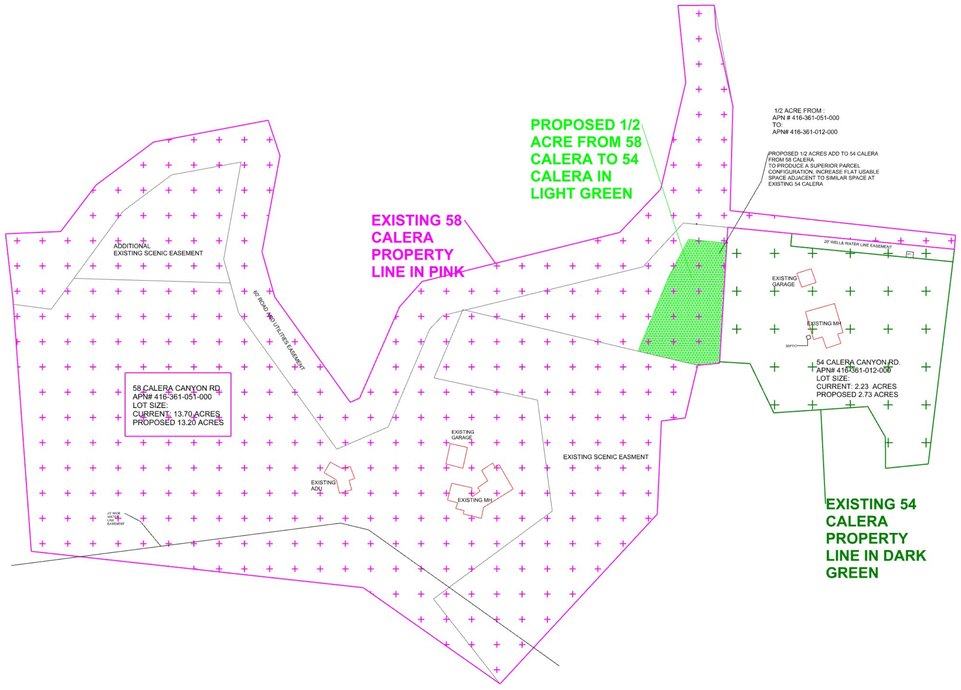
Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor’s Office.









SUMMARY TABLE 2 PARCELS
54 CALERA CANYON RD. APN# 416-361-012-000 LOT SIZE: CURRENT: 2.23 ACRES 97,138.8 SQFT PROPOSED: 2.73 ACRES 118,918.8 SQFT ZONE RDR/B-8-D
58 CALERA CANYON RD. APN# 416-361-051-000 LOT SIZE: CURRENT: 13.70 ACRES 596,772 SQFT PROPOSED: 13.20 ACRES 574,992 SQFT ZONE RDR/B-8-D

N

LOT LINE ADJUSTMENT MAP
DATE 26 APRIL 2025

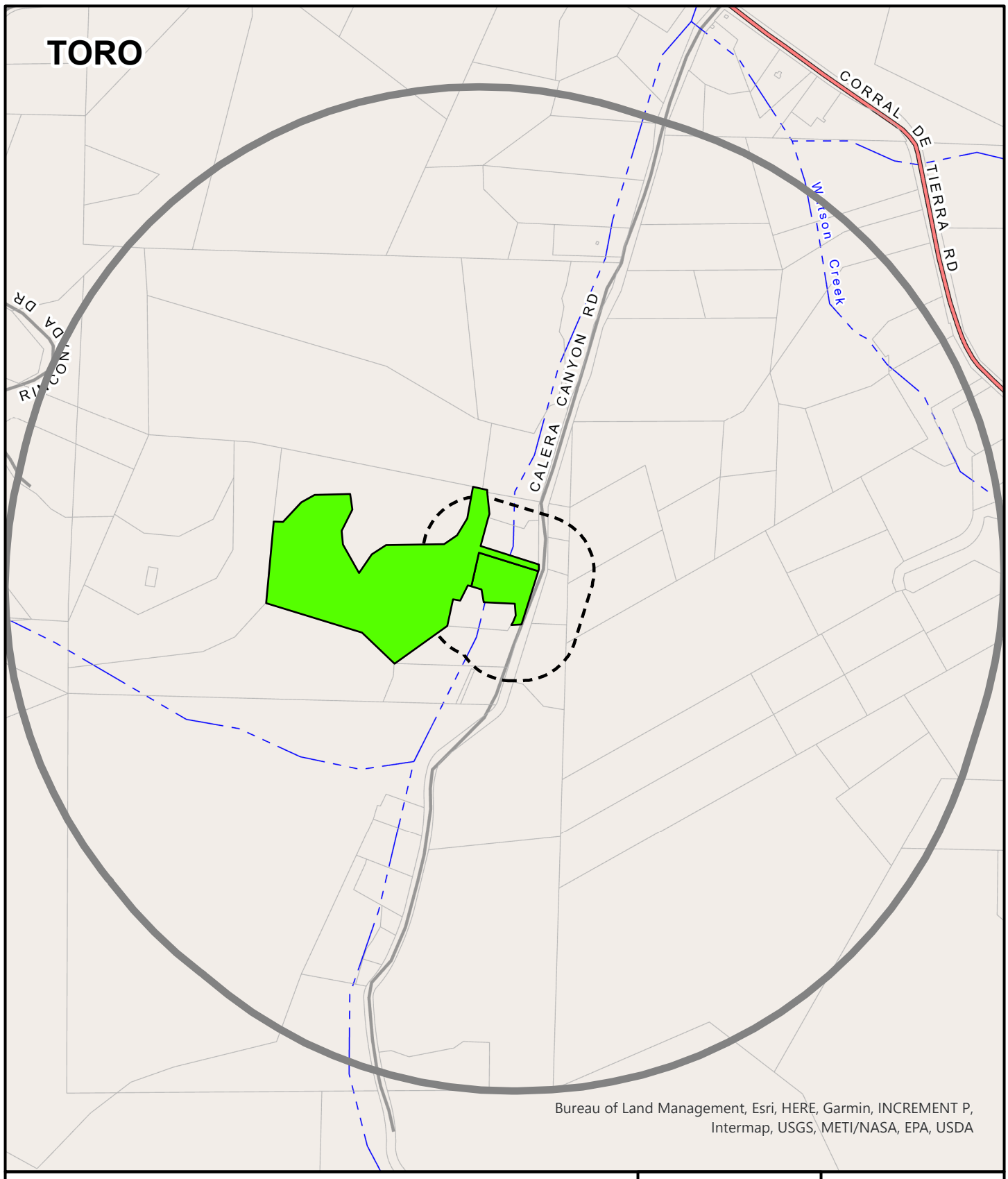
JOHN AND SARITA SHANNON
54 CALERA CANYON RD.
SALINAS, CA. 93908
PH 831 521 3908

CARLSON NICHOLAS TODD TR ETAL
58 CALERA CANYON RD.
SALINAS, CA. 93908
PH 619 920 1211

PREPARED BY JOHN SHANNON
54 CALERA CANYON RD.
SALINAS, CA. 93908
PH 831 521 3908

Exhibit B

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APPLICANT: SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR

APN: 416361051000,416361012000 **FILE #** PLN250007

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J EVANS-POLOCKOV

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Introduced: 1/2/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250144 - JMG CARMEL LLC

Administrative hearing to consider the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray).

Project Location: 26370 Carmelo Street, Carmel

Proposed CEQA action: Find the project Categorially Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Design Approval to allow the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Carla Hashimoto
Property Owner: JMG CARMEL LLC
APN: 009-461-004-000
Parcel Size: 0.12 acres (4,996 square feet)
Zoning: Medium Density Residential with a maximum density of 2 units per acre with an 18-foot height limitation and a Design Control Overlay (Coastal Zone) or "MDR/2-D(18)(CZ)"
Plan Area: Carmel Land Use Plan, Coastal Zone
Flagged and Staked: No
Project Planner: Kayla Nelson,
(831) 796-6408, nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Cypress Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; JMG CARMEL LLC , Property Owners; Carla Hashimoto, Agent; Hannah Miller, Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250144

County of Monterey

Item No.8

Administrative Permit

Legistar File Number: AP 26-008 January 07, 2026

Introduced: 1/2/2026 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Administrative Permit

PLN250144 - JMG CARMEL LLC
Administrative hearing to consider the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray).
Project Location: 26370 Carmelo Street, Carmel
Proposed CEQA action: Find the project Categorially Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS
It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Design Approval to allow the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION
Agent: Carla Hashimoto
Property Owner: JMG CARMEL LLC
APN: 009-461-004-000
Parcel Size: 0.12 acres (4,996 square feet)
Zoning: Medium Density Residential with a maximum density of 2 units per acre with an 18-foot height limitation and a Design Control Overlay (Coastal Zone) or "MDR/2-D(18)(CZ)"
Plan Area: Carmel Land Use Plan, Coastal Zone
Flagged and Staked: No
Project Planner: Kayla Nelson,

(831) 796-6408, nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Cypress Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; JMG CARMEL LLC , Property Owners; Carla Hashimoto, Agent; Hannah Miller, Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250144

Exhibit A

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EXHIBIT A
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:
JMG CARMEL LLC (PLN250144)
RESOLUTION NO. 26-
Resolution by the County of Monterey Chief of Planning:

1) Finding that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

[PLN250144, JMG CARMEL LLC, 26370 Carmelo Street, Carmel, Carmel Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 009-461-004-000)]

The JMG CARMEL LLC application (PLN250144) came on for an administrative decision hearing before the County of Monterey Chief of Planning on January 7, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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:
- 1982 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Monterey County Coastal Implementation Plan, Part 4 (CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Project. The project involves a Coastal Administrative Permit and Design Approval for the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

c) Allowed Use. The property is located at 26370 Carmelo Street, Carmel, Carmel Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 009-461-004-000). The parcel is zoned Medium Density Residential with a maximum density of 2 units per acre with an 18-foot height limitation and a Design Control Overlay (Coastal Zone) or "MDR/2-D(18)(CZ)", which allows accessory structures to the principal residential use of the property in this district. The project involves demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources, which are all accessory to the residential use of the property. As further illustrated below, the project development requires a Design Approval as required by Title 20 section 20.60.070. However, the development is within 750 feet of a known archaeological resource, and pursuant to CIP section 20.146.090, a Coastal Administrative Permit is included. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 0.12-acre parcel is shown in its current configuration as a portion of Lot 11 and Lot L13 in Block B4 on the map labeled Addition No. 7 Carmel by the Sea. The map was recorded on May 4, 1910, and can be found in Volume 2, Page 24 of Cities and Towns. Therefore, the parcel is a legal lot of record.

e) Design. Pursuant to Chapter 20.44 of Title 20, the project site 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 existing single-family dwelling was approved for minor exterior alterations and repairs (PLN250120) on November 14, 2025. The colors and materials consist of vertical board and batten siding (white), horizontal siding (white),

casement clad windows & doors (black), anodized aluminum garage door (dark brown), deck guard rail (bronze metal), standing seam metal roof (black) and brick wall (rustic brick).

The newly proposed retaining walls, pavers, fencing, landscaping, driveway, and courtyard will have colors and materials that consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray). Title 20 section 20.44.010 requires the application of a Design Approval for the construction of the 58 linear feet of retaining walls, 277 square feet of driveway pavers, and 891 square feet of courtyard improvements to ensure the location, size, configuration, materials, and colors are consistent with the regulations of this section. The proposed colors and materials will blend with the existing single-family dwellings newly updated exterior design and have an aesthetically pleasing appeal that will blend with the neighborhood character. Based on the proposed colors and materials, granting of the Design Approval can be met in this case.

Exterior lighting fixtures consist of small black downlit metal wall sconces which comply with the Monterey County lighting guidelines. Submittal and review of a landscaping plan is a condition of approval for this project (see Condition No. 7).

The architectural style of the homes in the neighborhood ranges between contemporary, cottage, Spanish, and ranch style homes. The materials, location, and nature of the project are consistent with the overall diversity of neighborhood character and will not detract from the visual integrity of the site. The project will not impact any visual resources viewed from a public viewing area. Map A of the CAR LUP illustrates that the subject property is not located within a viewshed area, as the property is not visible from Highway 1 or any other major public use area such as Scenic Road, Carmel Beach, or Point Lobos Reserve. Therefore, the project would not create any substantial visual impacts.

f) Development Standards. The subject parcel is zoned Medium Density Residential, 2 units per acre with an 18-foot height limitation, and a Design Control overlay within the Coastal Zone or "MDR/2-D(18)(CZ)." The proposed courtyard fencing and retaining walls do not exceed 5 feet and 11 inches tall. Fences under 6 feet in height are not required to meet setbacks and do not count towards lot coverage for floor area ratio.

g) Archaeological Resources. The project site is located on Carmel Point. Carmel Point is a sensitive and well-known high archaeological resource area. CIP section 20.146.090.A requires a Coastal Development Permit for any development on a positive known archaeological site. The CAR LUP requires that impacts to archaeological resources be avoided or minimized to the greatest extent feasible. An Archaeological Report (LIB240230) for the proposed site improvements was submitted by Dana Supernowicz with Historic Resource Associates. On September 6, 2024, a Phase 1 pedestrian

survey and Phase II auger testing were performed within the proposed development. The results of that test were negative, and therefore, no impacts to archaeological resources are anticipated for the proposed development, and a Coastal Administrative Permit was applied in this case. A standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3). See Findings 2 and 5.

h) Public Access. As demonstrated in Finding No. 6, the development is consistent with the public access policies of the CAR LUP.

i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Highlands LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

j) The project planner conducted a virtual site inspection using Google Earth to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

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 Cypress 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 archaeological, cultural and historic resources. The following reports have been prepared:

- "Phase I and II Archaeological Report" (LIB240230) prepared by Historic Resource Associates, Pebble Beach, CA, September 2023.

County staff independently reviewed this report 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) The project planner conducted a virtual site inspection using Google Earth 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 can be found in Project File PLN250144.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to

property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress 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 existing on the subject property. California American Water Company is the domestic water purveyor for the single-family dwelling and the Carmel Area Wastewater District provides wastewater services. The project would not require intensification of services already provided.

c) The project includes minor exterior improvements associated with an established residential use in a residential neighborhood.

d) The project planner conducted a virtual site inspection using Google Earth to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

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 Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.

b) Staff 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 can be found in Project File PLN250144.

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 15301 categorically exempts minor alterations and site improvements to an existing single-family dwelling.

b) The proposed project is to allow the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements. Therefore, the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 of the CEQA guidelines.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical

resource (See Finding 2, Evidence "c"), a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Concerns regarding impacts to cultural resources were thoroughly examined. To evaluate the potential for impacts to archaeological resources as a result of this project, a qualified archaeologist conducted inspections and testing at the site in areas that would be impacted by construction. The results of the testing found no evidence of potentially significant impacts on archaeological resources for this project. The project is minor in nature and testing was comprehensive which provides with a high degree of certainty that impacts to archaeological resources will be avoided in this case. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (Condition No. 3).

d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in 20.146.130 of the CIP can be demonstrated.

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

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Local Coastal Program Public Access, in the CAR LUP).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Section 20.86.080.A of Title 20, the project is not subject to appeal by/to the California Coastal Commission because the project does not involve development that is permitted in the underlying zone as a conditional use. Uses listed as principal uses,

such as non-habitable accessory structures and accessory uses to any principal allowed use, are not appealable to the Coastal Commission.

DECISION

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

1. Find that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

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 7th day of January 2026.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250144

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250144) allows demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource. The property is located at 26370 Carmelo Street, Carmel (Assessor's Parcel Number 009-461-004-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 009-461-004-000 on January 7, 2026. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a hot mix asphalt drive approach connection to Carmelo Street; including a minimum of 6 feet setback from edge of road for concrete pavers. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

6. 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.

7. 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.

8. 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.

JMG, LLC RESIDENCE

26370 CARMELO STREET
Carmel, California

REVISION	No.

307

PROJECT DATA

SETBACKS

MDR/2-D(CZ)	ALLOWED	EXISTING	PROPOSED
FRONT (CARMELO STREET)	20'-0"	19'-7" (NON-CONFORM)	19'-7" (NON-CONFORM)
SIDES (EAST)	5'-0"	5'-0"	5'-0"
SIDES (WEST)	5'-0"	9'-5"	9'-5"
REAR	10'-0"	9'-7" (NON-CONFORM)	9'-7" (NON-CONFORM)
BUILDING HEIGHT:	18 FT. MAX.	19'-0" (NON-CONFORM)	19'-0" (NON-CONFORM)
EXISTING LOW GRADE:		19.0'	
EXISTING HIGH GRADE:		21.13'	
EXISTING AVERAGE GRADE:		20.07'	
MAXIMUM BUILDING HEIGHT:		38.07'	

LOT DATA:

LOT SIZE:	0.1146924 ACRE (4,996 S.F.)
ZONING:	MDR/2-D(18)(CZ)
BUILDING HEIGHT:	ALLOWABLE 18' MAX.
APN:	009-461-004-000
OCCUPANCY GROUP:	R3 FOR HOUSE - U FOR GARAGE

ALLOWED:

FAR:	2,248 S.F. (45%)
BLDG. SITE COVERAGE:	1,749 S.F. (35%)

FLOOR AREA	EXISTING	PROPOSED
1ST FLOOR	1,852 S.F.	1,898 S.F.
2ND FLOOR	458 S.F.	399 S.F.
TOTAL FLOOR AREA	2,310 S.F. (46.2%)	2,297 S.F. (46.0%)

	EXISTING	PROPOSED
BUILDING SITE COVERAGE:	1,979 S.F. (39.6%)	1,979 S.F. (39.6%)
TOTAL EXISTING SITE COVERAGE:		3,548 S.F.

SITE COVERAGE - IMPERVIOUS:

BUILDING SITE COVERAGE	1,979 S.F.
SITE WALLS	274 S.F.
PLANTERS	49 S.F.
ENTRY COURTYARD	841 S.F.
WATER FEATURE	28 S.F.
SUB TOTAL IMPERVIOUS	3,221 S.F.

SITE COVERAGE - PERVIOUS:

DRIVEWAY	277 S.F.
STEPPING STONES / WALKWAYS	241 S.F.
SUB TOTAL PERVIOUS	518 S.F.
TOTAL SITE COVERAGE	3,739 S.F.

GRADING:

CUT:	0 C.Y.
FILL:	70.25 C.Y.

PROJECT INFORMATION

OWNER: JMG, LLC
P.O. BOX 5837
CARMEL, CA 93921

PROJECT ADDRESS: 26370 CARMELO STREET
CARMEL, CA 93923

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: CARLA HASHIMOTO

LAND SURVEYOR: CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11,
MONTEREY, CA 93940
PH: (831) 394-4930

PROJECT DESCRIPTION

NEW SITE WORK INCLUDES WALLS, FENCES AND PAVING.

SHEET INDEX

ARCHITECTURAL:

A-0.1	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
A-1.1	EXISTING / DEMO & PROPOSED SITE PLAN
A-1.2	CONSTRUCTION MANAGEMENT PLAN
A-3.1	EXISTING ELEVATIONS
A-3.2	EXISTING ELEVATIONS
A-7.1	MATERIAL SAMPLES
A-7.2	RENDERING

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

UTILITIES

1. WATER: CALIFORNIA AMERICAN WATER COMPANY
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL WASTEWATER

TREE REMOVAL

- NO TREES TO BE REMOVED

ARCHAEOLOGICAL NOTES

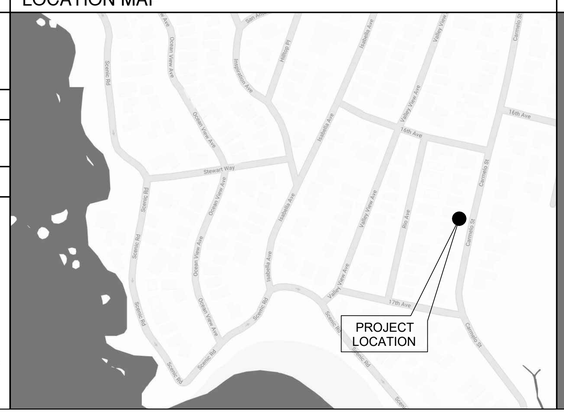
1. STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

2. ARCHAEOLOGICAL MITIGATION REQUIREMENTS ADOPTED BY MONTEREY COUNTY FOR ITS MITIGATED NEGATIVE DECLARATION AND FOR COUNTY CDPs PLN170611, PLN170612, AND PLN170613, ARE INCORPORATED AS CONDITIONS.

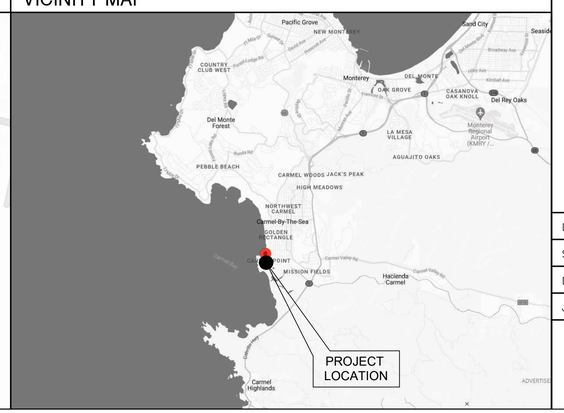
3. ARCHAEOLOGICAL RESOURCES REPORT. ANY RECOMMENDATIONS OR OTHER MEASURES INCLUDED IN THE ARCHAEOLOGICAL REPORT CURRENTLY UNDERWAY WILL BE INCLUDED ON THE BUILDING PERMIT FOR NEW CONSTRUCTION.

4. TRIBAL MONITOR. PRIOR TO GROUND DISTURBING ACTIVITIES RELATING TO NEW CONSTRUCTION, THE APPLICANT SHALL CONTRACT WITH THE LOCAL TRIBAL REPRESENTATIVE TO CONDUCT ONSITE MONITORING FOR THE DURATION OF THE GROUND DISTURBING ACTIVITIES.

LOCATION MAP



VICINITY MAP



CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME: JMG, LLC
P.O. Box 5837
Carmel, California
A.P.N. 009-461-004

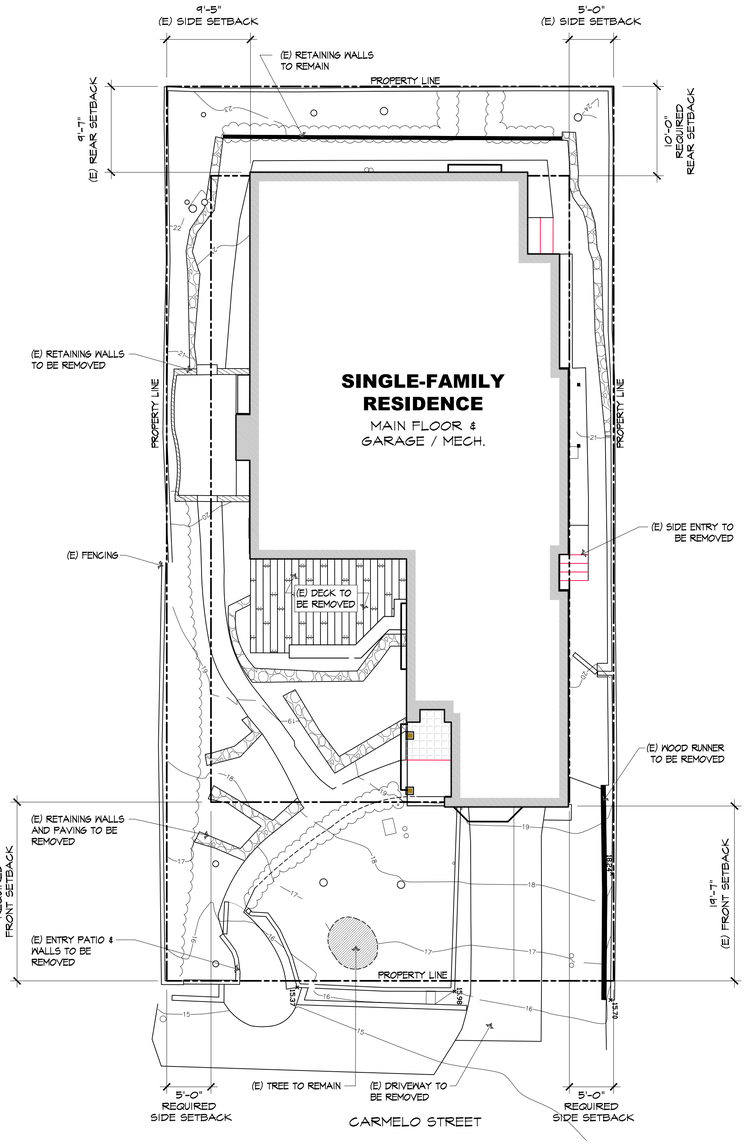
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SCALE:	N/A
DRAWN:	CJH
JOB NUMBER:	24.12

A0.1
SHEET OF

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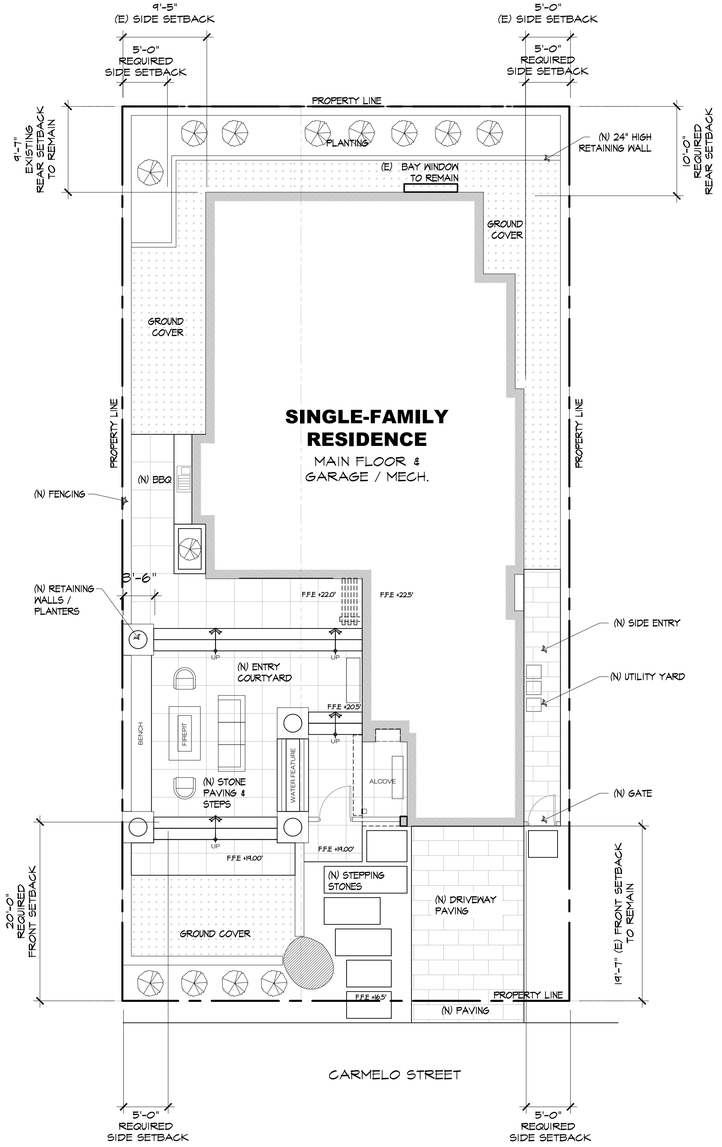
PROJECT NORTH

N

EXISTING / DEMOLITION SITE PLAN

0 8' 16' 32'

SCALE: 1/8" = 1'-0"



PROJECT NORTH

N

PROPOSED SITE PLAN

0 8' 16' 32'

SCALE: 1/8" = 1'-0"

REVISION	No.

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PROPOSED SITE PLAN

JOB NAME: JMG, LLC
P.O. Box 5837
Carmel, California
A.P.N. 009-461-004

DATE: 10/30/2025

SCALE: 1/8" = 1'-0"

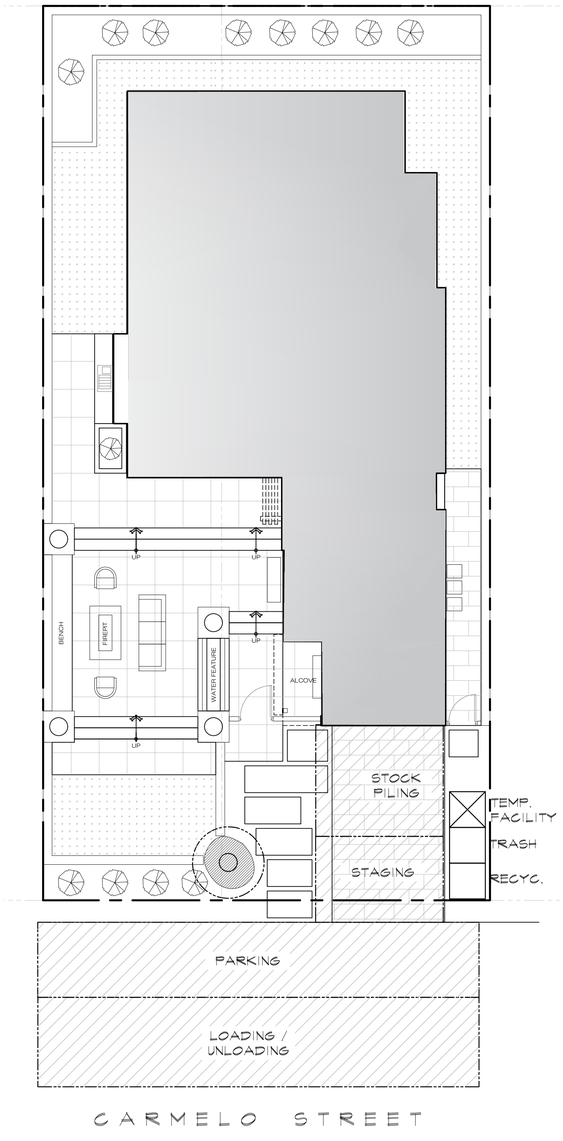
DRAWN: HRM

JOB NUMBER: 24.12

A-1.1

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CARMELO STREET

PROJECT NORTH

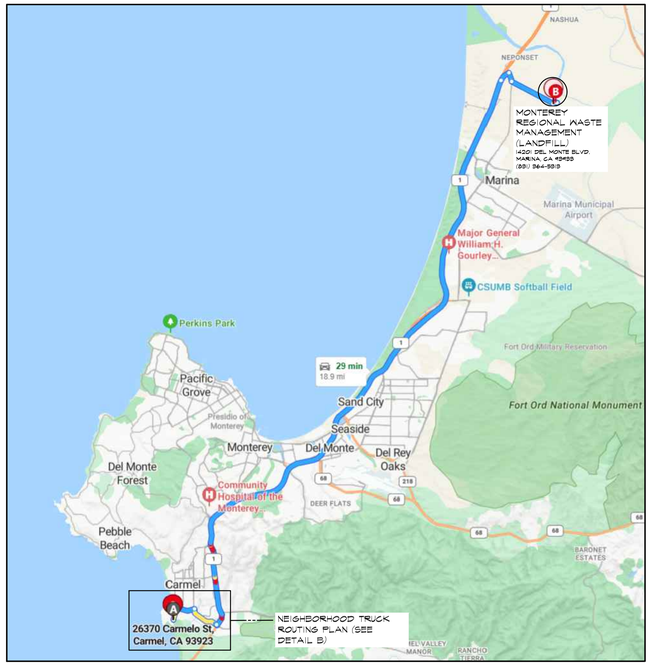
N

0 8' 16' 32'

SCALE: 1/8" = 1'-0"

CONSTRUCTION MANAGEMENT PLAN

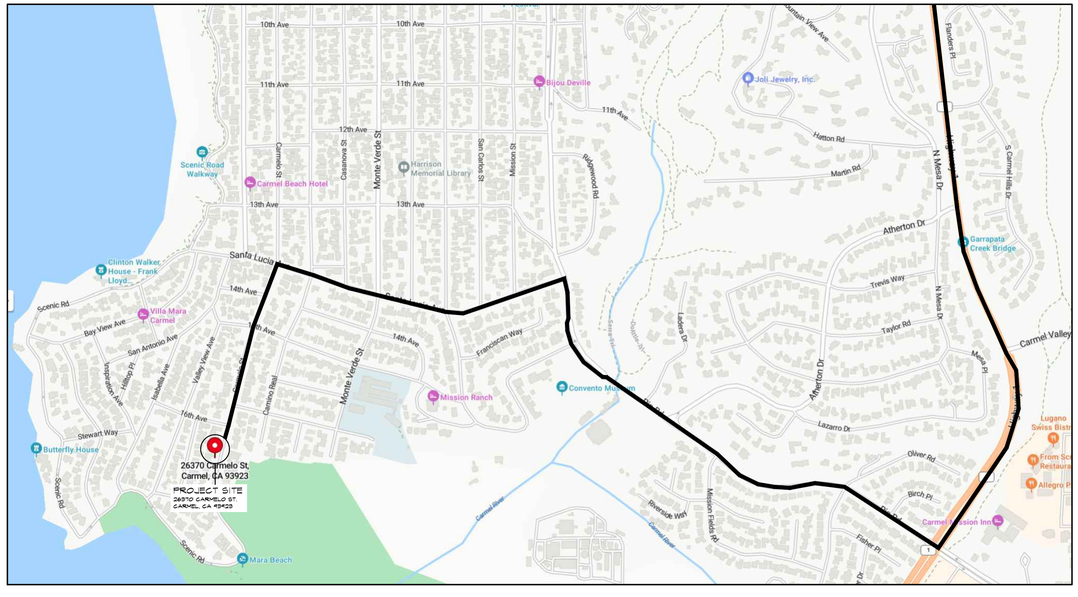
CONSTRUCTION MANAGEMENT SUMMARY	
CONSTRUCTION DATES	FEB 2026 - SEPT 2026
HOURS OF OPERATION	7:30 A.M. TO 4:00 P.M.
VEHICLES	- GRADING & SOIL REMOVAL : 30 DAYS - 6 AVERAGE CONSTRUCTION VEHICLES DAILY - 1-2 AVERAGE MATERIAL DELIVERY VEHICLES WEEKLY
FULL TIME ONSITE EMPLOYEES	6-8 AVERAGE
GRADING	- CUT : 0 C.Y. - FILL : 1025 C.Y. - NET: 1025 C.Y. FILL CUT TO BE MINIMIZED TO MINIMIZE DISTURBANCE.
ROUTES FOR VEHICLES (SEE MAPS)	FROM DRIVEWAY, NORTH ON CARMELO ST., RIGHT ON SANTA LUCIA AVE. RIGHT ON RIO ROAD, LEFT ON HIGHWAY 1
INDIVIDUAL TREE PROTECTION	TREE TO BE PROTECTED. TREES IN CONSTRUCTION AREA TO REMAIN, WRAP TRUNKS, FENCING, AT DRIP LINE.
TREE PROTECTION FENCE	
CONSTRUCTION METHODS	KEEP CONSTRUCTION AREAS CONTAINED ON SITE AND INCLUDE VERIFICATION THAT EQUIPMENT OPERATION & EQPT. / MATERIAL STORAGE WILL NOT SIGNIFICANTLY DEGRADE ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.



N

A OVERALL TRUCK ROUTING PLAN

N.T.S.



N

B NEIGHBORHOOD TRUCK ROUTING PLAN

N.T.S.

REVISION	No.

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CONSTRUCTION MANAGEMENT PLAN

JOB NAME: JMG, LLC
P.O. Box 5837
Carmel, California
A.P.N. 009-461-004

DATE:	10/30/2025
SCALE:	AS NOTED
DRAWN:	HRM
JOB NUMBER:	24.12

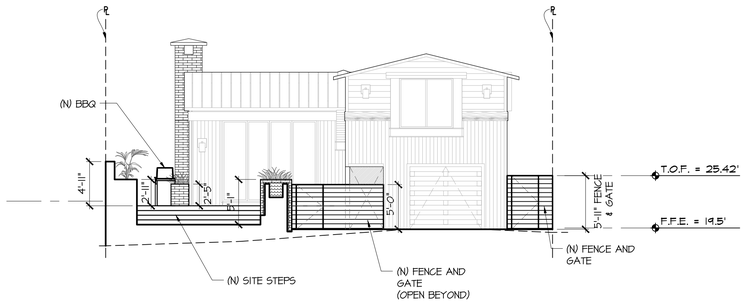
A-1.2

SHEET OF

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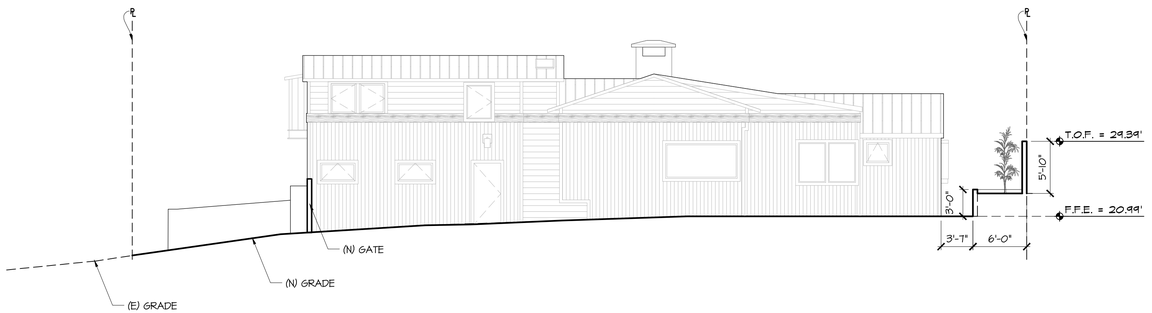
DD



1 EXISTING SOUTH ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



2 EXISTING EAST ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

REVISION	No.

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SOUTH & EAST ELEVATION

JOB NAME: JMG, LLC
P.O. Box 5837
Carmel, California
A.P.N. 009-461-004

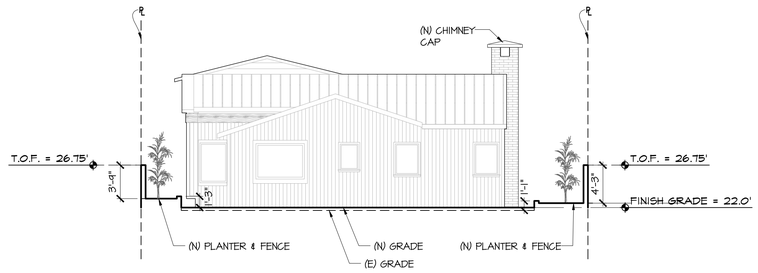
DATE: 10/30/2025
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DRAWN: HRM, KJL
JOB NUMBER: 24.12

A3.1
SHEET OF

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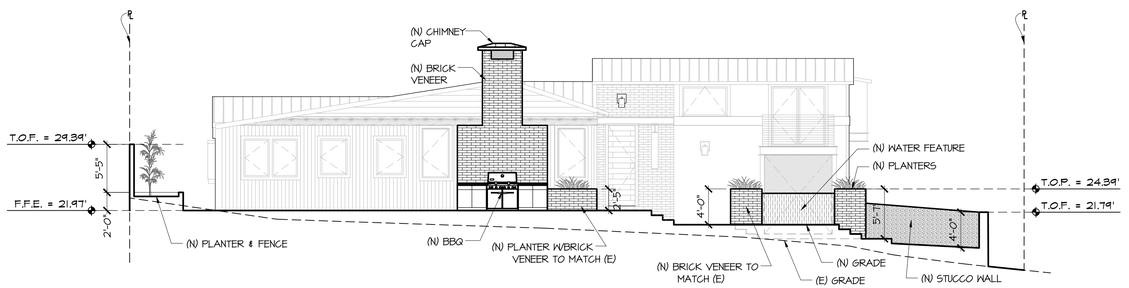
DD



1 EXISTING NORTH ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



2 EXISTING WEST ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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DD

REVISION	No.

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NORTH & EAST ELEVATION

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DATE: 10/30/2025

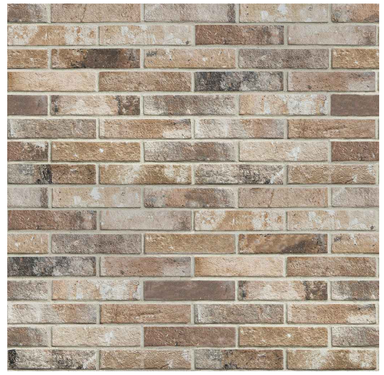
SCALE: 1/8"=1'-0"

DRAWN: HRM, KJL

JOB NUMBER: 24.12

A3.2

SHEET OF



COLOR: RUSTIC BRICK
MANUFACTURER:

4 BRICK WALL



COLOR: OCEANSIDE
MANUFACTURER: BASALITE - PREMIER SLAB

1 COURTYARD PAVING



OT TITLE-24



OT TITLE-24

MODEL: OT TITLE-24
FINISH: BRONZE
MANUFACTURER : URBAN ACCESSORIES

5 DRAIN COVER & TRENCH GRATES



Model: **SPJ-SQ100-1**
Finish: PVD Graphite

MANUFACTURER : FOREVER BRIGHT



ELM ARCHITECTURAL LED STEP LIGHT

MANUFACTURER : ALCON

2 SITE LIGHTING



COLOR: EMBARCADERO - SANDMOLD PAVER
MANUFACTURER: MCNEAR

3 DRIVEWAY PAVING

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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MATERIAL SAMPLE

JOB NAME: JMG, LLC
P.O. BOX 5837
Carmel, California
A.P.N. 009-461-004

DATE: 10/30/2025
SCALE: N.T.S.
DRAWN: KJL
JOB NUMBER: 24.12

A-7.1
SHEET OF

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DD



ENTRY PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERED PERSPECTIVES

JOB NAME: JMG, LLC
P.O. BOX 5837
Carmel, California
A.P.N. 009-461-004

DATE: 10/30/2025
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 24.12

A7.2
SHEET OF

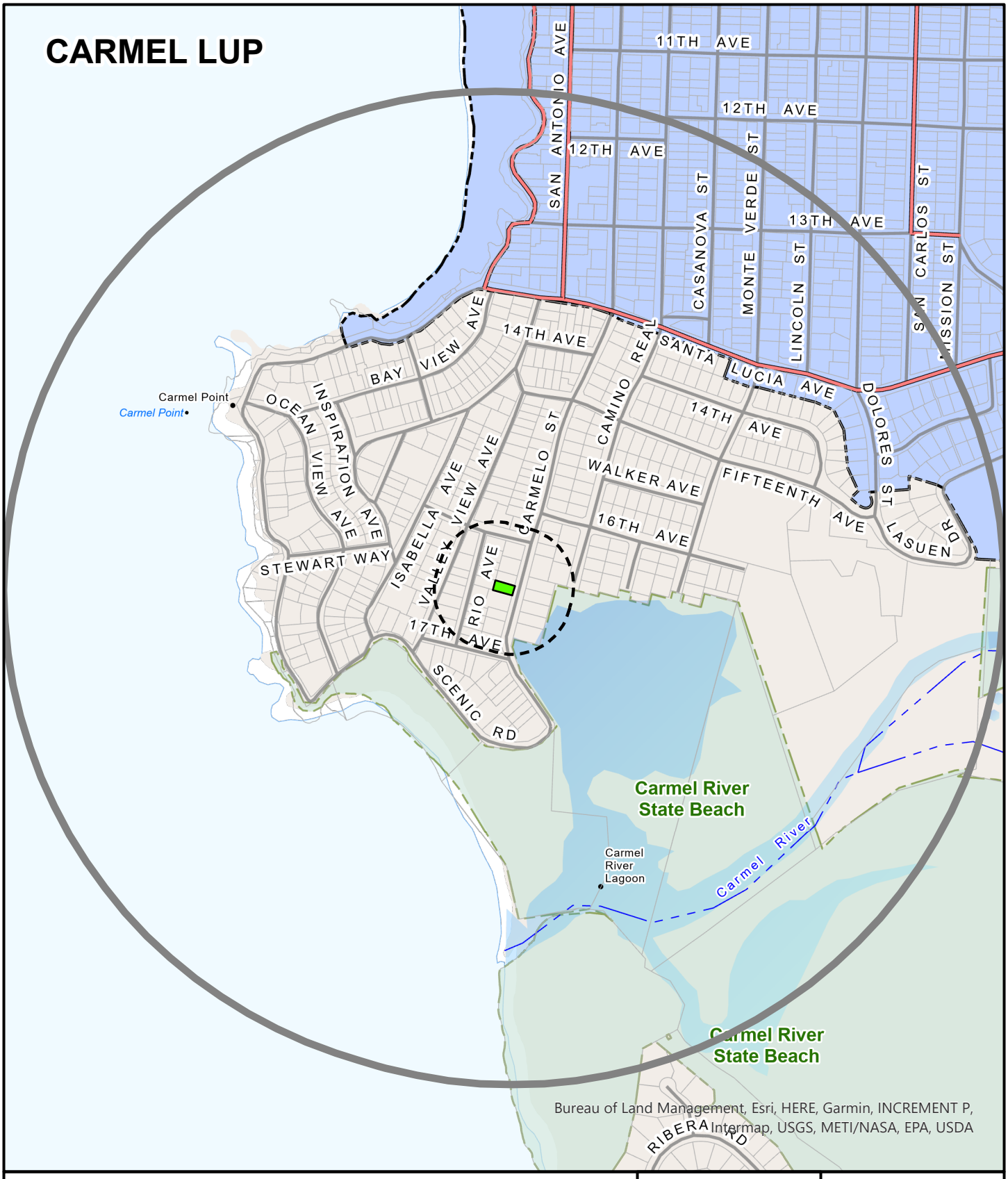
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DD

Exhibit B

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APPLICANT: JMG CARMEL LLC

APN: 009461004000 **FILE #** PLN250144

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELSON

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