County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, January 28, 2026
9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

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

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic

means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 953 1627 6581 when prompted.

PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@co.monterey.ca.us . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: 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 Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

O para participar por teléfono, llame a cualquiera de estos números a continuación:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@co.monterey.ca.us . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Francisco Javier Mendoza
Martha Diehl
Etna Monsalve
Jessica Hartzell
Ramon Gomez
Amy Roberts

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. – SCHEDULED MATTERS

1. COUNTY OF MONTEREY PLANNING COMMISSION NOMINATION COMMITTEE

   Attachments: Cover Report
   Exhibit A - Planning Commission Rules for Transaction of Business

2. **PLN240369 - ASHKAR KAMRAN F & ZOHORI FLOURA TALEB**
   Public hearing to consider the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage and associated site improvements, including the removal of 12 protected trees.

Project Location: 2972 Colton Road, Pebble Beach
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes
Exhibit D - Arborist Report

3. PLN230339 - LEATON MICHAEL GUY & TRACY PIAZZA LEATON

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and to clear Code Enforcement case 23CE00194 with Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B; and consider after-the-fact conversion of an unpermitted guesthouse to a detached 320 square foot garden shed on slopes in excess of 30 percent on Adjusted Parcel A.
Project Location: 58 Mt. Devon Road, Carmel, Carmel Area Land Use Plan
Proposed CEQA action: Find the project qualifies as a Class 5 and 3 Categorical Exemption pursuant to CEQA Guidelines sections 15305(a) and 15303, and there are no exceptions pursuant to Section 15300.2

Attachments:
Staff Report
Exhibit A - Project Data Table
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Tree Assessment

4. PLN180441-AMD1 - SALINAS 101 LLC

Public hearing to consider an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.
Project Location: 101 Sala Road & Harrison Road, Salinas
Proposed CEQA action: Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and

15164.

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Planning Commisson Resolution No. 23-039 (PLN180441)
Exhibit D - Vicinity Map
Exhibit E - Addendum
Exhibit F - Adopted ISMND (PLN180441)

5. REF260001 (PLN250139-DEP & PLN190243) - SOUTH COUNTY AREA PLAN AND CENTRAL SALINAS VALLEY AREA PLAN AMENDMENTS

Consider early assessment of a proposed 2010 General Plan Amendment to 1) amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from light commercial (LC) to low-density residential (LDR/1); and 2) amend the Central Salinas Valley Area Plan to create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation.

Project Location: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Number 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan; and 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan.

Proposed CEQA action: Find early assessment of the project Statutorily Exempt pursuant to CEQA Guidelines section 15262.

Attachments: Staff Report
Exhibit A - South County Area Plan Rezone Map
Exhibit B - PLN250139 Applicant's Justification for SCAP Amendment (Rezoned)
Exhibit C - Central Salinas Valley Area Plan Special Treatment Area Vicinity Map
Exhibit D - PLN190243 Applicant's Justification for CSVAP STA

OTHER MATTERS

DEPARTMENT REPORT

6. PLANNING COMMISSION REFERRALS

Attachments: Cover Page
Exhibit A - PC Referral Spreadsheet

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: PC 26-008

Item No.1

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

January 28, 2026

Introduced: 1/14/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

COUNTY OF MONTEREY PLANNING COMMISSION NOMINATION COMMITTEE

Appointment by current Planning Commission Chair of a Nominating Committee for 2026 Chair and Vice Chair positions.

The following attachment(s) are on file with HCD:
Exhibit A - Planning Commission Rules for Transaction of Business

County of Monterey
Planning Commission

Agenda Item No.1

Legistar File Number: PC 26-008

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
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Exhibit A - Planning Commission Rules for Transaction of Business

Exhibit A

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COUNTY OF MONTEREY

PLANNING COMMISSION

MONTEREY COUNTY PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS

RULE 1 - Authority

The California Government Code directs the legislative body of a county to assign by ordinance the function of a "planning agency" to a planning department, one or more planning commissions, administrative bodies or hearing offices, the legislative body itself, or any combination thereof it deems appropriate and necessary per Government Code sections 65100 – 65101.

The County of Monterey Board of Supervisors created the Monterey County Planning Commission ("Commission") by Ordinance No. 1020, which is codified in Chapter 2.48 of the Monterey County Code. These Rules for the Transaction of Business ("Rules") are adopted in accordance with Section 2.48.040 of the Monterey County Code.

RULE 2 – Membership and Quorum

The Commission shall consist of ten appointed members and six members shall constitute a quorum. No action shall be taken by the Commission unless a quorum is present at the meeting.

RULE 3 – Rules of Order

Meetings shall be conducted in accordance with the Ralph M. Brown Act (California Government Code section 54950, *et seq*.) and guided by Robert's Rules of Order, Revised, except as otherwise specifically provided herein. Counsel for the Commission shall act as parliamentarian and on request of the Chair, shall give parliamentary advice.

RULE 4 – Election of Officers

At the first regular meeting in January, the Chair shall appoint a Nominating Committee to nominate a Chair and Vice Chair. The Nominating Committee shall consider the Commissioners who have served the longest without being Chair and Vice Chair for nomination.

At the first regular meeting in February, the Nominating Committee shall provide its nominees and the Commission shall, by majority vote, elect a Chair and Vice Chair. Any Chair and Vice Chair selected under the provisions of this section shall continue to act as Chair and Vice Chair until the selection of their successors is complete.

RULE 5 – Secretary of the Commission

The Chief of Planning, or equivalent position, or his or her designee shall act as the Secretary without any voting rights.

RULE 6 – Regular Meetings

Regular meetings of the Commission shall begin at 9:00 a.m. and be held in the Board of Supervisors' Chambers, located at 168 W. Alisal Street, Salinas, California; or at such other location within the unincorporated County as may from time to time be determined by the Commission.

Regular meetings shall be held on the second and last Wednesdays of each month except for the months of November and December in which there shall be only one meeting held on the second Wednesday of each month, unless otherwise modified by the Commission at the time of the regular calendar adoption at its first meeting of each year. Public hearings shall not be scheduled to begin later than 5:30 p.m. unless the Commission expressly authorizes an evening meeting.

RULE 7 – Special Meetings

Special meetings of the Commission may be called at any time at the direction of the Chair, a majority of Commissioners, or by the Board of Supervisors upon notice given to the members of the Commission. Special meetings may be held at a different time or location than the regular meetings of the Planning Commission, provided that the location is within the unincorporated area of the County.

RULE 8 – Duties of the Chair

The Chair shall preside at all regular and special meetings. The Chair shall be entitled to make or second any motion, and discuss and present any matter as a member of the Commission. The Chair may appoint committees from time to time for any purpose he or she deems proper for the conduct of Commission business. The Chair may set reasonable time limits on public comment to facilitate the business of the Commission.

The Vice-Chair shall assume all duties of the Chair in the latter's absence from any meeting.

In the absence or inability of either the Chair or Vice-Chair to act, the members present shall select a member to act as Chair Pro-Tem for that meeting.

RULE 9 – Document Submittal

All documents and materials to be filed with the Commission, shall be filed in the office of the Secretary of the Commission (Housing Community and Development - Planning).

RULE 10 - Agenda

The Secretary shall prepare and distribute to the Commission an agenda for each meeting. The agenda and all related materials shall be ready for distribution by the Wednesday prior to the meeting.

RULE 11 – Conduct of Public Hearings and Consent Agenda

A. Applications for land use entitlements.

Public hearings on applications for land use entitlements shall be conducted in the following order:

1. Open hearing
2. Staff presentation
3. Commissioner questions of staff
4. Applicant presentation
5. Public comment
6. Applicant rebuttal
7. Close hearing to floor
8. Staff response
9. Commission discussion
10. Render decision

B. Appeals from decisions of another County decision-making body.

Public hearings on appeals from the decision of another County decision-making body shall be conducted in the same order as indicated above, except that the appellant's presentation shall immediately follow the applicant's presentation in cases in which appellant is not the applicant.

C. County-initiated legislative enactments.

Public hearings on County-initiated legislation enactments, such as general plan amendments and zoning ordinances, shall be conducted in the following order:

1. Open hearing
2. Staff presentation
3. Commissioner questions of staff
4. Public comment
5. Close hearing to floor
6. Staff response
7. Commissioner discussion
8. Render decision

D. Consent agenda.

The Commission may, in a single motion, approve administrative items of a routine or generally uncontested nature by adoption of a consent agenda. The Secretary may, in his or her discretion, schedule such administrative items for approval on the consent agenda. Such items may include, but are not limited to the approval of Commission minutes and staff responses to Commission referrals.

Prior to acting on the consent agenda, the Chair shall determine whether any Commissioner, member of the public, or staff requests removal of an item from the consent agenda, and if so requested, remove that item from the consent agenda. Removed items shall be considered individually. Consideration of the remainder of the consent agenda shall considered together.

RULE 12 – Decisions and Tie Votes

When the Commission alters or modifies a project, the appropriate findings, evidence, and conditions or modification to findings, evidence, and conditions shall be clearly noted.

If a motion to approve does not pass, then the Chair shall:

1. Permit the applicant to request a continuance, if that is appropriate; or
2. Entertain a motion to deny if sufficient findings are fully articulated to support denial; or
3. Entertain a motion of intent to deny if findings for denial are not yet fully articulated. The Commission shall specify in making a motion of intent to deny whether the public hearing remains open.

If a motion to deny does not pass, then the Chair shall:

1. Permit staff to request a continuance, if that is appropriate; or
2. Entertain a motion to approve if sufficient findings are fully articulated to support approval; or
3. Entertain a motion of intent to approve if findings for approval are not yet fully articulated. The Commission shall specify in making a motion of intent to approve whether the public hearing remains open.

Tie votes will be resolved as follows:

1. A tie vote resulting from a recusal of one or more Commissioners due to a conflict of interest or an abstention of one or more Commissioners, with no Commissioners absent and no vacancies on the Planning Commission, shall constitute a defeat of the motion.
2. A tie vote during the absence of one or more members, or when there is a vacancy on the Commission, shall cause the item to be continued to the next meeting or another date certain; except that, as to matters on which action must be taken on a date prior to the next meeting, a tie vote shall constitute a denial of the requested

action.

3. A tie vote at the next meeting on a matter that has been continued as a result of a tie vote shall constitute defeat of the motion.

If a matter is denied due to a tie vote, the Chair shall solicit findings from both sides and direct staff to prepare a resolution with such findings and expressly state the matter ended with a tie vote.

RULE 13 – Continuance

The Commission shall allow, as a matter of right, one staff requested continuance of any public hearing item without a public hearing on the merits of an item, provided that the continuance would not violate state law or the Monterey County Code.

The Commission may consider requests for continuances from an applicant, an appellant, or the public. It is within the Commission's discretion whether to grant such a continuance.

If the Commission continues a legally noticed public hearing, the Commission shall attempt to continue the item to a date and time certain if such action is possible.

RULE 14 – Rules of Conduct

The Commissioners shall observe the following rules of conduct:

1. Be recognized by the Chair before speaking.
2. Acknowledge the Chair when you are finished.
3. Address staff by name or by department.

RULE 15 – Majority Vote

Actions of the Commission shall be by a majority vote of Commission members present and voting on the issue.

If a Commissioner is recused or prohibited from voting due to an actual or perceived conflict of interest under the California Political Reform Act (Government Code section 8700, *et seq*.) or Government Code section 1090, *et seq*., the Commissioner shall leave the dais and the Board chambers, and his or her presence shall not be counted towards a quorum. If the recusal of a Commissioner on a certain item will upset the quorum and this is known before the item is heard, the Chair shall trail such item to the end of the meeting.

The presence of any Commissioner who otherwise abstains from voting shall be counted for purposes of determining a quorum, but such abstaining members shall not be counted either for or against a measure in determining whether a majority vote has been obtained.

RULE 16 – Rule Review

The Commission shall review these rules as needed.

RULE 17 – Record of Proceedings

All proceedings of every meeting of the Commission shall be reported in writing and shall be permanently maintained in an appropriate Minute File. Minutes of the Commission meetings shall be presented to the Commission within two regularly scheduled meetings, or as soon as possible thereafter, and shall be approved by a majority of Commissioners present. All orders of the Commission with reference to its final action upon any application resolution shall be maintained in full in the Minute File.

RULE 18 – Supersession

These Rules shall supersede any and all rules of procedure previously adopted by the Commission.

RULE 19 – Severability

Should any part term, portion or provision of these Rules be determined to conflict with any law or otherwise unenforceable or ineffectual, the remaining parts, terms, portions, or provisions shall be deemed severable, and their validity shall not be affected thereby, provided such remaining portions or provisions can be construed in substance to constitute the provisions that the members intended to enact in the first instance.

Last updated August 14, 2024

Introduced: 1/16/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240369 - ASHKAR KAMRAN F & ZOHORI FLOURA TALEB

Public hearing to consider the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage and associated site improvements, including the removal of 12 protected trees.

Project Location: 2972 Colton Road, Pebble Beach

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

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

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Applicant/Property Owner: Kamran Ashkar
APN: 007-512-028-000
Parcel Size: 14,338 square feet
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:

The property is located at 2972 Colton Road, Pebble Beach (Assessor's Parcel Number 007-512-028-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". The proposed project involves the construction of a 3,750 square foot

single-family dwelling with a 777 square foot attached garage and associated site improvements. The project also involves the removal of 12 protected trees, which is an allowed use subject to the granting of a Use Permit. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have exterior colors and materials consisting of light-yellow painted stucco, natural stone, a Terra-cotta tile roof, and light brown exposed wood posts and beams. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The project includes an application for the removal of 12 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250284; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Twelve trees would be removed with implementation of this project, including 7 Coast live oaks and 5 Monterey pines. The Arborist report inventoried all trees to be removed and identified them all as being in a fair condition. Although two landmark Monterey pines would be removed, no landmark Oaks are proposed for removal pursuant to Title 21 section 21.64.260.C.

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. All trees to be removed are directly within the development footprint of the main residence and/or the driveway. Removal of these trees is consistent with the recommendations of the prepared forest management plan. Further, the single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. No trees outside of the development footprint are proposed for removal, and therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 7 requires all removed trees to be replanted on-site at a 1:1 ratio.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District (fire)

LAND USE ADVISORY COMMITTEE
The proposed project was reviewed by the Del Monte Forest LUAC on January 15, 2026. The LUAC recommended approval of the project by a vote of 7-0 (**Exhibit C**).

Prepared by: Joseph Alameda, Associate Planner, (831)-783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

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

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes
Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Kamran Ashkar, Property Owner; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240369.

Introduced: 1/16/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240369 - ASHKAR KAMRAN F & ZOHORI FLOURA TALEB

Public hearing to consider the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage and associated site improvements, including the removal of 12 protected trees.

Project Location: 2972 Colton Road, Pebble Beach

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

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

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Applicant/Property Owner: Kamran Ashkar
APN: 007-512-028-000
Parcel Size: 14,338 square feet
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:

The property is located at 2972 Colton Road, Pebble Beach (Assessor's Parcel Number 007-512-028-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". The proposed project involves the construction of a 3,750 square foot

single-family dwelling with a 777 square foot attached garage and associated site improvements. The project also involves the removal of 12 protected trees, which is an allowed use subject to the granting of a Use Permit. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have exterior colors and materials consisting of light-yellow painted stucco, natural stone, a Terra-cotta tile roof, and light brown exposed wood posts and beams. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The project includes an application for the removal of 12 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250284; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Twelve trees would be removed with implementation of this project, including 7 Coast live oaks and 5 Monterey pines. The Arborist report inventoried all trees to be removed and identified them all as being in a fair condition. Although two landmark Monterey pines would be removed, no landmark Oaks are proposed for removal pursuant to Title 21 section 21.64.260.C.

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. All trees to be removed are directly within the development footprint of the main residence and/or the driveway. Removal of these trees is consistent with the recommendations of the prepared forest management plan. Further, the single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. No trees outside of the development footprint are proposed for removal, and therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 7 requires all removed trees to be replanted on-site at a 1:1 ratio.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District (fire)

LAND USE ADVISORY COMMITTEE
The proposed project was reviewed by the Del Monte Forest LUAC on January 15, 2026. The LUAC recommended approval of the project by a vote of 7-0 (**Exhibit C**).

Prepared by: Joseph Alameda, Associate Planner, (831)-783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

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

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes
Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Kamran Ashkar, Property Owner; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240369.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
ASHKAR KAMRAN F & ZOHORI FLOURA TALEB (PLN240369)

RESOLUTION NO. 26-

Resolution by the County of Monterey Planning Commission:

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

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

The ASHKAR KAMRAN F & ZOHORI FLOURA TALEB application (PLN240369) came on for public hearing before the County of Monterey Planning Commission on January 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 2010 Monterey County General Plan;
   - Greater Monterey Peninsula Area Plan;
   - Monterey County Zoning Ordinance (Title 21);

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

   b) Allowed Use. The property is located at 2972 Colton Road, Pebble Beach (Assessor's Parcel Number 007-512-028-000), Greater Monterey

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

c) Lot Legality. The subject property is shown in its current configuration (14,338 square feet) as Lot 4 of Block 46 on a Final Map entitled "Monterey Peninsula Country Club Subdivision No.1", recorded in May of 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to MCC Section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling will have setbacks of 21 feet (front), 26 feet (east side), 15 feet (west side), and 55 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,607 square feet or 18%, and a floor area ratio of 31.5%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling will have exterior colors and materials consisting of light yellow painted stucco, natural stone, a Terra-cotta tile roof, and light brown exposed wood posts and beams. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the

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

f) Tree Removal. The proposed project involves the removal of 12 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.

g) Biological Resources. According to Monterey County Geographic Information System (GIS), the subject property is within an area potentially containing protected plant and animal species. General Plan Open Space Policy OS-5.16 states that a biological study shall be required for any development project requiring a discretionary permit and having the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Pursuantly, a Biological Assessment was prepared (County of Monterey Library No. LIB250285) which found that no special status animal or plant species were observed to be or anticipated to be seen on the lot.

h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250293), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition

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

i) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on January 15th, 2026. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 7-0 to support the project as proposed.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240369.

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

EVIDENCE:

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

b) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:

- "Geotechnical Investigation" (County of Monterey Library No. LIB250286), prepared by Butano Geotechnical Engineering, Watsonville, CA, August 2024
- "Biological Evaluation" (County of Monterey Library No. LIB250285), prepared by Regan Consulting, Carmel Valley, CA, June 23, 2025
- "Tree Resource Assessment" (County of Monterey Library No. LIB250284), prepared by Frank Ono, Pacific Grove, CA, April 16th, 2025
- "Phase I Archaeological Study" (County of Monterey Library No. LIB250293), prepared by Historic Resource Associates, Pebble Beach, CA, June 2025

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on January 15th, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN20369.

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

EVIDENCE:

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

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

c) Staff conducted a site inspection on January 15th, 2026, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250369.

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

EVIDENCE:

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

b) Staff conducted a site inspection on January 15th, 2026 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240369.

5. **FINDING:** **CEQA (Exempt) -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.

b) The proposed project involves construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage, associated site improvements, and the removal of 12 protected trees.

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

c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14, 2026.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240369.

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

EVIDENCE:

a) The project includes application for the removal of 12 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250284) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Twelve trees will be removed with implementation of this project, including 7 Coast live oaks and 5 Monterey pines. The Arborist report inventoried all trees to be removed and identified them all as being in a fair condition.

c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the main residence and/or the driveway. Removal of these trees is consistent with the recommendations of the prepared forest management plan. Although two landmark Monterey pines are proposed for removal, no landmark Coast live oaks will be removed. landmark pines are not afforded the same level of protection as landmark oaks pursuant to Title 21 section 21.64.260.C.

d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As

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

e) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 7 requires all removed trees to be replanted on-site at a 1:1 ratio.

f) Measures for tree protection during construction have been incorporated as Condition No. 9, and include tree protection zones, trunk protection, hand excavation and bridging roots.

g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 8 requires a raptor/bird nesting survey to be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.

h) Staff conducted a site inspection on January 15th, 2026 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240369.

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

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

DECISION

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

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

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

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

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN240369

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 007-512-028-000 on January 28, 2026. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Summary table including:

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

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

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

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

Location of stockpiles and parking for construction vehicles.

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

The CMP shall:

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

Prohibit blocking of access roads or driveways.

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

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

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

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

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

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

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

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

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

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

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

10. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

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

Responsible Department: Planning

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

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

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

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

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

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

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ASHKAR NEW RESIDENCE

2972 Colton Rd, Pebble Beach, CA 93953

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
3. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE DESIGN DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
4. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OF SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
5. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: 2022 CBC, CFC, CMC, CEC, AND CPC..
6. THE GENERAL CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS I IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
8. ALL NEW INTERIOR PAINT SHALL USE LOW/NO-VOC PAINT. USE LOW/NO VOC ADHESIVES AND USE FSC CERTIFIED MATERIALS FOR INTER. COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
9. ALL RESIDENTIAL BUILDINGS, NEW & ADDITION, SHALL COMPLETE WITH THE MANDATORY REQUIREMENTS OF 2022 CALIFORNIA GREEN BUILDING CODE.
10. THE BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THERE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
11. FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
12. TOPSOIL SHALL BE PROTECTED OR SAVED FOR REUSE AS SPECIFIED. TIER 1. DISPLACED TOPSOIL SHALL BE STOCKPILES FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. TIER 2. THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA.
13. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G.C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
14. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE DESIGNER BEFORE PROCEEDING.
15. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
16. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
17. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
18. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.

NOTE TO CONTRACTOR:
THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE PROJECT DESIGNER (KERELATION) AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE PROJECT DESIGNER (KERELATION) PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF PROJECT DESIGNER (KERELATION). APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE PROJECT DESIGNER (KERELATION).

SYMBOL

EXTERIOR SECTION: 1 / A101 — SIM, SECTION NUMBER, SHEET NUMBER

ROOM IDENTIFICATION: BATHROOM — ROOM NAME; TILE — FINISH MATERIAL

INTERIOR ELEVATION: 1 / 4 A-601 2 / 3 — ELEVATION NUMBER, SHEET NUMBER

CONSTRUCTION DETAIL: 1 / A6.2 — DETAIL NUMBER, SHEET NUMBER

ENLARGED PLAN DETAIL: 1 / A6.2 — DETAIL NUMBER, SHEET NUMBER

DOOR IDENTIFICATION: SIZE, TAG; 2'-6"X6'-8" / 101

KEYED NOTE: 1

WINDOW IDENTIFICATION: SIZE, TAG; 4'-0"X3'-0" / A

DRAWING REVISIONS: CLOUD INDICATES EXTENT OF REVISION ON SHEET; 1 / 1 — REVISION NUMBER (SEE TITLEBLOCK FOR DATE & ISSUE INFORMATION)

ALIGN SURFACES:

CENTERLINE:

BREAKLINE:

ABBREVIATION

ALT.	Alternate	(R)	REMODEL /RELOCATED /REPLACED
BLKG	Blocking		
BM	Beam		
CONT.	Continuous		
CONC.	Concrete		
DCKG	Decking		
DIA.	Diameter		
(E)	Existing		
EA.	Each		
ETC.	Etcetera		
EXT.	Exterior		
FLR	Floor		
FNDN	Foundation		
FRMG	Framing		
FTG	Footing		
GA.	Gauge		
GALV.	Galvanized		
G.B.	Gypsum Board		
MFR.	Manufacturer		
(N)	New		
O.C.	On Center		
OPNG	Opening		
PLYWD	Plywood		
P.T.	Pressure Treated		
RDWD	Redwood		
REQ'D	Required		
RET.	Retaining		
SIM.	Similar		
SSD	See Structural Document		
TYP.	Typical		
U.O.N.	Unless Otherwise Noted		
V.I.F.	Verify In Field (by GC)		

COLOR RENDERING OF STREET ELEVATION



EXTERIOR LIGHT CUT SHEET



LUNA

1660BZ

MEDIUM WALL MOUNT LANTERN

Luna is a modern collection of solid aluminum fixtures offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers chic pocket wall sconces and compact ceiling mounts that are ideal for indoors or out.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	16"
WEIGHT:	5lb
BACK PLATE:	6"W X 16"H
EXTENSION:	3.5"
TOP TO OUTLET:	10"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
WATTAGE:	2-7w GU10 LED, 20w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	19
CARTON WIDTH:	9
CARTON HEIGHT:	7
CARTON WEIGHT:	7

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act
- 2 year finish warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

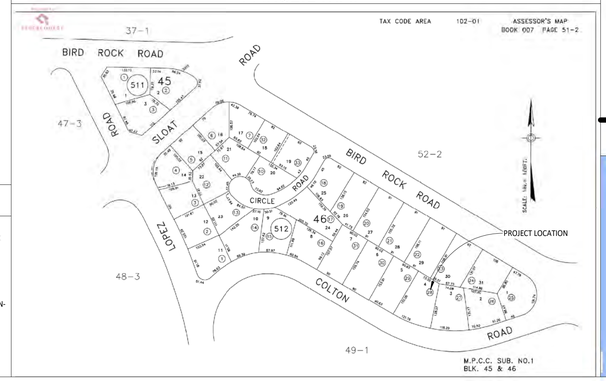
FIRE PROTECTION NOTES

1. THE BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH NFPA 13D W/ MONTEREY COUNTY AMENDMENT. AN APPROVED AUTOMATIC FIRE EXTINGUSHING SYSTEM (AFES) IS REQUIRED FOR THE ENTIRE BUILDING INCUDING GARAGE AND ATTACHED ROOM. AUTOMATIC SPRINKLER SYSTEMS IN SINGLE-FAMILY DWELLING SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13D.
2. APPROVED ADDRESS NUMBERS ON BUILDING ELEVATIONS, SHOULD BE PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET OR ROAD FRONTING THE PROPERTY. EACH NUMERIC CHARACTER SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2". WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. CBC 501.2
3. ROOF COVERINGS TO BE NO LESS THAN CLASS "A" RATED ROOF.

DEFERRED SUBMITTALS

1. FIRE SUPPRESSION SYSTEM TO BE DEFERRED PER ADDITIONAL SUBMITTAL. THE FIRE SPRINKLER PLAN WILL INDICATE THE PROPOSED AUTOMATIC FIRE SPRINKLER SYSTEM, INCLUDING HYDRAULIC CALCULATIONS AND SPECIFICATIONS, IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA STANDARD 13-D, AS AMENDED BY COUNTY OF MONTEREY. ALL PLANS SHALL BE PREPARED BY A CALIFORNIA LICENSED FIRE SPRINKLER CONTRACTOR, OR A FIRE PROTECTION ENGINEER.
2. PREFABRICATED TRUSS DESIGN TO BE SUBMITTED BY TRUSS COMPANY, WHERE APPLIED.
3. GAS PIPING DIAGRAM, COMPLETE WITH BTU USAGE OFEACH PIECE OF EQUIPMENT AND GAS PIPE DIAMETER AND LENGTH OF EACH PIPE RUN WILL BE A DEFERRED SUBMITTAL BY PLUMBING DESIGN-BUILT CONTRACTOR.

PARCEIL MAP



SCOPE OF WORK

CONSTRUCT A NEW TWO STORY 4 BEDROOMS, 3.5 BATHROOMS TOTAL OF 3750 SF OF SINGLE FAMILY HOUSE, ON A VACANT LOT.

CONSTRUCT A TOTAL OF 777 SF ATTACHED 2 CAR GARAGE.

PROJECT TEAM

PROJECT DESIGNER:
Guangjie Zou, PM
KERELATION LLC.
3190 Verdant Way
San Jose, CA 95117
TEL: 408-551-0705
kerelationllc@gmail.com

CIVIL ENGINEER:
RI ENGINEERING, INC.
303 Potrero St., Suite 42-202
Santa Cruze
CA 95060

LAND SURVEYOR:
Jack Hanagan, Survey Technician
HANAGAN LAND SURVEYING
305-C Soquel Ave., Santa Cruz, CA 95062
831-469-3428
jack@hanagansurvey.com

STRUCTURAL ENGINEER:
TBD

GEOTECH CONSULTANT:
Scott Clark, Senior Engineer
BUTANO GEOTECHNICAL ENGINEERING, INC.
404 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
805-216-9797

ENERGY CONSULTANT:
TBD

DRAWING INDEX

	--- ARCHITECTURAL ---
A0.1	COVERSHEET
A1.0	PROPOSED SITE PLAN
A1.1	3D VIEWS -EXTERIOR
A1.2	3D VIEWS -INTERIOR-1 (FOR REFERENCE ONLY)
A1.3	3D VIEWS -INTERIOR-2 (FOR REFERENCE ONLY)
A1.4	3D VIEWS -INTERIOR-3 (FOR REFERENCE ONLY)
A1.5	3D VIEWS -INTERIOR-4 (FOR REFERENCE ONLY)
A1.6	3D VIEWS -EXTERIOR-1 (FOR REFERENCE ONLY)
A2.1	PROPOSED MAIN FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A2.3	PROPOSED GARAGE FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A12	MATERIAL & COLOR BOARD
	--- SITE SURVEY ---
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY
	--- CIVIL ---
C-1	GRADING & DRAINAGE PLAN
C-2	DETAILS
C-3	CROSS SECTIONS
C-4	STORMWATER POLLUTION CONTROL PLAN

PROJECT DATA

2972 Colton Rd, Pebble Beach, CA 93953

APN: 007-512-028-000
ZONING: MDR
LOT AREA: 14338 SF

Legal Des: Monterey Peninsula Country Club 1 Lot 4 Block 46

OWNER:
Kamran Ashkar
3301 Montecito Drive, San Jose, CA
TEL: 408-886-1004
kamran_ashkar@hotmail.com

 # OF STORIES: 2
BLDG HEIGHT: 23'-9 3/4" (27'-0" MAX. HT ALLOWED)
USE: SFR
OCCUPANCY GROUP: R3/U
CONSTRUCTION TYPE: VB (YES FIRE SPRINKLER)
BUILDING INSPECTION AREA: PEBBLE BEACH
CAL-AM WATER (Y/N): YES
WATER MANAGEMENT AGENCY: MPWMD
COSTAL ZONE (Y/N): NO
COMMUNITY: PEBBLE BEACH
DEL MONTE FOREST SUB-AREA: CONTRY CLUB
EROSION HAZARD: MODERATE
FLOOD ZONE: X (UNSHADED)
IMPORTANT FARMLAND: URBAN AND BUILT UP LAND
LAND USE ADVISORY COMMITTEE: DEL MONTE FOREST ADVISORY COMMUNITY
LANDSLIDE HAZARD: LOW
LIQUIFACTION HAZARD: LOW
PLANNING AREA: GREATER MONTERRY PENINSULA
VISUAL SENSITIVITY: NONE

LOT AREA: **14338 SF**

PER SURVEY MAP CREATED BY HANAGAN LAND SURVEYING

CODE & ORDINANCE

FLOOR AREA RATIO & LOT COVERAGE

PROPOSED GROSS FLOOR AREA

Main Level Gross Floor Area	2571 SF
2ND FLOOR GROSS FLOOR AREA	1179 SF
GARAGE LEVEL GROSS FLOOR AREA	777 SF
COVERED PORCH	36 SF
	4563 SF

TOTAL FLOOR AREA FOR LOT COVERAGE:
2571+36 =2607 SF

PROPOSED LOT COVERAGE RATIO:
2607 / 14338 = 18.18%

TOTAL GROSS FLOOR AREA FOR FAR:
2571+1179+777 =4527 SF

PROPOSED FLOOR AREA RATIO:
4527 / 14338 = 31.57%

PARKING PROVIDED:
COVERED PARKING SPACES: 2
UNCOVERED PARKING SPACES: 3

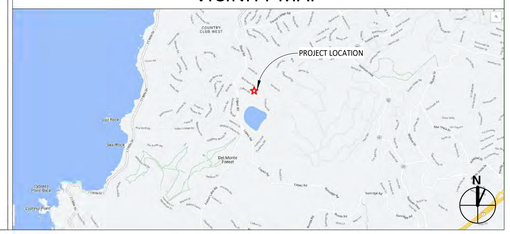
BUILDING SETBACKS

SETBACK:	REQUIRED:	EXISTING/PROPOSED :
FRONT	20'	(E) 20'-0", NO CHANGE
SIDE	5'	(E) LEFT: 5'-0", NO CHANGE
		(E) RIGHT: 5'-1", NO CHANGE
REAR	20'	(E) 35'-0", NO CHANGE

BUILDING CODES

THE PROJECT SHALL MEET ALL OF THE FOLLOWING CODE:
2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Green Building Code (CalGreen)
2022 California Fire Code (with local amendments)
2022 State of California Title 24 Energy Regulations
County Code of MONTEREY
(including local amendments to the above adopted codes and local green building requirements)

VICINITY MAP



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ASHKAR NEW RESIDENCE

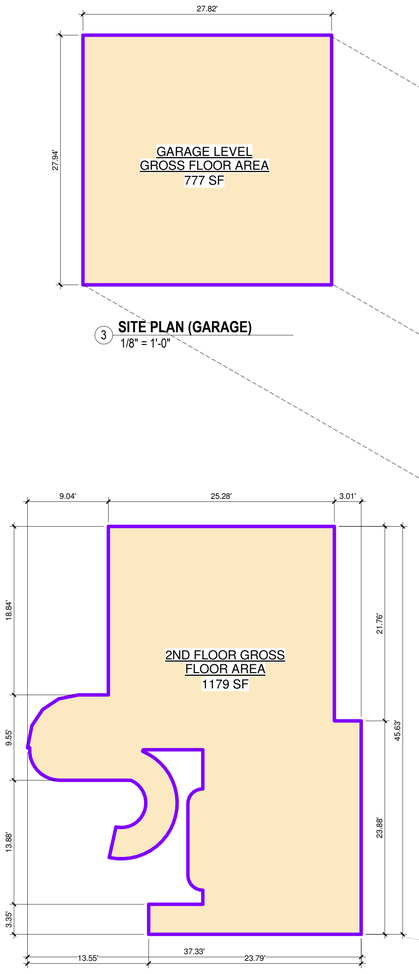
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2972 Colton Rd, Pebble Beach, CA 93953

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

COVERSHEET

SCALE	As indicated
PROJECT NO	KD240317
SHEET NUMBER	A0.1

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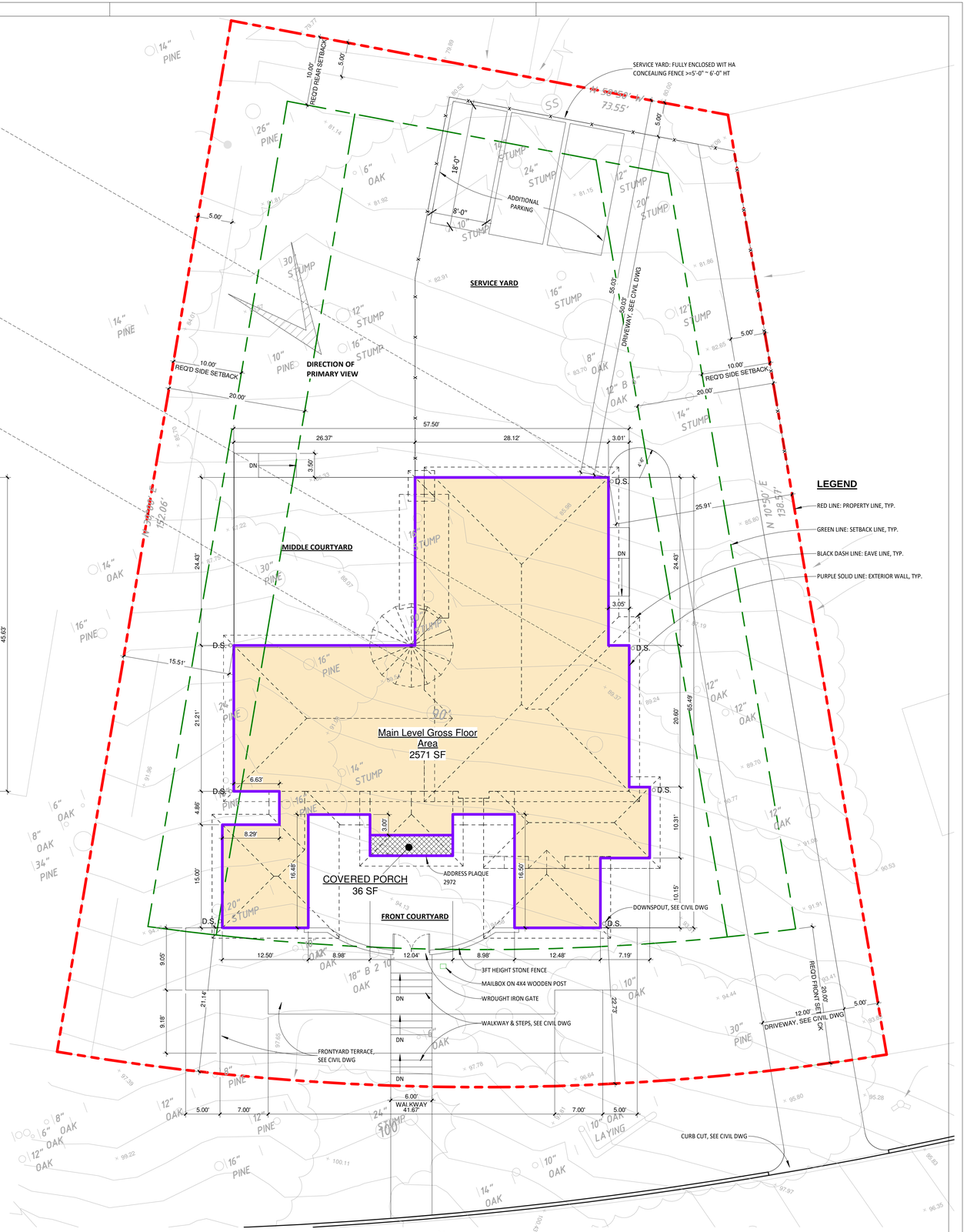


3 **SITE PLAN (GARAGE)**
1/8" = 1'-0"

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

SITE PLAN - GENERAL NOTES

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



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

LEGEND

- RED LINE: PROPERTY LINE, TYP.
- GREEN LINE: SETBACK LINE, TYP.
- BLACK DASH LINE: EAVE LINE, TYP.
- PURPLE SOLID LINE: EXTERIOR WALL, TYP.

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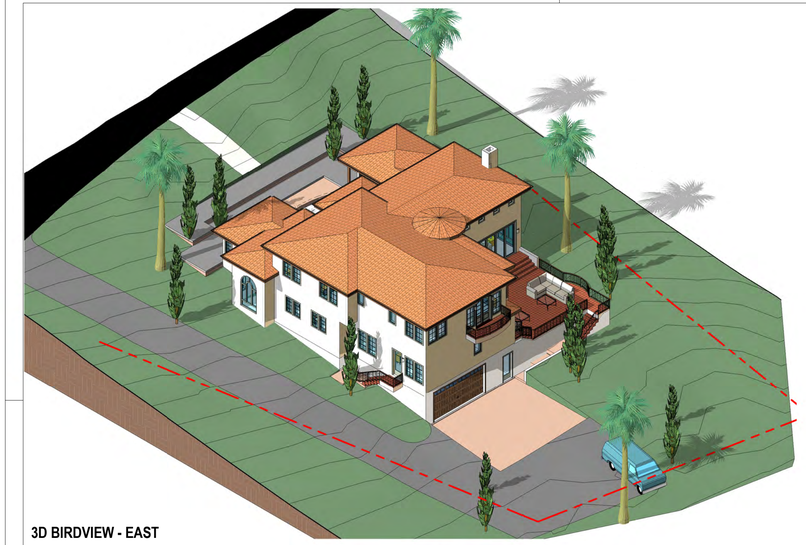
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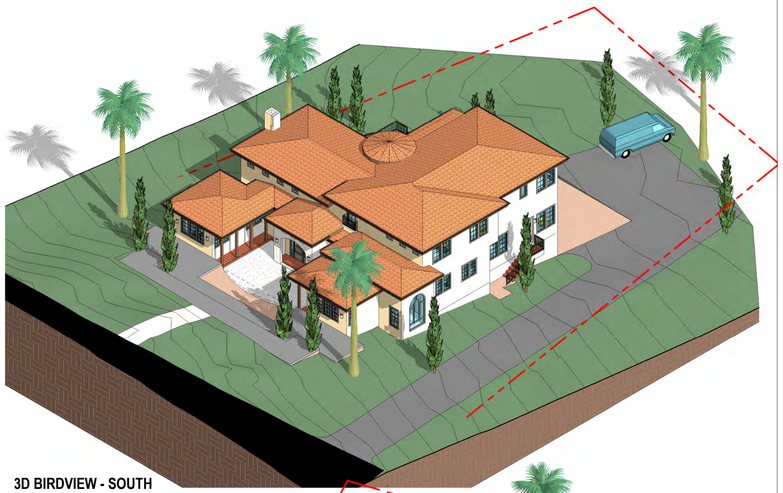
PROPOSED SITE PLAN

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

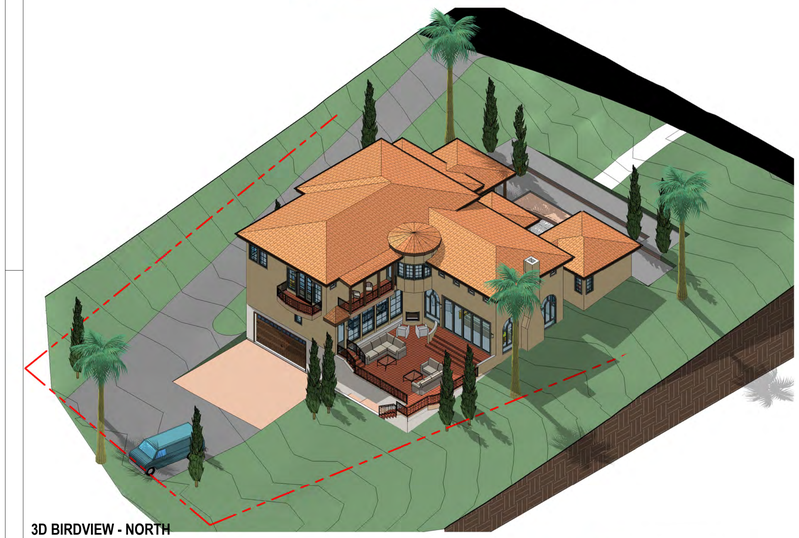
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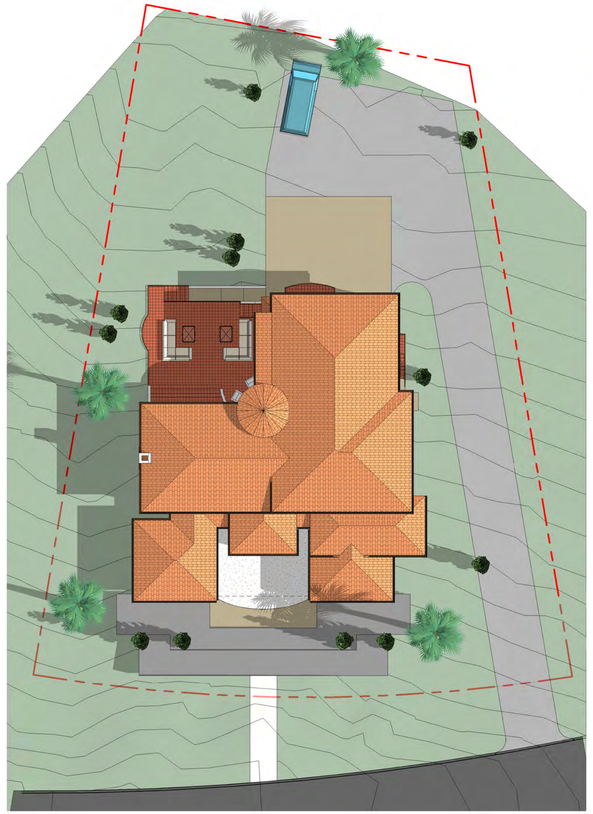
3D BIRDVIEW - EAST



3D BIRDVIEW - SOUTH



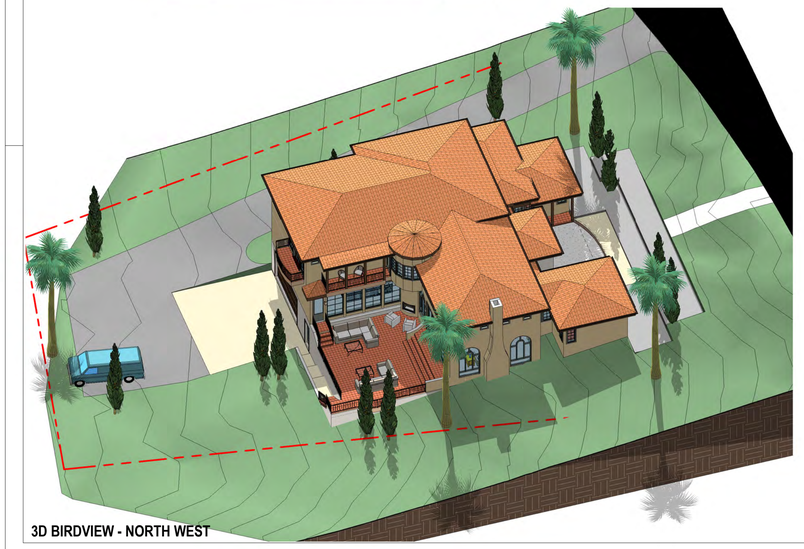
3D BIRDVIEW - NORTH



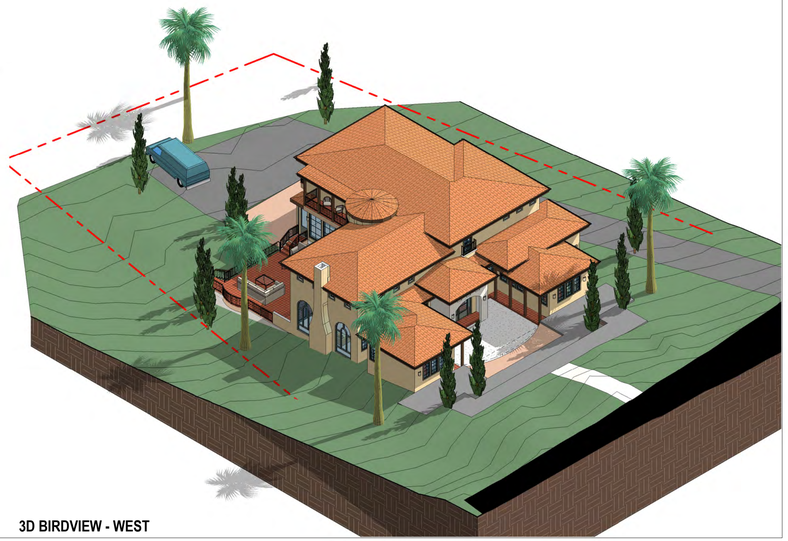
3D BIRDVIEW - TOP



3D BIRDVIEW - SOUTH WEST



3D BIRDVIEW - NORTH WEST



3D BIRDVIEW - WEST

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3D VIEWS -EXTERIOR

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.1

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4 INT3-MainFlr,SlidingDr2Entrance



3 INT2-MainFlr,Fireplace2GrandStairs



2 INT4-MainFlr,2GrandStairs



1 INT1-MainFlr,Cneter2Fireplace

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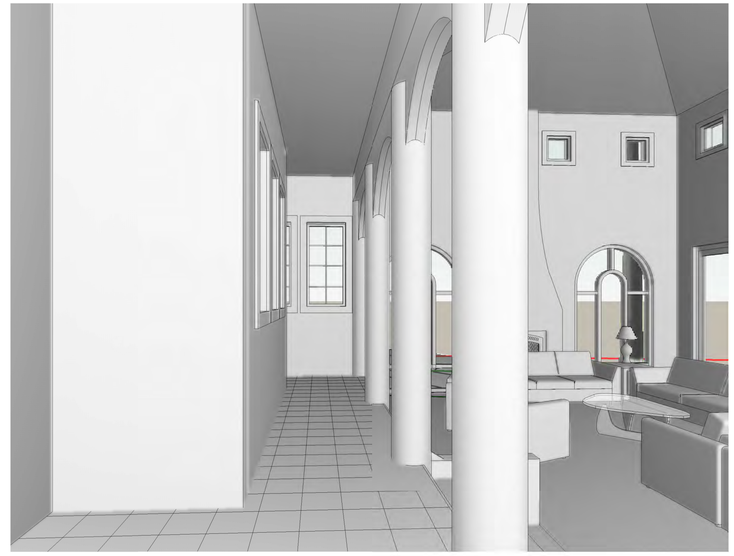
3D VIEWS -INTERIOR-1
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.2

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3 INT7-FrontCourtyard,Enrance2HallAtLeft



2 INT6-MainFlr,2StairsDown2Garage



1 INT5-FrontCourtyard,Entrance2GrandStairs

ASHKAR NEW RESIDENCE

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No.	Description	Date
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	ISSUED FOR ARB REVIEW	11.14.24
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3D VIEWS -INTERIOR-2
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.3

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4 INT11-MainFlr,2Kitchen1



2 INT9-MainFlr,BkfstNook2Dining



3 INT10-MainFlr,2Kitchen2



1 INT8-MainFlr,2Dining

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No.	Description	Date
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	ISSUED FOR PLN REVIEW	11.15.24

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

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.4

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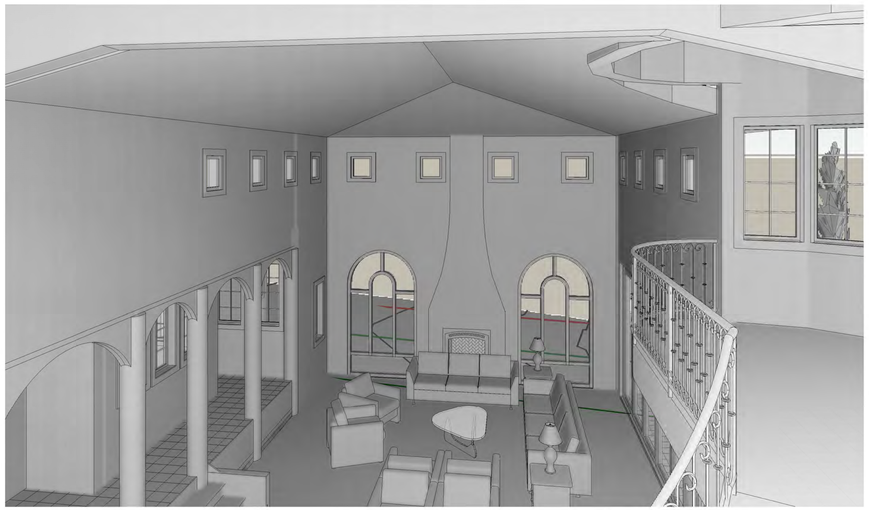
3 INT14-2ndFlrHall2Entrance



4 INT15-2ndFlr,MBedroom2Balcony



2 INT13-2ndFlrHall2GrandStairs



1 INT12-2ndFlrHall2Fireplace

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	ISSUED FOR PLN REVIEW	11.15.24

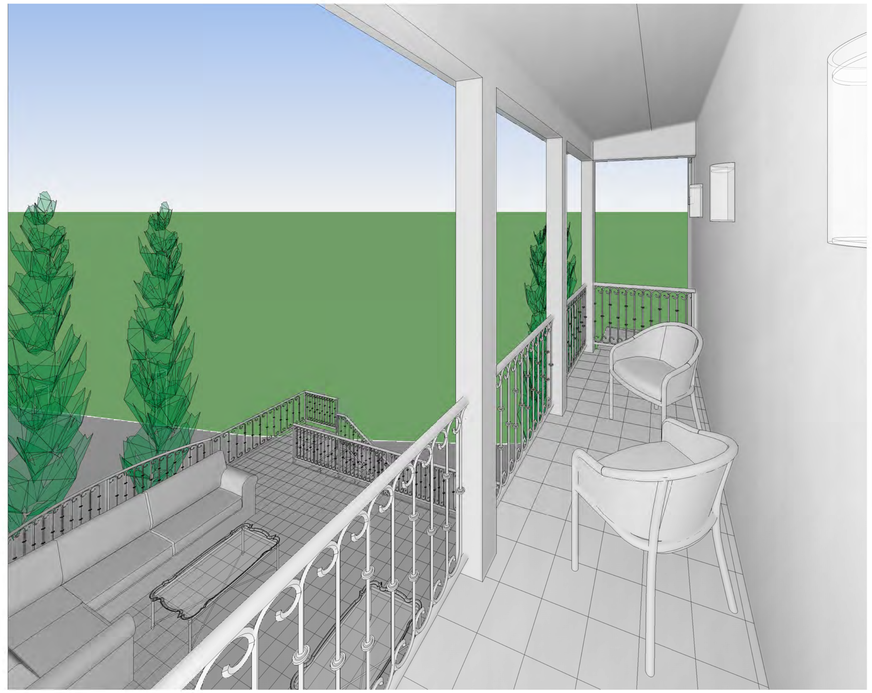
3D VIEWS -INTERIOR-4
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.5

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3 EXT-Backyard2MidCourtyard



4 EXT-2ndFlr,2Balcony



2 EXT-Driveway2Garage



1 EXT-FrontCourtyard2Entrance

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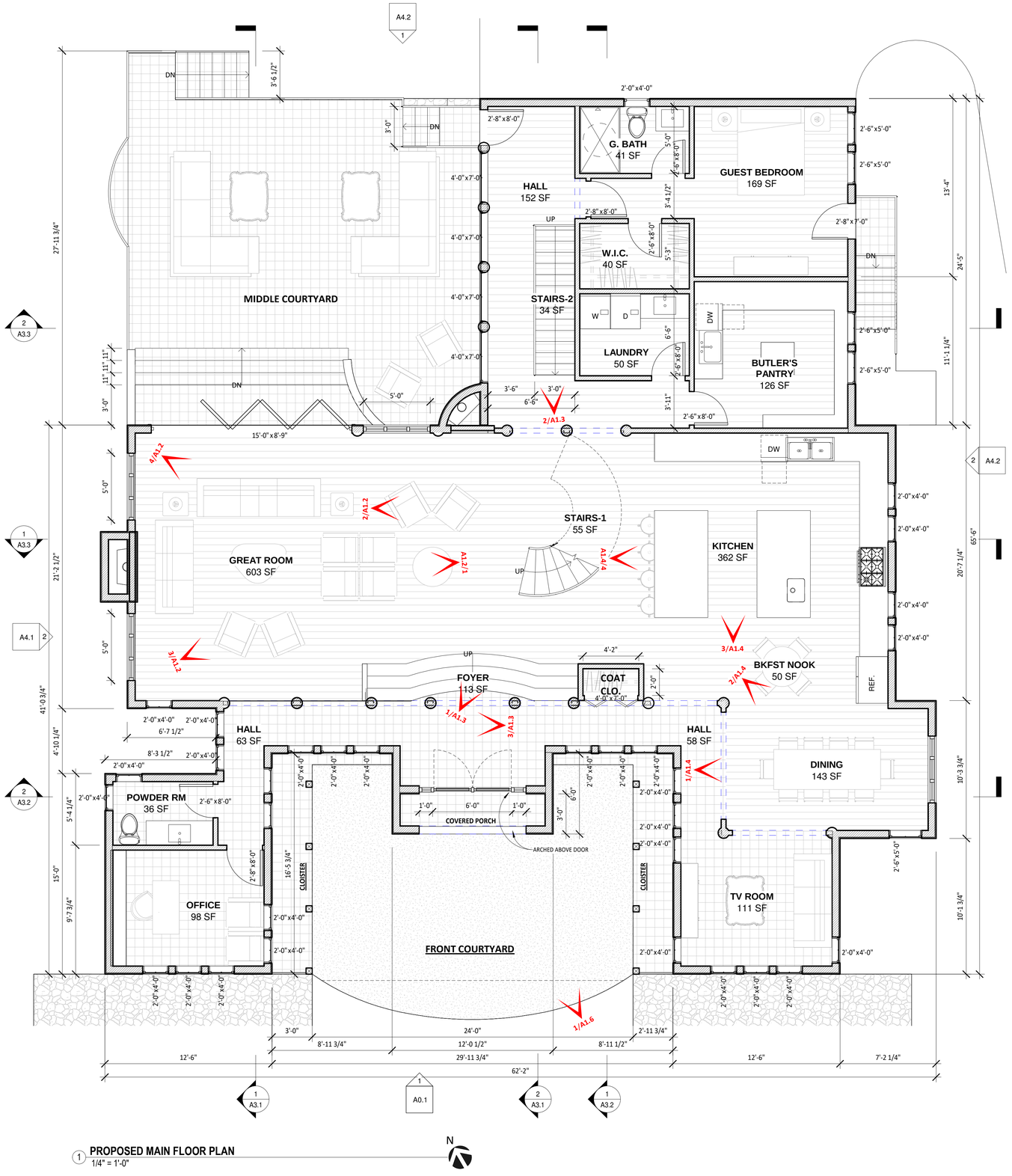
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No.	Description	Date
	CLIENT REVIEW v9	05.07.24
	ISSUED FOR ARB REVIEW	11.14.24
	ISSUED FOR PLN REVIEW	11.15.24

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

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.6

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

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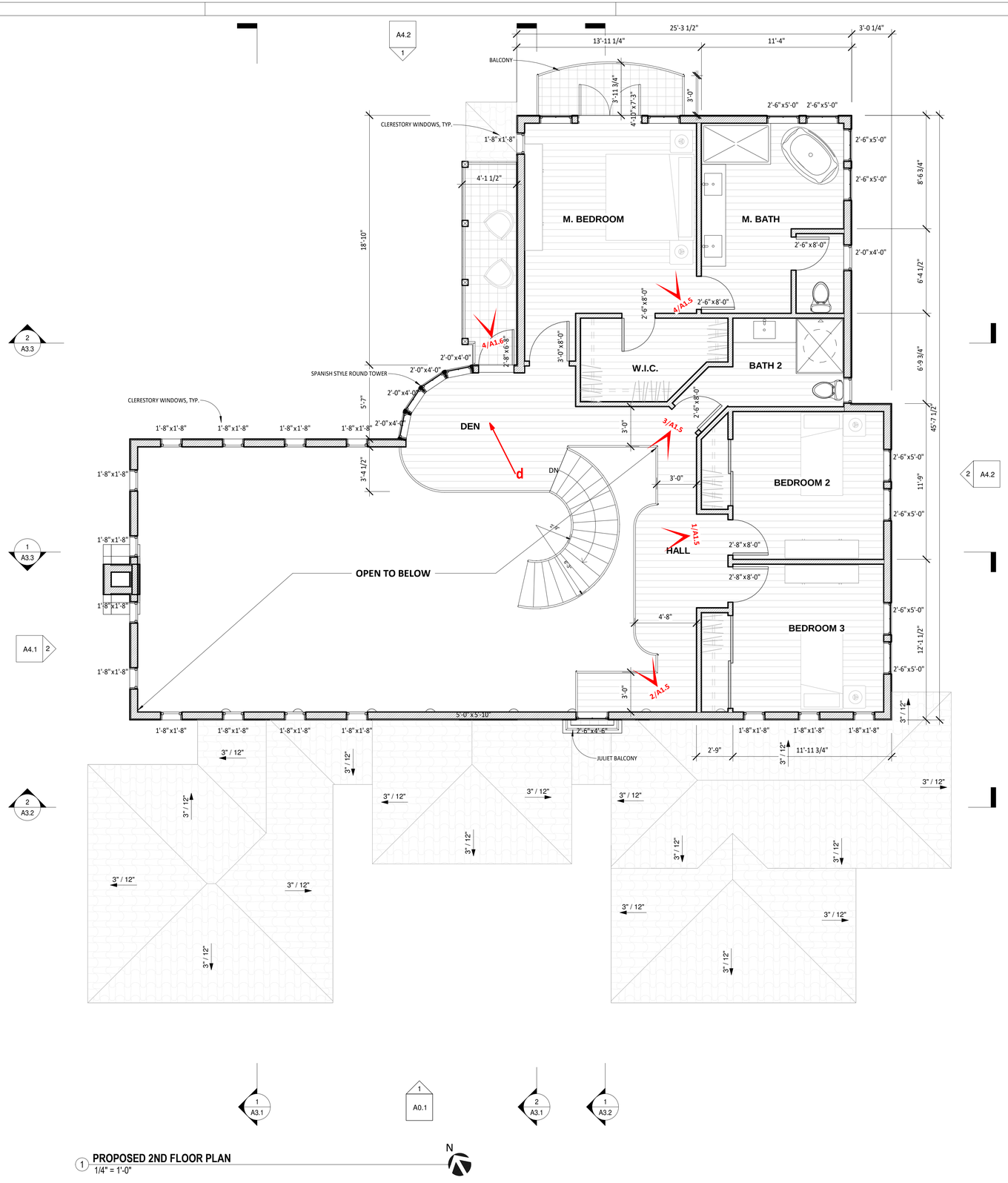
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No.	Description	Date
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	ISSUED FOR PLN REVIEW	11.15.24

PROPOSED MAIN FLOOR PLAN

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

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

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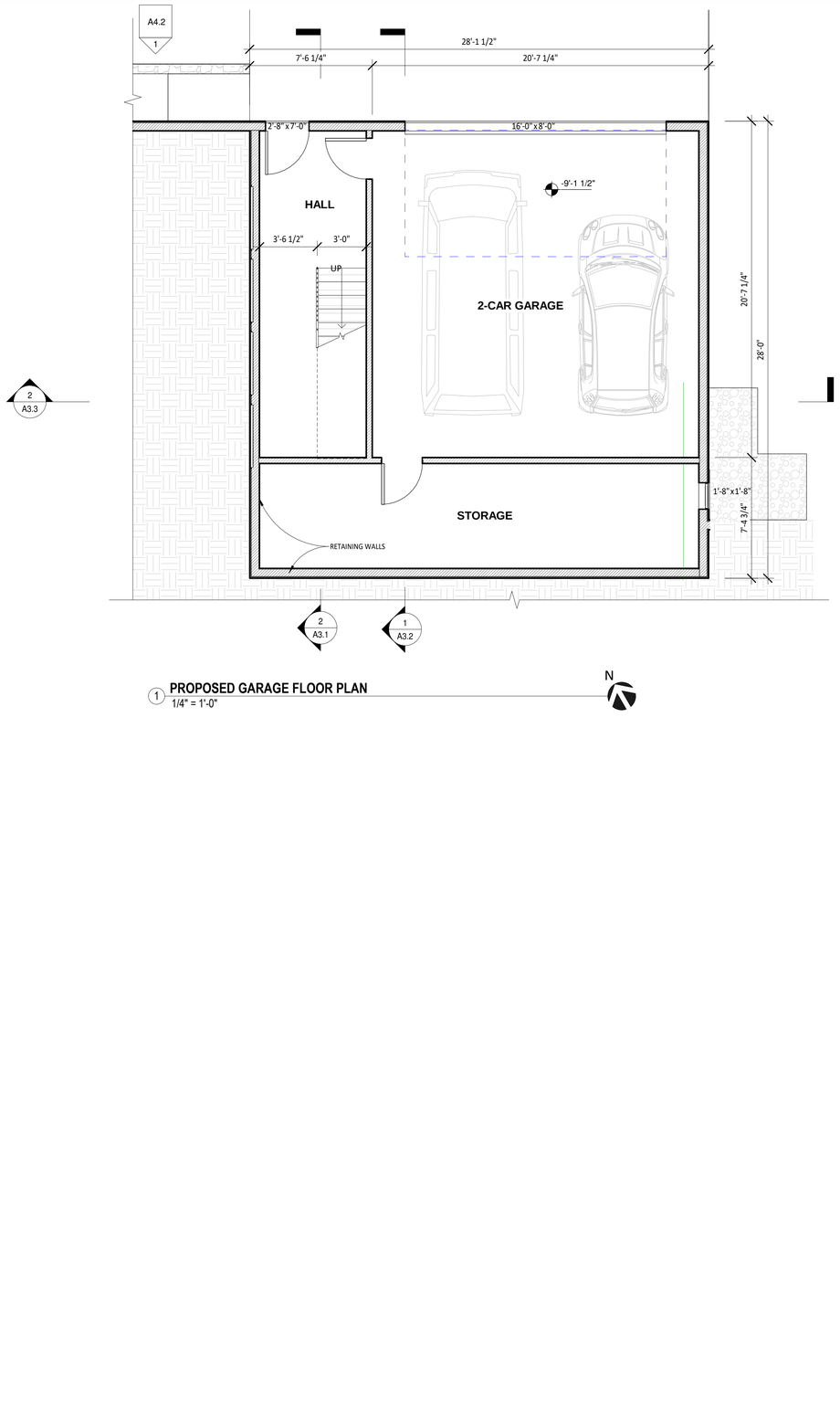
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No.	Description	Date
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	ISSUED FOR PLN REVIEW	11.15.24

PROPOSED 2ND FLOOR PLAN

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

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1 **PROPOSED GARAGE FLOOR PLAN**
1/4" = 1'-0"

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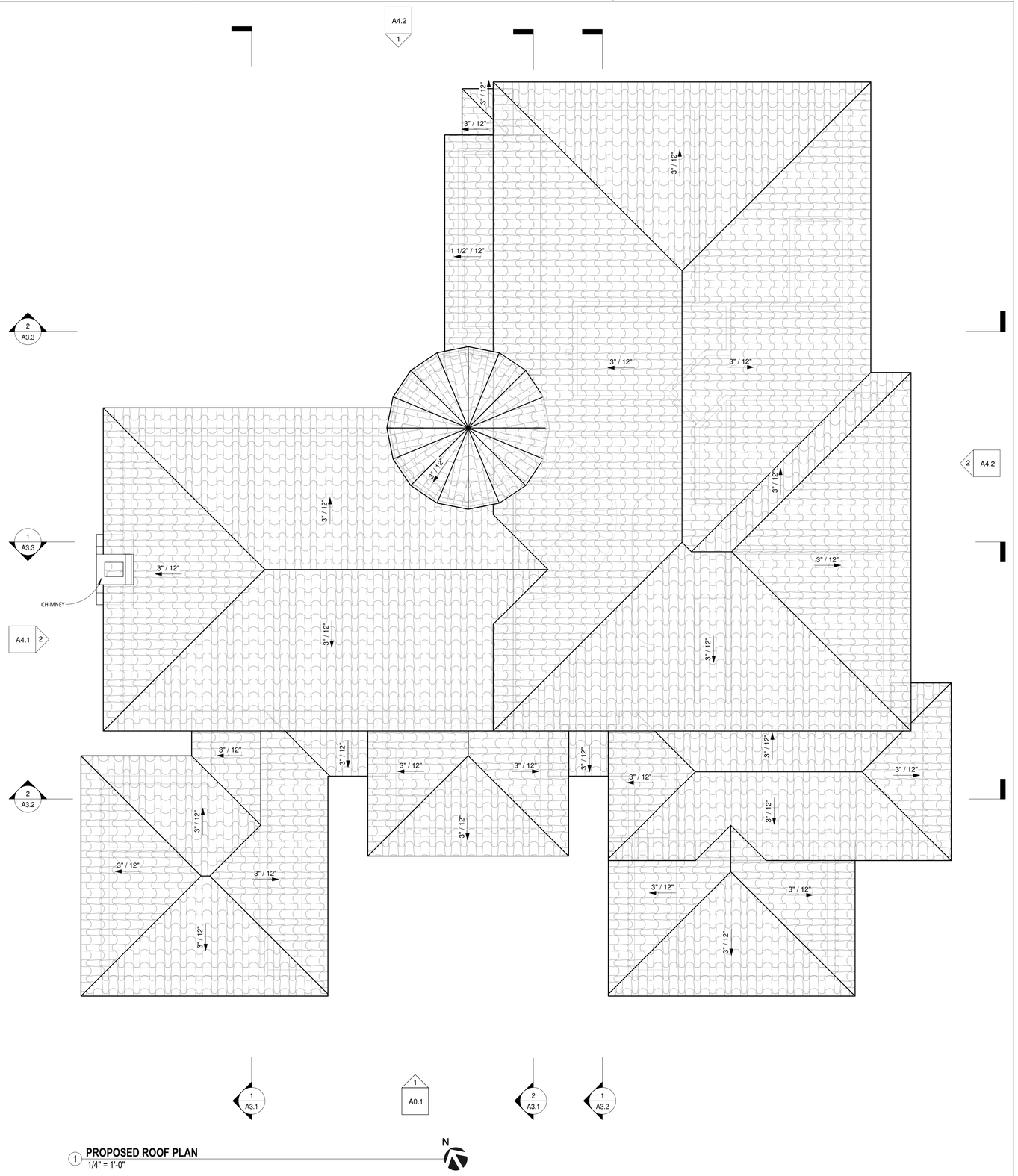
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	ISSUED FOR PLN REVIEW	11.15.24

PROPOSED GARAGE FLOOR PLAN

SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A2.3

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1 **PROPOSED ROOF PLAN**
1/4" = 1'-0"

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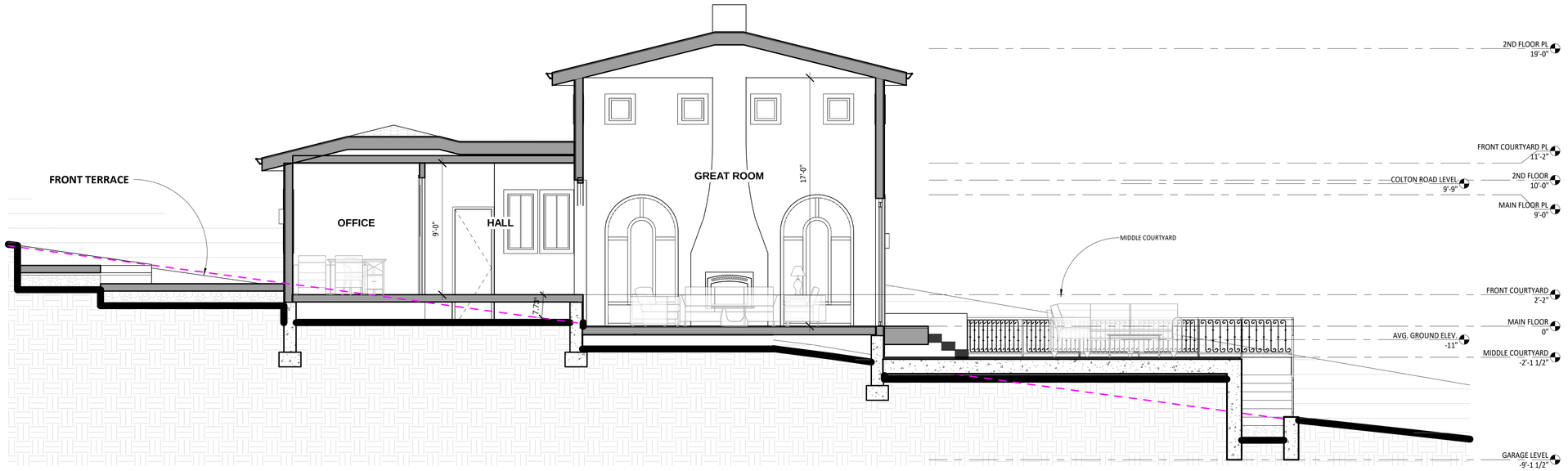
Kamran Ashkar
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No.	Description	Date
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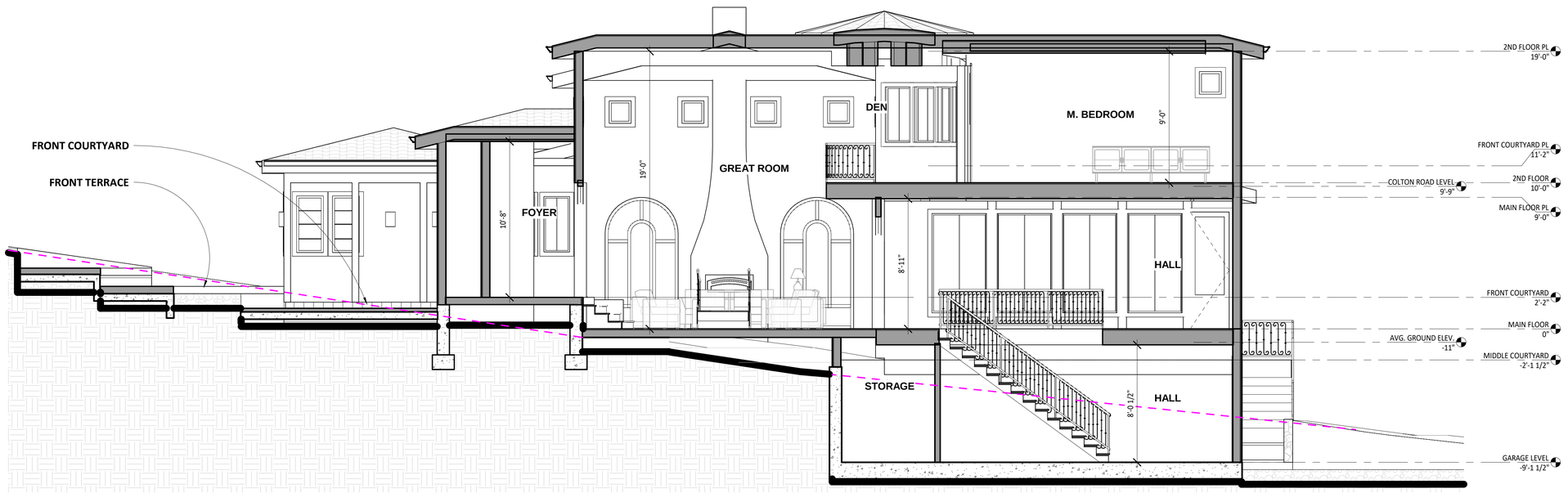
PROPOSED ROOF PLAN

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

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1 **SECTION-1**
1/4" = 1'-0"



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

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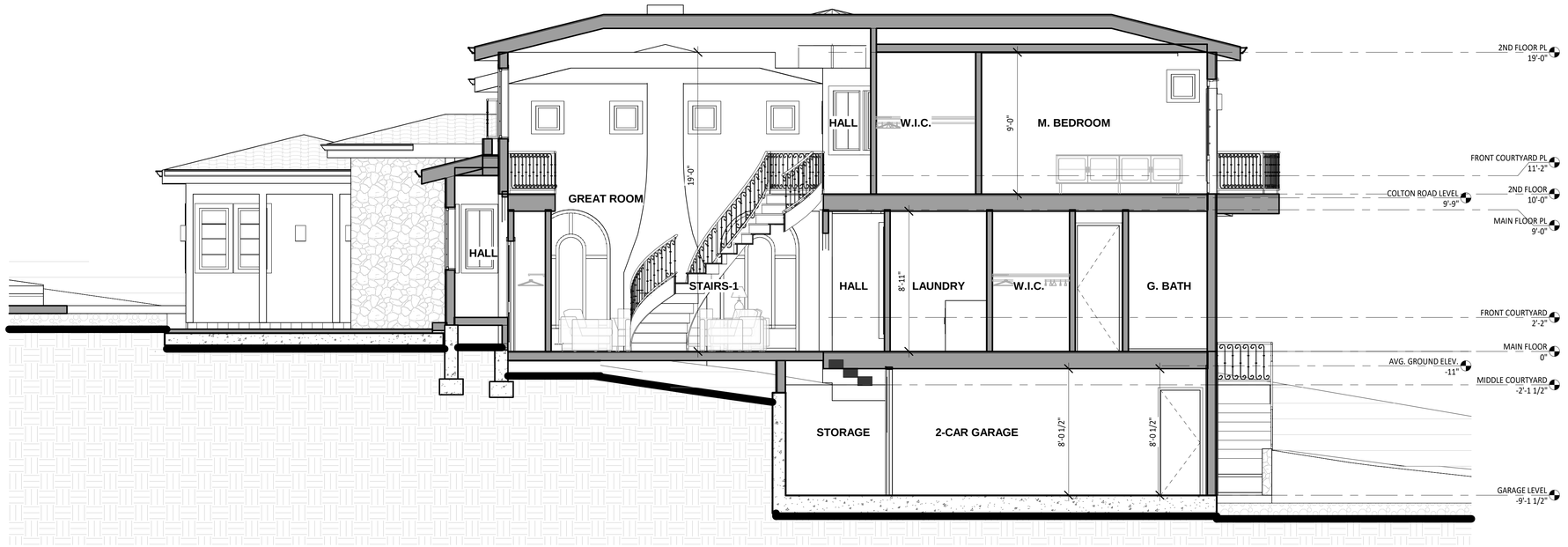
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No.	Description	Date
	CLIENT REVIEW v9	05.07.24
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BUILDING SECTIONS

SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A3.1

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1 **SECTION-3**
1/4" = 1'-0"



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

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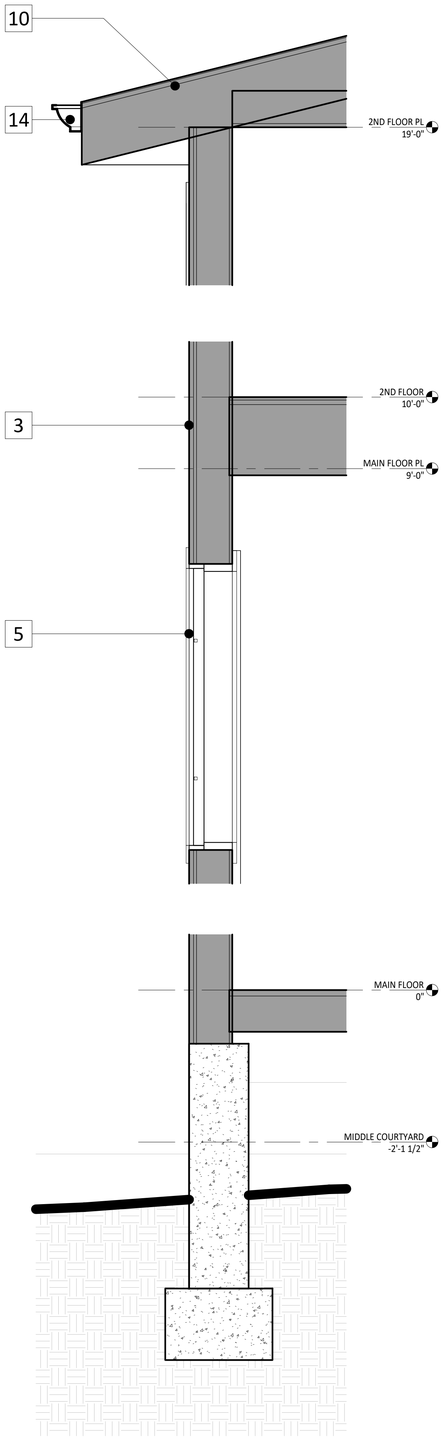
No.	Description	Date
	CLIENT REVIEW v9	05.07.24
	ISSUED FOR ARB REVIEW	11.14.24
	ISSUED FOR PLN REVIEW	11.15.24

BUILDING SECTIONS

SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A3.2

09

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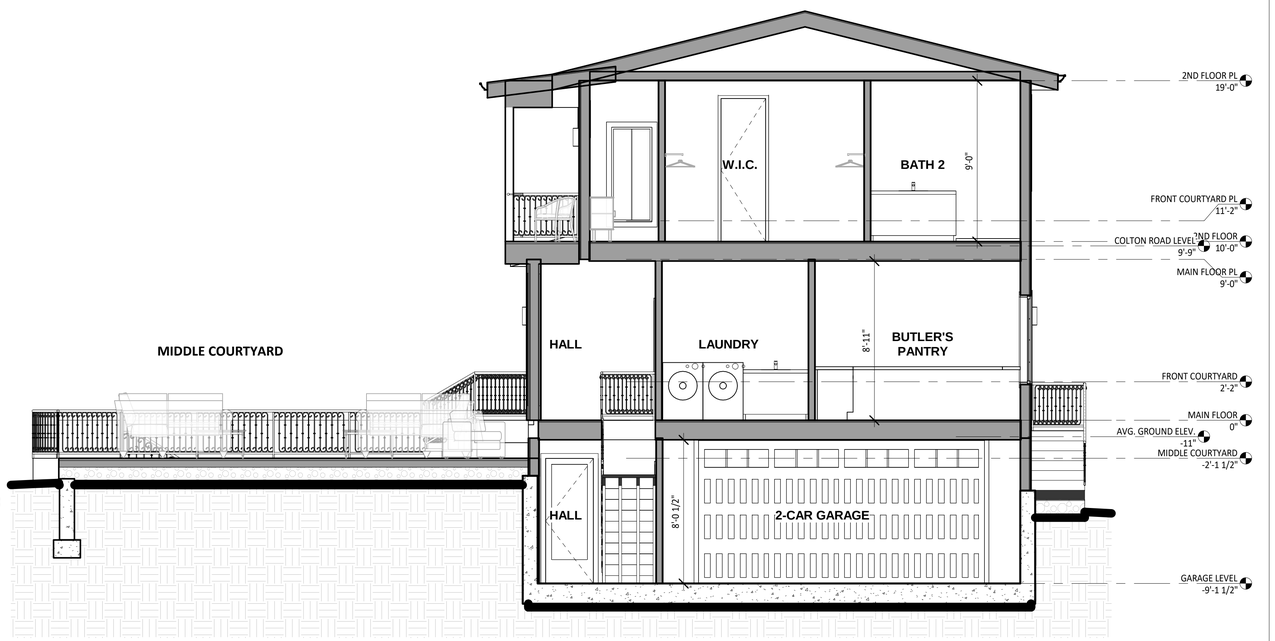
3 **WALL SECTION, TYP.**
1" = 1'-0"



1 **SECTION-5**
1/4" = 1'-0"

ELEVATION KEYED NOTES:

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



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

* SEE SHEET A13 FOR MATERIAL & COLOR BOARD

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LICENSED ARCHITECT
TAILONG KE
C- 40283
EXP. 07.31.2025
STATE OF CALIFORNIA

ASHKAR NEW RESIDENCE

Kamran Ashkar
2972 Colton Rd, Pebble Beach, CA 93953

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

BUILDING SECTIONS

SCALE	As indicated
PROJECT NO	KD240317
SHEET NUMBER	A3.3

ELEVATION KEYED NOTES:

1 STONE FENCE & IRON GATE
NATURAL STONE COLOR, METAL PAINTED BLACK

2 WOOD COLUMN/BEAM AT CLOISTER
WOOD, STAINED LIGHT BROWN

3 STUCCO
SMOOTH FINISH, PAINTED LIGHT YELLOW

4 STONE VENEER
LIGHT GRAY YELLOW

5 WINDOW FRAM/TRIM
ALUMINUM-CLAD WOOD, PAINTED SAGE GREEN

6 EXTERIOR STAIRS & RAILING
WHITE W/ WHITE TRIM

7 IRON RAILING AT JULIET BALCONY
METAL, PAINTED BLACK

8 WOOD AT REGULAR BALCONY
WOOD, STAINED LIGHT BROWN

9 FOUNTAIN AT FRONT COURTYARD
NATURAL STONE COLOR

10 ROOF TILE
SPANISH TERRA-COTTA

11 PAVING AT FRONT COURTYARD
RED SANDSTONE

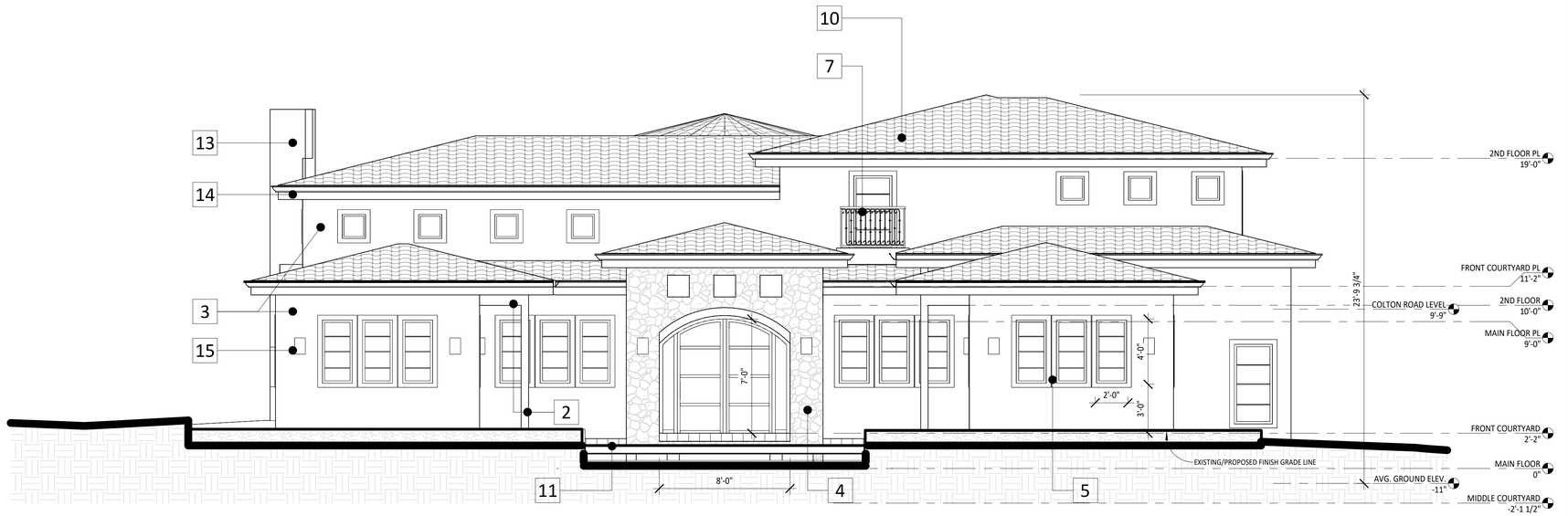
12 PAVING AT THE MIDDLE COURTYARD
WHITE W/ WHITE TRIM

13 CHIMNEY, STUCCO
SMOOTH FINISH, PAINTED LIGHT YELLOW

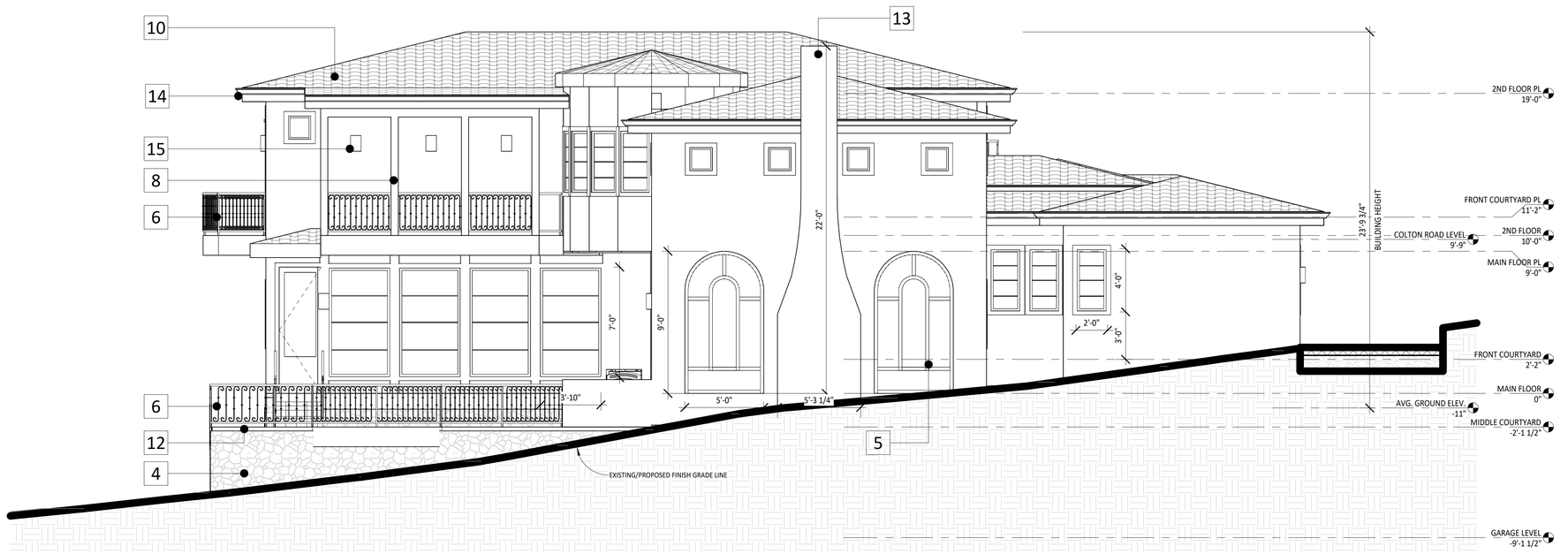
14 RAIN GUTTER
COPPER, CURVED

15 EXTERIOR LIGHT
BRONZE, MODERN STYLE

*** SEE SJHEET A12 FOR MATERIAL & COLOR BOARD**



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



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

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

EXTERIOR ELEVATIONS

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

ELEVATION KEYED NOTES:

1 **STONE FENCE & IRON GATE**
NATURAL STONE COLOR, METAL PAINTED BLACK

2 **WOOD COLUMN/BEAM AT CLOISTER**
WOOD, STAINED LIGHT BROWN

3 **STUCCO**
SMOOTH FINISH, PAINTED LIGHT YELLOW

4 **STONE VENEER**
LIGHT GRAY YELLOW

5 **WINDOW FRAM/TRIM**
ALUMINUM-CLAD WOOD, PAINTED SAGE GREEN

6 **EXTERIOR STAIRS & RAILING**
WHITE W/ WHITE TRIM

7 **IRON RAILING AT JULIET BALCONY**
METAL, PAINTED BLACK

8 **WOOD AT REGULAR BALCONY**
WOOD, STAINED LIGHT BROWN

9 **FOUNTAIN AT FRONT COURTYARD**
NATURAL STONE COLOR

10 **ROOF TILE**
SPANISH TERRA-COTTA

11 **PAVING AT FRONT COURTYARD**
RED SANDSTONE

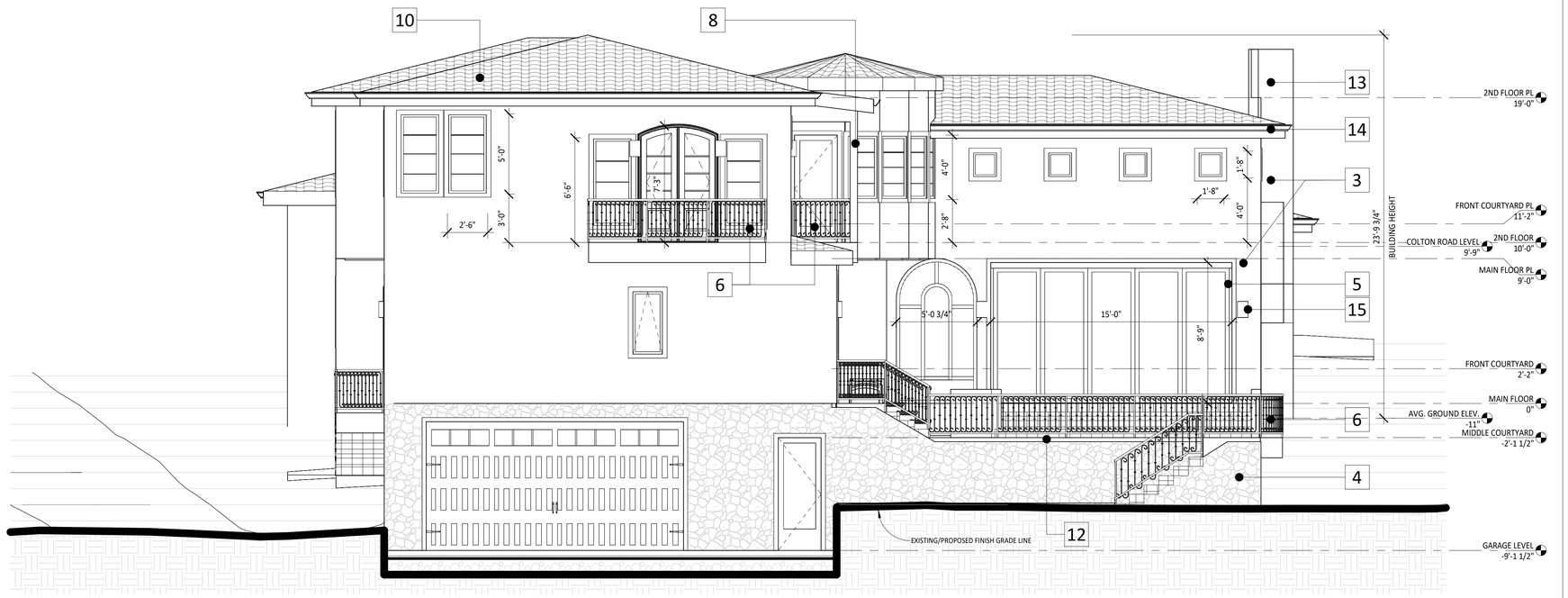
12 **PAVING AT THE MIDDLE COURTYARD**
WHITE W/ WHITE TRIM

13 **CHIMNEY, STUCCO**
SMOOTH FINISH, PAINTED LIGHT YELLOW

14 **RAIN GUTTER**
COPPER, CURVED

15 **EXTERIOR LIGHT**
BRONZE, MODERN STYLE

*** SEE SJHEET A12 FOR MATERIAL & COLOR BOARD**



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



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

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

EXTERIOR ELEVATIONS

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



12 PAVING AT THE MIDDLE COURTYARD
WHITE W/ WHITE TRIM



8 WOOD AT REGULAR BALCONY
WOOD, STAINED LIGHT BROWN



4 STONE VENEER
LIGHT GRAY YELLOW



14 RAIN GUTTER
COPPER, CURVED



11 PAVING AT FRONT COURTYARD
RED SANDSTONE



7 IRON RAILING AT JULIET BALCONY
METAL, PAINTED BLACK



3 STUCCO
SMOOTH FINISH, PAINTED LIGHT YELLOW



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SPANISH TERRA-COTTA



6 EXTERIOR STAIRS & RAILING
WHITE W/ WHITE TRIM



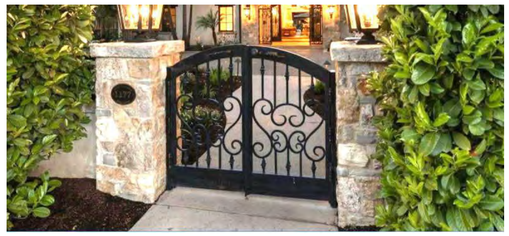
2 WOOD COLUMN/BEAM AT CLOISTER
WOOD, STAINED LIGHT BROWN



9 FOUNDATION AT FRONT COURTYARD
NATURAL STONE COLOR



5 WINDOW FRAM/TRIM
ALUMINUM-CLAD WOOD, PAINTED SAGE GREEN



1 STONE FENCE & IRON GATE
NATURAL STONE COLOR, METAL PAINTED BLACK

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ASHKAR NEW RESIDENCE

Kamran Ashkar
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No.	Description	Date
	ISSUED FOR ARB REVIEW	11.14.24
	ISSUED FOR PLN REVIEW	11.15.24

MATERIAL & COLOR BOARD

SCALE
PROJECT NO KD240317
SHEET NUMBER A12

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GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF MONTEREY DEPARTMENT OF PUBLIC WORKS.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF MONTEREY DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF MONTEREY PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF MONTEREY.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

12. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

13. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

14. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

15. IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED. THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS..

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

17. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

18. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND NOTIFY THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

19. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF MONTEREY. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY BUTANO GEOTECHNICAL ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION DESIGN PHASE," DATED AUGUST 2024. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT BUTANO GEOTECHNICAL ENGINEERING. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY BUTANO GEOTECHNICAL ENGINEERING..

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

SEWER LATERAL NOTES

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

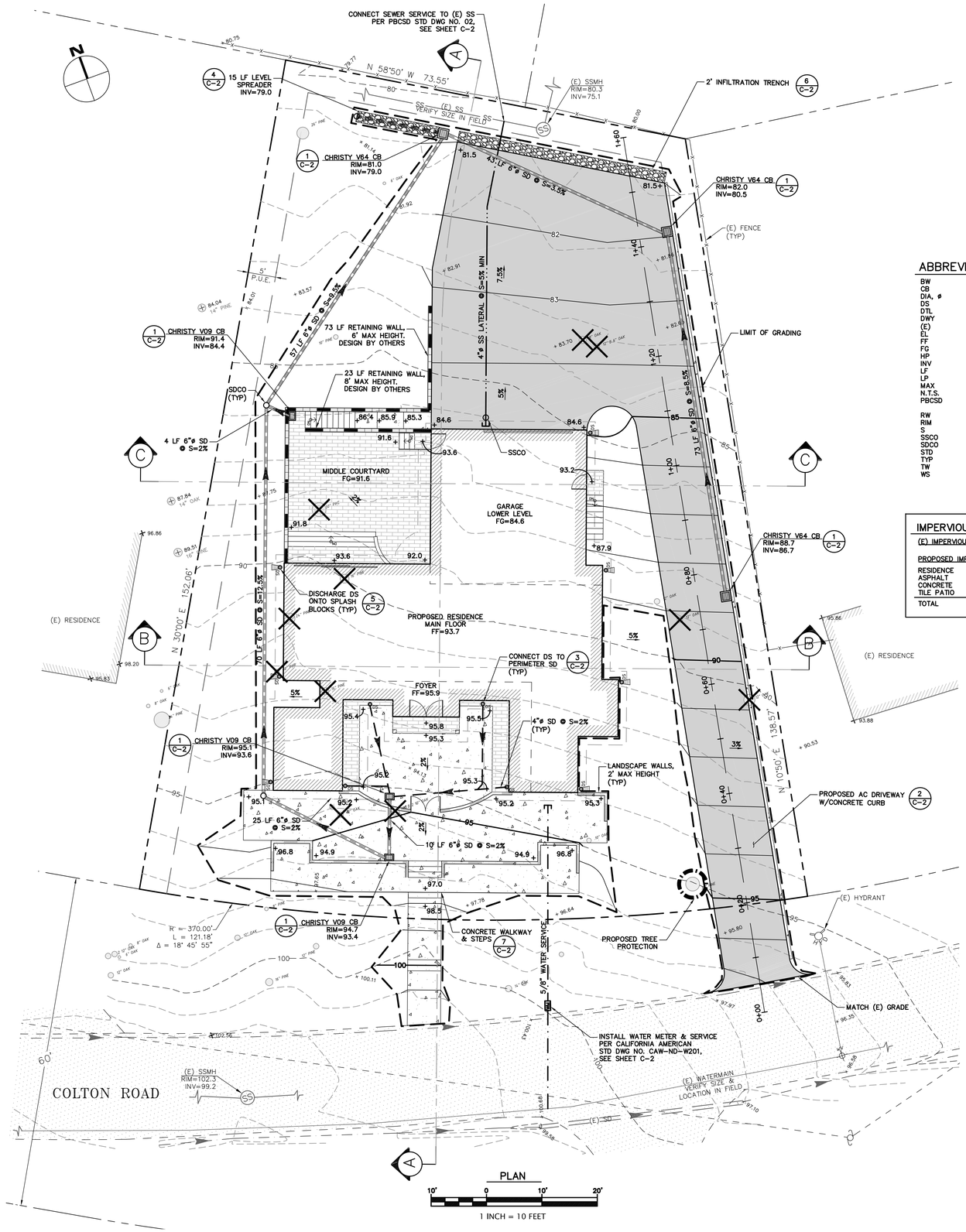
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.

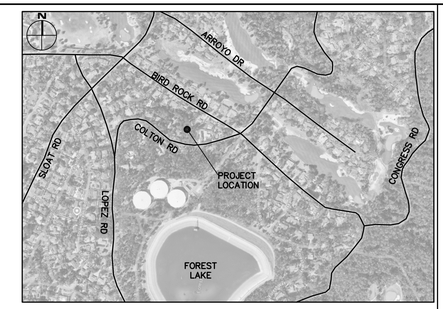
3. DISCHARGE DOWNSPOUTS ONTO SPLASH BLOCKS OR CONNECTION TO PERIMETER STORM DRAIN AS SHOWN ON THE PLANS.



PLAN

10' 0 10' 20'

1 INCH = 10 FEET



VICINITY MAP
NTS

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
DIA, ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
FF	FINISH FLOOR
FG	FINISH GRADE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S	NOT TO SCALE
PBCSD	PEBBLE BEACH COMMUNITY SERVICE DISTRICT
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
STD	STANDARD
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

LEGEND

- (E) AB
- (E) AC
- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED TILE PATIO
- (E) FLOWLINE
- PROPERTY LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE CURB
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB
- MAJOR 100 / MINOR 99 (E) GRADE CONTOUR LINES
- MAJOR 100 / MINOR 99 PROPOSED CONTOUR LINES
- REMOVE (E) TREE

IMPERVIOUS AREAS

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

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

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

BASIS OF ELEVATION

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

APPROXIMATE EARTHWORK QUANTITIES

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

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

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER — MARK M. GROFCSIK — No. 83644 — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

9/30/2024

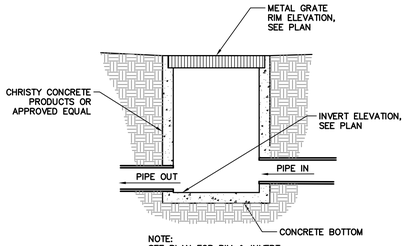
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rienginering.com

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

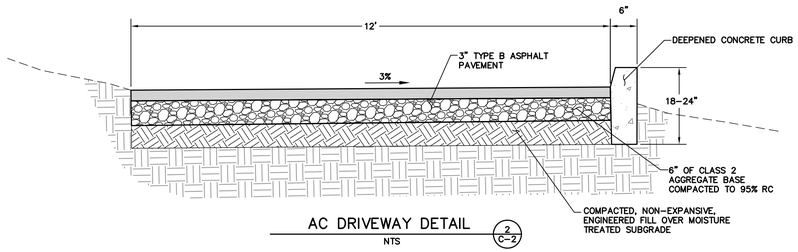
GRADING & DRAINAGE PLAN

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

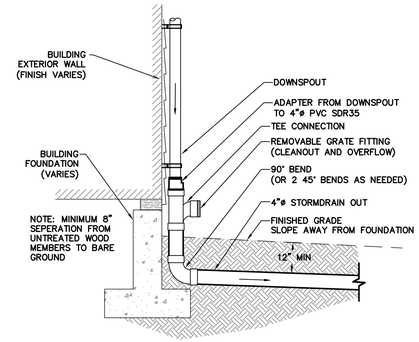
C-1



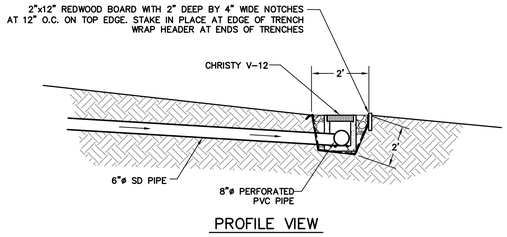
TYPICAL CATCH BASIN DETAIL (1 / C-2)
NTS



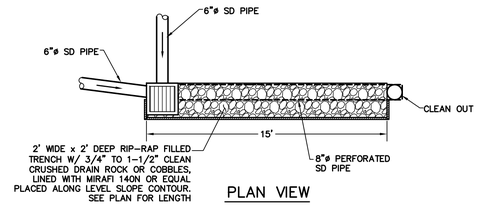
AC DRIVEWAY DETAIL (2 / C-2)
NTS



DOWNSPOUT CONNECTION DETAIL (3 / C-2)
NTS

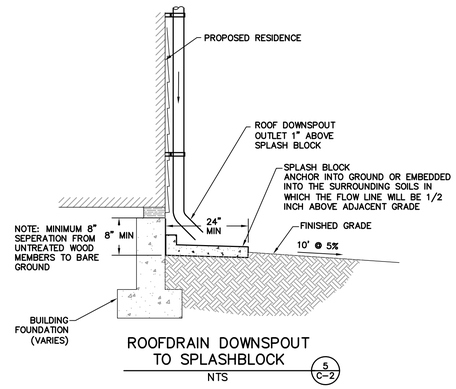


PROFILE VIEW

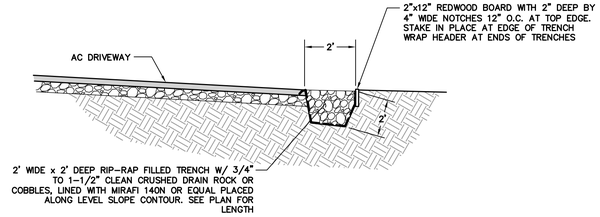


PLAN VIEW

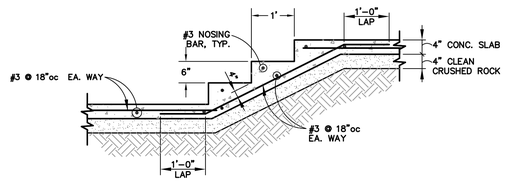
LEVEL SPREADER DETAIL (4 / C-2)
NTS



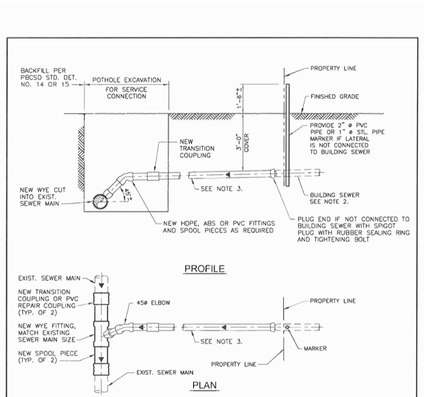
ROOFDRAIN DOWNSPOUT
TO SPLASHBLOCK (5 / C-2)
NTS

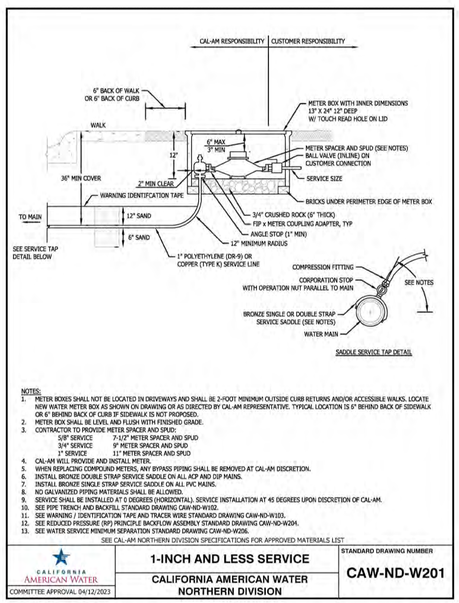


INFILTRATION TRENCH DETAIL (6 / C-2)
NTS



CONCRETE WALKWAY & STEPS (7 / C-2)
NTS





POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

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

STORM DRAIN SYSTEM MAINTENANCE

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

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA
9/30/2024

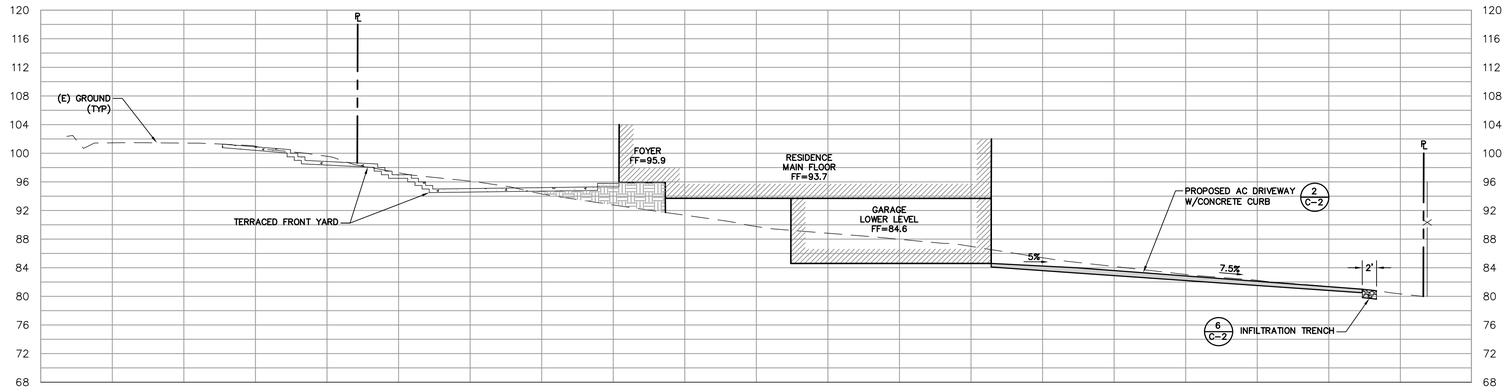
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

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

DETAILS

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

C-2



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

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

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

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

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

9/30/2024

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

CROSS SECTIONS

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

C-3

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

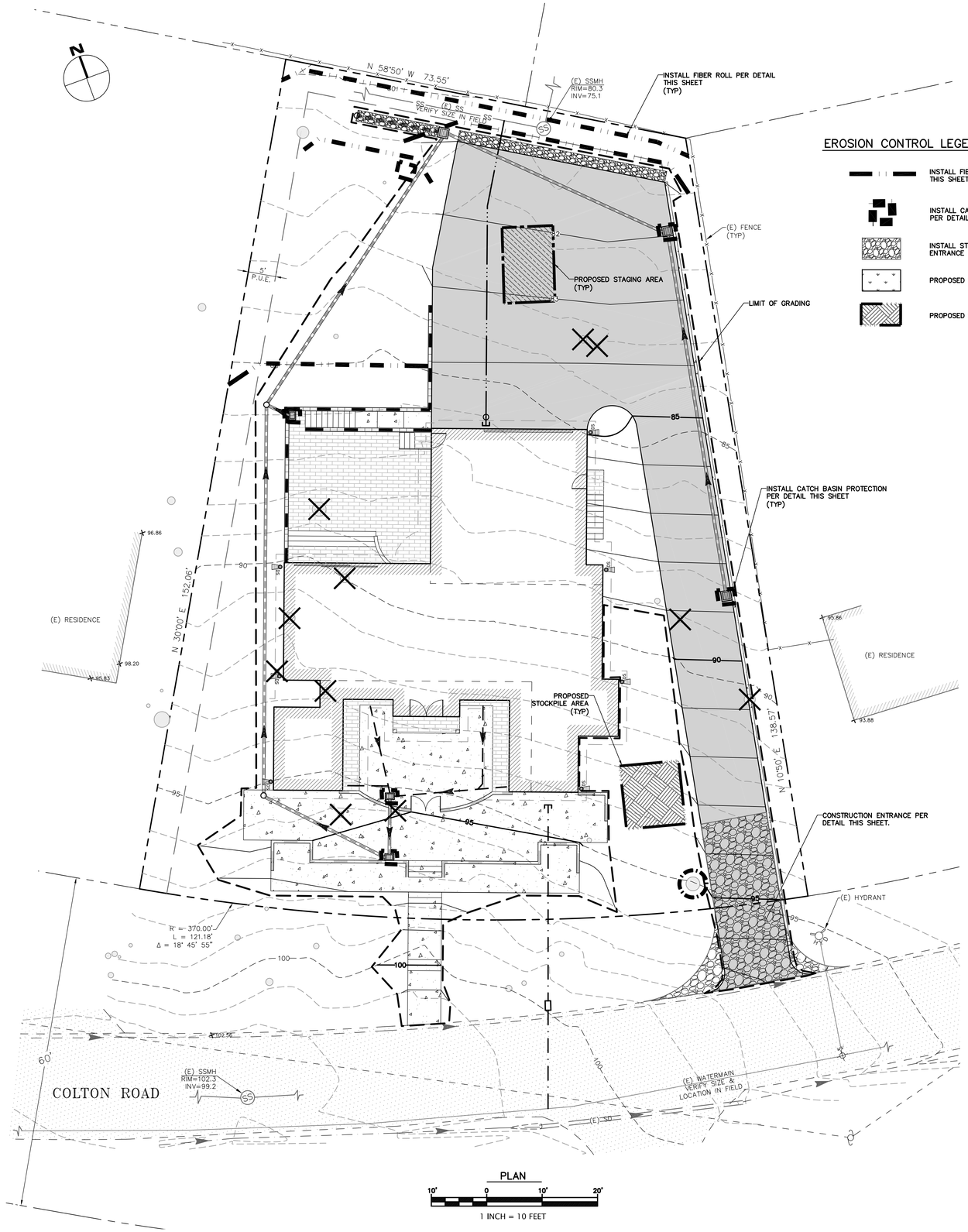
SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS
1. 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.
2. 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).
3. 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.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

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

VEHICLE STORAGE AND MAINTENANCE
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT
1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. 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.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
9. 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.



PLAN
10' 0 10' 20'
1 INCH = 10 FEET

EROSION CONTROL LEGEND

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

EROSION CONTROL MEASURES

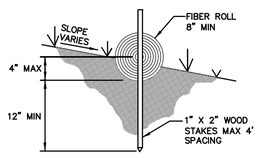
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

   WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

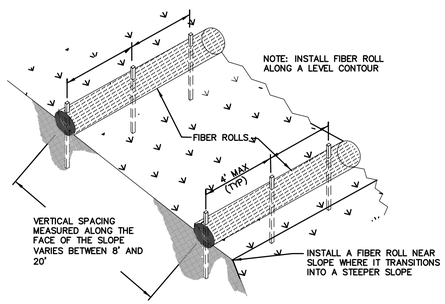
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

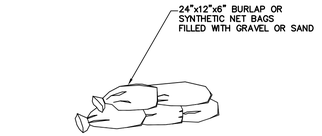
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%



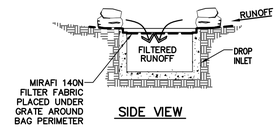
FIBER ROLL DETAIL IN SLOPE AREA
NTS



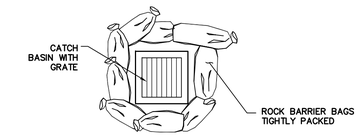
TYPICAL FIBER ROLL INSTALLATION
NTS



DETAIL

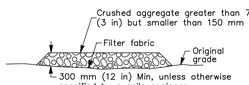


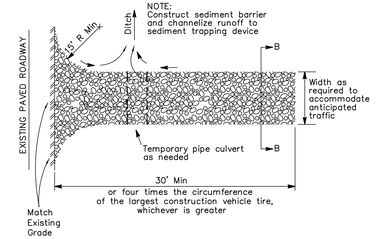
SIDE VIEW



PLAN VIEW

GRAVEL BAG CATCH BASIN PROTECTION
NTS





CONSTRUCTION ENTRANCE DETAIL
NTS

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA
9/30/2024

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rieningineering.com

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

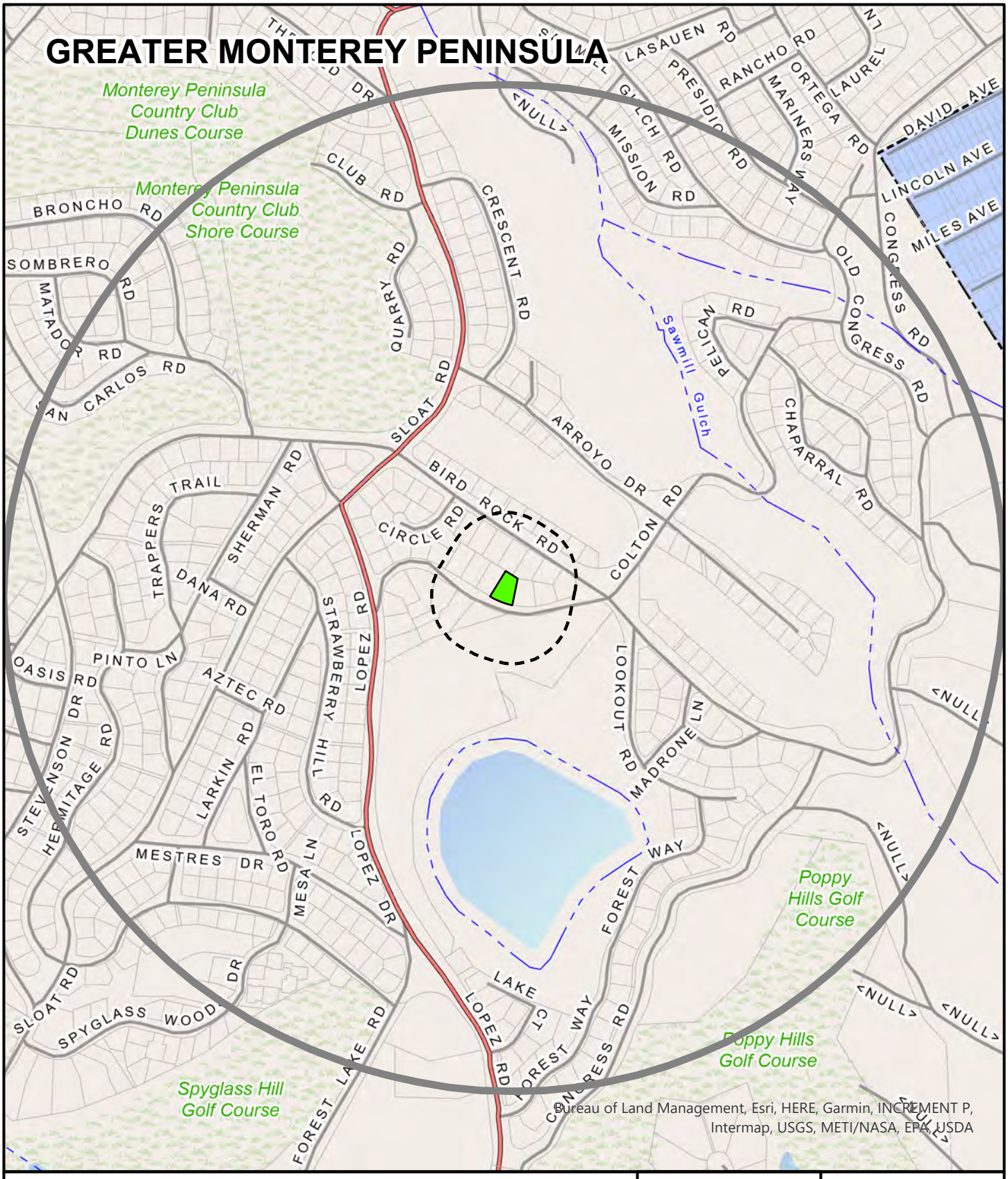
STORMWATER POLLUTION CONTROL PLAN

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

C-4

Exhibit B

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APPLICANT: ASHKAR

APN: 007512028000 **FILE #** PLN240369

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMEDA

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Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
January 15, 2026

1. Meeting called to order by Lori Lietzke **at** 4:02 pm

2. Roll Call

Members Present:
Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Members Absent:

3. Approval of Minutes:

A. **November 6, 2025** minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes:

Absent:

Abstain: Carol Church

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

No meetings in February

7. Meeting Adjourned: 5:10 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: HOLLAND GEORGE L & DANA R TRS
File Number: PLN250070
Project Location: 3363 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-361-007-000
Project Planner: Benjamin Moulton
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of ADU with stone terrace and firepit. DMFLUP

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Amy Denney (Rep.)

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Terrace appears to be in set back close to stream.	County rep. to check with project planner	None at this time

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Rick Verbanec (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: RONDA RD INVESTMENT LLC
File Number: PLN250023
Project Location: 3950 RONDA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-222-024-000
Project Planner: Benjamin Moulton
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of 1,154 square foot addition to single-family dwelling; 220 square foot loggia; replacement and addition of guest parking to driveway with permeable pavers. DMFLUP

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Amy Denney (IDG Rep); Cody Phillips

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: 3292 17MDR LLC
File Number: PLN250047
Project Location: 3292 STEVENSON DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-455-019-000 & 008-455-020-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (1.6 acres) and Parcel B (2.2 acres) resulting in Parcel 1 (1.94 acres) and Lot 2 (1.86 acres); demolition of existing single-family dwelling; and construction of 11,245 square foot single-family dwelling. DMFLUP

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Aengus Jeffers (Rep); David Stocker (Rep)

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Presence of "screening" along smaller vacant/adjacent lot		Prefer screening be maintained along the road covering both lots.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: ASHKAR KAMRAN F & ZOHORI FLOURA TALEB
File Number: PLN240369
Project Location: 2972 COLTON RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-512-028-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Construction of 3,750 single-family dwelling, attached 777 square foot garage, removal of 12 trees.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Project Planner Joseph Almeda presenting for the owners

Was a County Staff/Representative present at meeting? Joseph Almeda; Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Question about PB requirement for 2nd story setback	Meets ordinance requirements for this inland area of PB	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Ned Van Roekel (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Exhibit D

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Askar/Zohori
Tree Resource Assessment
2972 Colton Road
Pebble Beach CA

Prepared for:

Kamran F. Ashkar & Floura Taleb Zohori

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

April 16, 2025

Owner:

Kamran F. Ashkar & Floura Taleb Zohori
3301 Montecito Dr.
San Jose, CA 95135

Architect/Engineer:

R. I. Engineering
303 Portrero Street
Suite 42-402
Santa Cruz, CA 95060

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

The development project proposes constructing a new 3,270 square-foot two-story single-family home on a vacant lot, which requires the removal of Coast live oak and Monterey pine trees. The project, as submitted, will require the removal of 12 trees (7 oaks and 5 pines, two pines are landmark size). This tree assessment/arborist report identifies and attempts to address the affected existing tree resources on site. It lists findings and recommendations regarding the trees found on the project. Short-term impacts include site disturbance and potential decline in tree health, while long-term effects on the forest ecosystem are expected to be minimal. The report recommends tree pruning, protective fencing, and monitoring during construction to ensure the health and stability of retained trees.

INTRODUCTION

This tree assessment/arborist report is prepared for Kamran F. Ashkar & Floura Taleb. This is a tree resource assessment report prepared for the construction project at 2972 Colton Road, Pebble Beach, CA. It outlines the impacts of proposed development on existing trees and provides recommendations for tree protection and management due to the proposed construction. 12 trees are proposed for removal, with additional trees identified that also need to be removed due to their proximity to construction activities. The assessment evaluates the health and preservation suitability of trees near the development area, ensuring compliance with local zoning ordinances and land use plans, as the project is subject to the Greater Monterey Area Land Use Plan and Monterey County Zoning Ordinances.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owners, Kamran F. Ashkar & Floura Taleb Zohori, have requested an assessment of the trees in and near the proposed development areas. The assessment findings are documented in an arborist report to work with other conditions to approve the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six inches in diameter at 24 inches above grade.
- Review proposed grading site plans, provided by Kamran F. Ashkar & Floura Taleb Zohori.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications relating to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria, defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance, and mitigation requirements for those affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to a review of plans submitted by Kamran F. Ashkar & Floura Taleb Zohori to assess potential construction effects on trees within or adjacent to construction activities. The assessment is of these plans specifically; no other plans were reviewed. Only minor grading and erosion details are discussed in this report as they relate to tree health. This report is not a monetary valuation of the trees or provides risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition, Ono Consulting relied on inspections of property with other information provided to prepare this report (such as surveys, property boundaries, and property ownership) and reasonably rely on the accuracy of the information provided. Ono Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, or for contractor safety or any other related programs; or for another's failure to complete the work following the plans and specifications.

PURPOSE AND GOAL

This Tree Assessment report is prepared for this parcel due to proposed construction activities at 2972 Colton Road, Pebble Beach, CA. The assessment determines what trees will be affected by the proposed project. Oak trees and Monterey pine trees are considered protected trees as defined by the County of Monterey, Greater Monterey Area Land Use Plan, and the Monterey County Zoning Ordinance, Title 21, unless otherwise proven to be an introduced or planted species.

The report's goal is to protect and maintain the Greater Monterey Area Land Use Plan's forested resources through adherence to development standards, which allow the protection and maintenance of its forest resources. Furthermore, the intended goal of this report is to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

1) Assessor’s Parcel Number: 007-512-028-000.

2) Location: 2972 Colton Road, Pebble Beach, CA.

3) Parcel size: .33 acre.

4) Existing Land Use: 4U/AC zoned for residential use (MDR/B6DRES).

5) Slope: The parcel does not have slopes of 25% or over.

6) Soils: The parcel is located on soils classified by the Monterey County Soils report as NcC Narlon soil, a gently sloping and moderately sloping soil on dissected marine terraces. Clay subsoil is at a depth of 15 to 20 inches, and slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine. Equipment limitations range from medium to severe.

7) Vegetation: The vegetation is a closed-cone pine forest vegetated sparsely with a few native Monterey pines with an Oak understory.

8) Forest Condition and Health: The stand of trees and health are evaluated using the residual trees combined with the surrounding adjacent trees as a complete stand. The site is vacant and undeveloped, and the surrounding forest canopy is fragmented with a few remaining standing pines. The site is experiencing tree mortality (based on the condition of remaining stumps) and recent tree failures.

BACKGROUND

I was requested to provide an assessment report of the trees on the lot to proceed with conditions for approval of the building permit application. The assessment incorporates the preliminary location of site improvements, coupled with consideration for the general goals of site improvement desired by the landowner. The study of individual trees determined the treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development area were located, measured, inspected, flagged, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details observed or discussed during this stage of the planning process.

- The site is vacant and undeveloped. My understanding is that nine existing trees are proposed to be removed with the plan as presented; however, additional trees were found that will need to be removed. These trees are listed in the tree chart found later in the report.
- Two oaks were found that were not indicated for removal on the site map but are affected by the design:
  - #377 is a 10” diameter oak that is located in the front yard where a concrete walk is to be installed. The tree is in fair or better condition.
  - #392 is a small 6” diameter oak located in the front yard where a series of steps are proposed. This tree appears to be in fair or better condition.
- Surrounding lots have had trees removed over time, either due to disease or safety reasons. This lot has approximately a dozen stumps of various sizes and appears to have been removed, either because they were dead or hazardous.
- There is a 30” diameter Monterey pine (#97) on the property that has been uprooted and will need to be removed. Judging by the tree’s trunk, the tree appears to have been in poor condition before its failure.
- The main structure and patio area require that trees #384 (patio area) and # 386-#389 will require removal due to the trees being located within the building footprint.
- The site map submitted shows an elaborate drainage system around the structure. This appears to incorporate several retaining walls and terracing of the soil. Grading will affect trees #377, #390-#392 because the terracing grading will require excavation into the critical root zones of these trees.
- The project will construct the main structure and install a driveway to the rear yard. The driveway travels along the eastern portion of the lot and will affect trees #378. #379, #381 (now a stump), and #382. Oak tree #380 is shown to be retained, however, excavation may encroach into the tree's critical root zone, but it does not appear that many roots will be encountered; therefore, the tree is expected to survive construction, provided work near the tree is monitored and the tree is protected.

CONCLUSION/PROJECT ASSESSMENT

This proposal to build an addition to a single-family residence and expand the driveway and garage requires 12 trees (7 oaks and 5 pines, two pines are landmark size) to be removed due to the construction. The assessment reveals that several trees on the property fall under the protected category defined by local ordinances. Specific attention has been given to the health and structural integrity of the oak and Monterey pine trees, which are deemed crucial for maintaining the ecological balance and aesthetic value of the area. The project does not appear to have visual sensitivity and is not considered to be within the coastal zone. Tree removal should not significantly impact the forest or its understory and include actions to provide long-term protection of the remaining forest area, under Policy 32 in the Del Monte Forest LUP. As designed and conditioned, the proposed project would not affect the health of the surrounding forest. This includes the driveway grading, excavation for drainage, and the main structure. Remaining trees are expected to survive if properly protected and monitored. The property frontage contains tree cover, which will remain undisturbed. No watercourses are near the planned construction.

Environmental factors, such as weather conditions and soil characteristics, have also been considered in this assessment. The findings are based on visual inspection and analysis conducted on-site, considering historical data and environmental influences.

Detailed observations are made regarding potential threats to these trees, including construction impacts, soil compaction, and changes in drainage patterns. Recommendations for tree preservation include fencing off critical root zones, implementing soil aeration techniques, and scheduling construction activities to minimize disturbance to the trees. Mitigation strategies for trees that cannot be retained include planting new specimens and implementing long-term care plans to foster the growth of the replacement trees. The report also emphasizes the importance of ongoing monitoring to ensure compliance with the preservation guidelines and the health of the trees post-construction.

Short-term Affects

Site disturbance will occur during building construction. Short-term site effects are confined to the construction envelope and immediate surroundings, where trees will be removed, some may be pruned, and root systems reduced. The pruning of tree crowns above 30% and the reduction of root area may have a short-term effect on those trees treated, including a reduction of growth and potential limb dieback.

Long-term Affects

No significant long-term effects on the forest ecosystem are anticipated as this vacant lot is surrounded by already developed residential sites. The project, as proposed, is not likely to significantly reduce the availability of wildlife over the long term or affect the movement of air. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long term as well. The greatest attempt has been made to identify for removal of trees likely to experience decline.

RECOMMENDATIONS

Tree removal

There are 12 trees to be removed with the design as stated in the previous tree removal chart. The tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

The following trees are to be removed

ID#	Diameter	Species	Condition	Remove	Comments
377	10	Coast oak	Fair	x	Concrete Walk
378	12	Coast oak	Fair	x	Driveway
379	12	Coast oak	Fair	x	Driveway
382	8	Coast oak	Fair	x	Driveway
384	30	M. Pine	Fair	x	Courtyard
386	16	M. Pine	Fair	x	Main Residence
387	24	M. Pine	Fair	x	Main Residence
388	18	M. Pine	Fair	x	Main Residence
389	16	M. Pine	Fair	x	Main Residence
390	12,16	Coast oak	Fair	x	Concrete Walk
391	10	Coast oak	Fair	x	Concrete Walk
392	6	Coast oak	Fair	x	Walkway stair

M. Pine is a Monterey pine (*Pinus radiata*), Coast oak is a Coast live oak (*Quercus agrifolia*)

Tree Pruning

Pruning will include trees with deadwood, minor structural defects, or disease that must be compensated for, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline, it will be treated as appropriately recommended by a certified arborist or qualified forester. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction.

Tree Replacement

Replacement of all protected trees (native trees 6 inches in diameter or greater) to be removed is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. There is sufficient room to plant replacement trees with the long-term objective of a one-for-one (1:1) replacement. planting with five-gallon or larger-sized Coast live oak. These trees should be planted in areas with the greatest opening in the stand to allow for a minimum of competition, maximum sunlight, and wind protection. The spacing between trees should be at least 8 feet apart.

Tree Care

Regular watering will be employed initially to ensure the optimal growth and resilience of the newly planted trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Mulching around the base of the trees can also aid in retaining moisture, controlling weeds, and providing necessary nutrients. Fertilization, if deemed appropriate by the qualified professional, should be administered to promote healthy growth. The watering schedule, mulching practices, and fertilization treatments will be adjusted as per seasonal and soil conditions.

Replant Success Criteria

To ensure the survivability and proper growth of the replacement or relocation of trees success criteria will be defined to meet a 100% survival rate and implemented as follows.

A qualified professional monitors newly planted trees for a year for the following:

- Tree health and growth rates of new plantings must be assessed by a qualified forester or certified arborist.
- Trees suffering from poor growth rates or declining health are to be identified and documented as to the reason for this.
- Invigoration treatments, if feasible, will be recommended and implemented.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying the type and location of the new replacement. Trees that need replacement will be replaced on a 1:1 ratio. Replant material shall be minimum container-grown, five to fifteen-gallon-size, or greater.
- Near the end of the monitoring period, the status of the plantings will be assessed again to make certain that the success criteria have been met and all mitigation trees planted are performing well.

Tree Protection

Before the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be attached to the tree. It shall be free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical, and any roots greater than 2 inches in diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time, potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

<u>Best Management Practices to Observe (BMP)</u>

The following best management practices must be adhered to:

A) Tree service Contractors will verify animal or bird nesting before tree work. If the nesting activity of migratory birds is found, work must stop, and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
C) Pruning shall be conducted so as not to unnecessarily injure the tree. General-principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
E) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
H) If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Fire Defensible Space (Amended PRC 4291 Effective January 1, 2019)

In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuel around homes and allow firefighters a better chance to combat the increasing wildfires that has been occurring in California. The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material shall at all times do all of the following:

(1) Maintain a defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuel management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuel management objectives, steps should be taken to minimize erosion. For this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth concerning the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet website a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as wood piles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks are described in subsections (a)(1) and (a)(2) of Public Resources Code 4291. These spacings are to be used in and around the proposed home site.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

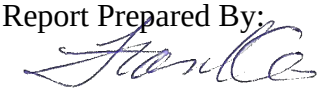
- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof, and rain gutters.
- Trim trees regularly, keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs, and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs, and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 — April 16, 2025 Date

PHOTOGRAPHS

Tree #97 has uprooted and fallen, tree #377 is in the concrete walk





Trees to be removed , #390, #391, #392, and 377

Pines #384-#389 will need removal





Trees #390, #391, and #392



Five tall pines to be removed #384, #386-#389.



Trees #379 and #378 need removal; they are in the driveway.



Tree #382, #381 is the stump

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF MONTEREY DEPARTMENT OF PUBLIC WORKS.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF MONTEREY DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF MONTEREY PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF MONTEREY.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

12. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

13. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

14. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

15. IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

17. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

18. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

19. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF MONTEREY. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY BUTANO GEOTECHNICAL ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION DESIGN PHASE," DATED AUGUST 2024. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT BUTANO GEOTECHNICAL ENGINEERING. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6". WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY BUTANO GEOTECHNICAL ENGINEERING..

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

SEWER LATERAL NOTES

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

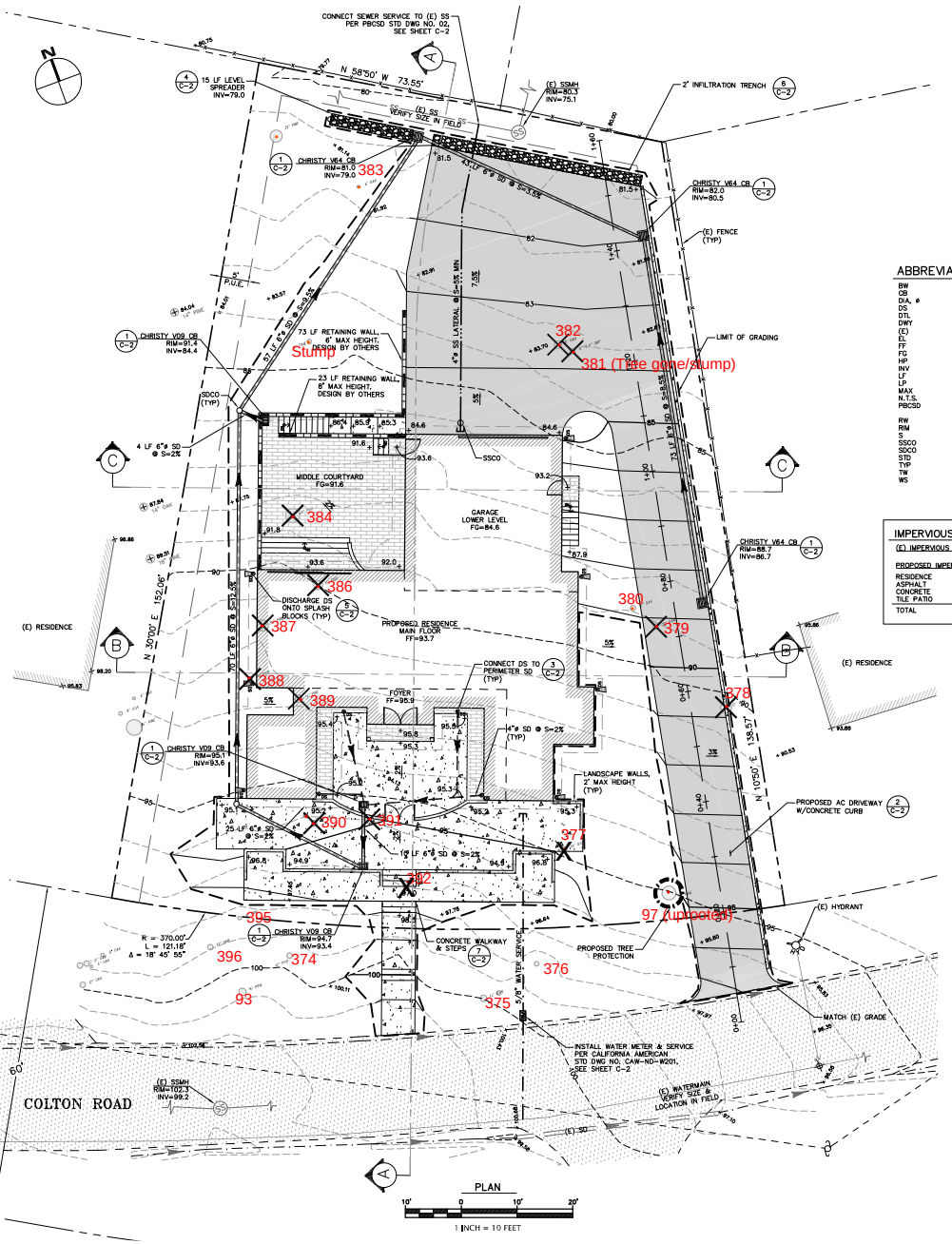
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%

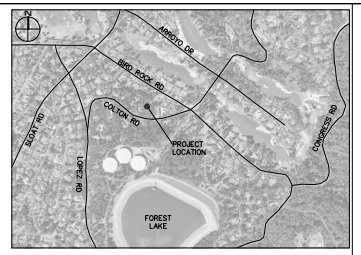
STORM DRAINAGE NOTES

1. CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP). AND SHALL HAVE A SMOOTH INTERIOR.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.

3. DISCHARGE DOWNSPOUTS ONTO SPLASH BLOCKS OR CONNECTION TO PERIMETER STORM DRAIN AS SHOWN ON THE PLANS.





VICINITY MAP
NTS

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
DIA, ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
FF	FINISH FLOOR
FG	FINISH GRADE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
PBCSD	PEBBLE BEACH COMMUNITY SERVICE DISTRICT
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
STD	STANDARD
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

LEGEND

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

IMPERVIOUS AREAS

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

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

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

BASIS OF ELEVATION

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

APPROXIMATE EARTHWORK QUANTITIES

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

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

BUILDING PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER MARK V. GROFESIK No. 63644 EXP. 3-31-25 CIVIL STATE OF CALIFORNIA
8/30/2024

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE FOR KAMRAN ASHKAR 2975 COLTON ROAD PEBBLE BEACH, CA 93953 APN 007-451-028

GRADING & DRAINAGE PLAN

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

C-1

Introduced: 1/16/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN230339 - LEATON MICHAEL GUY & TRACY PIAZZA LEATON

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and to clear Code Enforcement case 23CE00194 with Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B; and consider after-the-fact conversion of an unpermitted guesthouse to a detached 320 square foot garden shed on slopes in excess of 30 percent on Adjusted Parcel A.

Project Location: 58 Mt. Devon Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Find the project qualifies as a Class 5 and 3 Categorical Exemption pursuant to CEQA Guidelines sections 15305(a) and 15303, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

a. Find the project qualifies as a Class 3 and 5 Categorical Exemption pursuant to CEQA Guidelines section 15305(a) and 15303, and there are no exceptions pursuant to Section 15300.2

b. Approve a Combined Development Permit to clear code enforcement case 23CE00194 consisting of:

1) Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and

2) A Restoration Permit to replant 6 Monterey Pine trees and restore development on slopes in excess of 30 percent on Adjusted Parcel B; and

3) A Coastal Development Permit and Design Approval to allow conversion of an unpermitted guesthouse to a detached 320 square foot shed on slopes in excess of 30% on Adjusted Parcel A.

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

PROJECT INFORMATION:

Agent: Mattew Sundt

Property Owner: Tracy Piazza

APN: 241-142-001-000 (Parcel A) & 241-142-002-000 (Parcel B)

Parcel Size: Parcel A, 1.59 acres and Parcel B 1.36 acres for a total of 2.95 acres, or 128, 502

square feet collectively
Zoning: Low Density Residential, with 1 acre per unit density, Design Control overlay, Coastal Zone or "LDR/1-D (CZ)"
Plan Area: Carmel Area LUP
Flagged and Staked: No
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY/DISCUSSION:
The subject properties are in Carmel, within the unincorporated area of Monterey County and labeled as Parcel A (APN: 241-142-001-000) and Parcel B (APN: 241-142-002-000) in the attached plans (Exhibit B). Parcel A is located at 58 Mount Devon Road and Parcel B is adjacent to this subject property with no assigned address. Parcel A is currently developed with a single-family dwelling with an attached garage and an unpermitted accessory structure (guesthouse) that straddles over Parcel A and B. Parcel B is currently undeveloped.

The application includes a Lot Line Adjustment between Parcel A and Parcel B to adjust the lot line to allow the unpermitted accessory structure to be entirely on Adjusted Parcel A, conforming to County site development standards. Additionally, the construction of the accessory structure, guesthouse, occurred on slopes in excess of 30%. The applicants seeks after -the-fact approval for development on slopes and to convert the unpermitted 320 square foot accessory structure, guesthouse, into a garden shed. A Restoration Permit is included for Parcel B for the replanting of 6 five-gallon Monterey Pine trees and to restore grading for a new driveway on slopes in excess 30%. The project site is supplied with potable water by CalAm, and the sewer connection is provided through an Onsite Wastewater Treatment System (OWTS). No additional fixtures or connections are needed for the proposed development.

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), and applicable sections of the Monterey County zoning ordinance (Title 20).

Code Enforcement
The subject property had an inquiry opened on April 21, 2023 due to grading and tree removal. After a site visit from Code Enforcement, a case (23CE00194) was opened and an Administrative Citation was sent to the property owner on May 8, 2023. The violation included development on slopes greater than 25 percent, to include grading of a new driveway to Parcel B, removal of 6 Monterey Pine Trees, and an unpermitted detached guesthouse without the benefit of a discretionary permit. The applicant applied for a Combined Development Permit to clear the code enforcement case in January of 2024, and through implementation of this project as discussed below, the code enforcement case will be cleared.

Lot Line Adjustment
The subject parcels are zoned Low Density Residential, with 1 acre per unit density, and a Design Control. Title 20 section 20.14.050.BB allows for Lot Line Adjustments (LLA) subject to the granting

of a Coastal Development Permit. The LLA is between two legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B). There is an existing unpermitted accessory structure that straddles over Parcel A and B. The adjusted lot line would allow for the accessory structure to be entirely located on Adjusted Parcel A, resulting in a lot that conforms to County site development standards. Relocation of the accessory structure better meets the goals and policies outlined in the 1982 General Plan, the Carmel LUP, Carmel CIP and Monterey County Zoning ordinance Title 20. The proposed adjustment is between two existing adjacent parcels, and a greater number of parcels than originally existed will not be created as a result of implementation of this project.

Restoration

On April 21, 2023 the subject properties had an inquiry opened due to grading and tree removal. After a site visit from Code Enforcement, a case (23CE00194) was opened. An Administrative Citation was sent to the property owner on May 8, 2023 and cited the property owner for development on slopes greater than 25 percent, to include grading of a new driveway to Parcel B, removal of 6 Monterey Pine Trees, and an unpermitted detached guesthouse without the benefit of a discretionary permit. As required in Title 20, section 20.90.130, no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, Zoning Administrator, Planning Commission or the Board of Supervisors, except for a restoration project shall be deemed complete if there is an on-going violation of a County ordinance which regulates grading, vegetation removal or tree removal until restoration has been deemed implemented on that property and monitoring agreements are in place. A Restoration Permit has been applied to require replanting of 6 Monterey Pines and restoration of development on slopes exceeding 30 percent for the driveway on Adjusted Parcel B. Additionally, Title 20 requires a Coastal Development be applied in cases where development takes place on slopes over 30 percent in the Coastal Zone. As indicated on project plans, a portion of the scope includes conversion of an unpermitted guesthouse to a 320 square foot detached garden shed, on slopes over 30 percent on Adjusted Parcel A. The location and design of the shed requires both a Coastal Development and Design Approval be applied. Therefore, the property owner has applied for the appropriate permits to abate the violations by restoring the disturbed areas on Adjusted Parcel B to original conditions, and convert the unpermitted guesthouse to a 320 square foot detached garden shed on Adjusted Parcel A.

After-the-Fact Approval

Title 20 requires a Coastal Development be applied in cases where development takes place on slopes over 30 percent in the Coastal Zone. As indicated in County of Monterey GIS records, the detached accessory structure is located on slopes exceeding 30 percent, therefore a Coastal Development has been applied. the applicant seeks to no longer keep the unpermitted guesthouse but moreover convert this structure into a non-habitable structure, garden shed, subject to a Design Approval, pursuant to Title 20 section 20.44.030. The structure is minor in nature and the colors and materials proposed are consistent with the neighborhood character as discussed below.

Additionally, the applicant seeks after-the-fact approval for the 320 square foot development on slopes for the unpermitted guesthouse subject to a Coastal Development Permit. Findings to grant the Coastal Development Permit are: 1) There is no alternative feasible option; or 2) the proposed

development better meets and achieves the goals, policies of the County. There are steeper slopes as indicated in the attached plans on the subject property. Relocation of the structure would not reduce impacts to slopes, as majority of the property is indicated as having slopes over 30 percent. Furthermore, the structure is in sited in a location to be accessory and subordinate to the main structure while conforming to the required setbacks outlined in LDR zoning. Therefore, findings to grant the Coastal Development Permit can be granted in this case.

Site Development Standards
Title 20 section 20.14.060 establishes the side development standard applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.14.060.C, non-habitable accessory structure shall have setbacks of at least 50 feet for the front, 6 feet for the sides, and 1 foot for the rear, and a maximum allowable height of 15 feet. The garden shed proposes a front setback over 50 feet, a side setback of 14 feet, rear setback over 6 feet and a height of 14.56 in feet from average natural grade. The subject property has an allowable building site coverage of 15 percent, and as proposed the lot coverage will be 0.37 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design and Visual Resources
Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The project includes conversion of an unpermitted 320 square foot detached guesthouse to new non-habitable accessory structure (garden shed). The structure has dark brown wood siding with stone veneer detailing, dark brown/red clay tile roofing, and dark brown black framing for windows and doors. The project only proposes internal conversion of the structure to make it non-habitable, and the exterior will remain as is. The detached garden shed is consistent with the surrounding area and blends into the property due to colors an materials, and mature vegetation surrounding the property.

According to Map A of the Carmel Area Land Use Plan, the subject property is within the public viewshed as seen from Highway 1 corridor and Scenic Road. However, the project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project utilizes the same building footprint with no expansion or alteration to the unpermitted structure, and proposes colors and materials that blend with the surrounding area, therefore the proposed development will not create a negative impact on public viewshed points, Highway 1 corridor or Scenic Road. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment, and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposes to utilize footprint of the existing structure, and proposes no exterior changes. The current structures on the property are consistent with this policy, as they cannot be seen from any public viewshed points, and the colors and materials are natural earth tone colors with the use of stone, as to not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Carmel Area.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of accessory structures, including garages and carports and sheds. As proposed, the project includes conversion of an unpermitted detached 320 square foot guesthouse to a non-habitable accessory structure (garden shed). Further, CEQA Guidelines section 15305(a) categorically exempts minor Lot Line Adjustments where the adjustment doesn't result in the creation of any new parcel. As delineated on the project plans, the Lot Line Adjustment is to adjust lot lines for a more superior configuration to allow for the proposed detached garden shed to be located entirely on Parcel A. This addresses a portion of the violation, by relocating the accessory structure from a vacant lot (Parcel B) and correctly places the accessory structure on Parcel A, the developed parcel with a residence and garage. This does not create any new lots or create any non-conforming setbacks as a result. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Carmel Highlands Fire Protection District
Carmel Highlands Land Use Advisory Committee

The proposed project was not reviewed by the Carmel Highlands Land Use Advisory Committee due to an on-going lack of quorum issue, therefore the project was scheduled for the Planning Commission.

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

The following attachments are on file with the HCD:
Exhibit A - Project Data Table
Exhibit B - Draft Resolution

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

Exhibit C - Vicinity Map
Exhibit D - Tree Assessment

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Tracy Piazza, Property Owner; Matthew Sundt, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN230339.

County of Monterey
Planning Commission

Agenda Item No.3

Legistar File Number: PC 26-010

Item No.3

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

January 28, 2026

Introduced: 1/16/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN230339 - LEATON MICHAEL GUY & TRACY PIAZZA LEATON

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and to clear Code Enforcement case 23CE00194 with Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B; and consider after-the-fact conversion of an unpermitted guesthouse to a detached 320 square foot garden shed on slopes in excess of 30 percent on Adjusted Parcel A.

Project Location: 58 Mt. Devon Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Find the project qualifies as a Class 5 and 3 Categorical Exemption pursuant to CEQA Guidelines sections 15305(a) and 15303, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

a. Find the project qualifies as a Class 3 and 5 Categorical Exemption pursuant to CEQA Guidelines section 15305(a) and 15303, and there are no exceptions pursuant to Section 15300.2

b. Approve a Combined Development Permit to clear code enforcement case 23CE00194 consisting of:

1) Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and

2) A Restoration Permit to replant 6 Monterey Pine trees and restore development on slopes in excess of 30 percent on Adjusted Parcel B; and

3) A Coastal Development Permit and Design Approval to allow conversion of an unpermitted guesthouse to a detached 320 square foot shed on slopes in excess of 30% on Adjusted Parcel A.

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

PROJECT INFORMATION:

Agent: Mattew Sundt

Property Owner: Tracy Piazza

APN: 241-142-001-000 (Parcel A) & 241-142-002-000 (Parcel B)

Parcel Size: Parcel A, 1.59 acres and Parcel B 1.36 acres for a total of 2.95 acres, or 128, 502

square feet collectively
Zoning: Low Density Residential, with 1 acre per unit density, Design Control overlay, Coastal Zone or "LDR/1-D (CZ)"
Plan Area: Carmel Area LUP
Flagged and Staked: No
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY/DISCUSSION:
The subject properties are in Carmel, within the unincorporated area of Monterey County and labeled as Parcel A (APN: 241-142-001-000) and Parcel B (APN: 241-142-002-000) in the attached plans (Exhibit B). Parcel A is located at 58 Mount Devon Road and Parcel B is adjacent to this subject property with no assigned address. Parcel A is currently developed with a single-family dwelling with an attached garage and an unpermitted accessory structure (guesthouse) that straddles over Parcel A and B. Parcel B is currently undeveloped.

The application includes a Lot Line Adjustment between Parcel A and Parcel B to adjust the lot line to allow the unpermitted accessory structure to be entirely on Adjusted Parcel A, conforming to County site development standards. Additionally, the construction of the accessory structure, guesthouse, occurred on slopes in excess of 30%. The applicants seeks after -the-fact approval for development on slopes and to convert the unpermitted 320 square foot accessory structure, guesthouse, into a garden shed. A Restoration Permit is included for Parcel B for the replanting of 6 five-gallon Monterey Pine trees and to restore grading for a new driveway on slopes in excess 30%. The project site is supplied with potable water by CalAm, and the sewer connection is provided through an Onsite Wastewater Treatment System (OWTS). No additional fixtures or connections are needed for the proposed development.

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), and applicable sections of the Monterey County zoning ordinance (Title 20).

Code Enforcement
The subject property had an inquiry opened on April 21, 2023 due to grading and tree removal. After a site visit from Code Enforcement, a case (23CE00194) was opened and an Administrative Citation was sent to the property owner on May 8, 2023. The violation included development on slopes greater than 25 percent, to include grading of a new driveway to Parcel B, removal of 6 Monterey Pine Trees, and an unpermitted detached guesthouse without the benefit of a discretionary permit. The applicant applied for a Combined Development Permit to clear the code enforcement case in January of 2024, and through implementation of this project as discussed below, the code enforcement case will be cleared.

Lot Line Adjustment
The subject parcels are zoned Low Density Residential, with 1 acre per unit density, and a Design Control. Title 20 section 20.14.050.BB allows for Lot Line Adjustments (LLA) subject to the granting

of a Coastal Development Permit. The LLA is between two legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B). There is an existing unpermitted accessory structure that straddles over Parcel A and B. The adjusted lot line would allow for the accessory structure to be entirely located on Adjusted Parcel A, resulting in a lot that conforms to County site development standards. Relocation of the accessory structure better meets the goals and policies outlined in the 1982 General Plan, the Carmel LUP, Carmel CIP and Monterey County Zoning ordinance Title 20. The proposed adjustment is between two existing adjacent parcels, and a greater number of parcels than originally existed will not be created as a result of implementation of this project.

Restoration

On April 21, 2023 the subject properties had an inquiry opened due to grading and tree removal. After a site visit from Code Enforcement, a case (23CE00194) was opened. An Administrative Citation was sent to the property owner on May 8, 2023 and cited the property owner for development on slopes greater than 25 percent, to include grading of a new driveway to Parcel B, removal of 6 Monterey Pine Trees, and an unpermitted detached guesthouse without the benefit of a discretionary permit. As required in Title 20, section 20.90.130, no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, Zoning Administrator, Planning Commission or the Board of Supervisors, except for a restoration project shall be deemed complete if there is an on-going violation of a County ordinance which regulates grading, vegetation removal or tree removal until restoration has been deemed implemented on that property and monitoring agreements are in place. A Restoration Permit has been applied to require replanting of 6 Monterey Pines and restoration of development on slopes exceeding 30 percent for the driveway on Adjusted Parcel B. Additionally, Title 20 requires a Coastal Development be applied in cases where development takes place on slopes over 30 percent in the Coastal Zone. As indicated on project plans, a portion of the scope includes conversion of an unpermitted guesthouse to a 320 square foot detached garden shed, on slopes over 30 percent on Adjusted Parcel A. The location and design of the shed requires both a Coastal Development and Design Approval be applied. Therefore, the property owner has applied for the appropriate permits to abate the violations by restoring the disturbed areas on Adjusted Parcel B to original conditions, and convert the unpermitted guesthouse to a 320 square foot detached garden shed on Adjusted Parcel A.

After-the-Fact Approval

Title 20 requires a Coastal Development be applied in cases where development takes place on slopes over 30 percent in the Coastal Zone. As indicated in County of Monterey GIS records, the detached accessory structure is located on slopes exceeding 30 percent, therefore a Coastal Development has been applied. the applicant seeks to no longer keep the unpermitted guesthouse but moreover convert this structure into a non-habitable structure, garden shed, subject to a Design Approval, pursuant to Title 20 section 20.44.030. The structure is minor in nature and the colors and materials proposed are consistent with the neighborhood character as discussed below.

Additionally, the applicant seeks after-the-fact approval for the 320 square foot development on slopes for the unpermitted guesthouse subject to a Coastal Development Permit. Findings to grant the Coastal Development Permit are: 1) There is no alternative feasible option; or 2) the proposed

development better meets and achieves the goals, policies of the County. There are steeper slopes as indicated in the attached plans on the subject property. Relocation of the structure would not reduce impacts to slopes, as majority of the property is indicated as having slopes over 30 percent. Furthermore, the structure is in sited in a location to be accessory and subordinate to the main structure while conforming to the required setbacks outlined in LDR zoning. Therefore, findings to grant the Coastal Development Permit can be granted in this case.

Site Development Standards
Title 20 section 20.14.060 establishes the side development standard applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.14.060.C, non-habitable accessory structure shall have setbacks of at least 50 feet for the front, 6 feet for the sides, and 1 foot for the rear, and a maximum allowable height of 15 feet. The garden shed proposes a front setback over 50 feet, a side setback of 14 feet, rear setback over 6 feet and a height of 14.56 in feet from average natural grade. The subject property has an allowable building site coverage of 15 percent, and as proposed the lot coverage will be 0.37 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design and Visual Resources
Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The project includes conversion of an unpermitted 320 square foot detached guesthouse to new non-habitable accessory structure (garden shed). The structure has dark brown wood siding with stone veneer detailing, dark brown/red clay tile roofing, and dark brown black framing for windows and doors. The project only proposes internal conversion of the structure to make it non-habitable, and the exterior will remain as is. The detached garden shed is consistent with the surrounding area and blends into the property due to colors an materials, and mature vegetation surrounding the property.

According to Map A of the Carmel Area Land Use Plan, the subject property is within the public viewshed as seen from Highway 1 corridor and Scenic Road. However, the project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project utilizes the same building footprint with no expansion or alteration to the unpermitted structure, and proposes colors and materials that blend with the surrounding area, therefore the proposed development will not create a negative impact on public viewshed points, Highway 1 corridor or Scenic Road. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment, and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposes to utilize footprint of the existing structure, and proposes no exterior changes. The current structures on the property are consistent with this policy, as they cannot be seen from any public viewshed points, and the colors and materials are natural earth tone colors with the use of stone, as to not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Carmel Area.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of accessory structures, including garages and carports and sheds. As proposed, the project includes conversion of an unpermitted detached 320 square foot guesthouse to a non-habitable accessory structure (garden shed). Further, CEQA Guidelines section 15305(a) categorically exempts minor Lot Line Adjustments where the adjustment doesn't result in the creation of any new parcel. As delineated on the project plans, the Lot Line Adjustment is to adjust lot lines for a more superior configuration to allow for the proposed detached garden shed to be located entirely on Parcel A. This addresses a portion of the violation, by relocating the accessory structure from a vacant lot (Parcel B) and correctly places the accessory structure on Parcel A, the developed parcel with a residence and garage. This does not create any new lots or create any non-conforming setbacks as a result. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Carmel Highlands Fire Protection District
Carmel Highlands Land Use Advisory Committee

The proposed project was not reviewed by the Carmel Highlands Land Use Advisory Committee due to an on-going lack of quorum issue, therefore the project was scheduled for the Planning Commission.

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

The following attachments are on file with the HCD:
Exhibit A - Project Data Table
Exhibit B - Draft Resolution

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

Exhibit C - Vicinity Map
Exhibit D - Tree Assessment

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Tracy Piazza, Property Owner; Matthew Sundt, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN230339.

Exhibit A

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EXHIBIT A

Project Information for PLN230339

Application Name:	Leaton Michael Guy & Tracy Piazza Leaton		
Location:	58 Mt Devon Rd, Carmel		
Applicable Plan:	Carmel LUP	**Primary APN:**	241-142-001-000
Advisory Committee:	Carmel/Carmel Highlands Advisory Committee	**Coastal Zone:**	Yes
Permit Type:	Combined Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:	LDR/1-D(CZ)	**Land Use Designation:**	Residential - Low Density

Project Site Data:

Lot Size:	69260	**Coverage Allowed:**	10389
		Coverage Proposed:	
Existing Structures (sf):		**Height Allowed:**	
Proposed Structures (sf):		**Height Proposed:**	
Total Sq. Ft.:			
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:	III	**Soils Report #:**	LIB240299/LIB240298
Erosion Hazard Zone:	High	**Biological Report #:**	LIB240297
Fire Hazard Zone:	Very High	**Forest Management Rpt. #:**	LIB240294
Flood Hazard Zone:	X (unshaded)	**Geologic Report #:**	tbd
Archaeological Sensitivity:	high	**Archaeological Report #:**	LIB240295
Visual Sensitivity:	None	**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:	Carmel Highlands FPD	**Sewer District Name:**	
Tree Removal:	6/PINE		

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
LEATON MICHAEL GUY & TRACY PIAZZA LEATON (PLN230339)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 3 and 5 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15305 (a), and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit to partially clear code enforcement case 23CE00194 consisting of:
   a) Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel Band
   b) Restoration of 6 Monterey Pines and development on slopes in excess of 30 percent on Adjusted Parcel B to clear Code Enforcement case 23CE00194; and
   c) An after-the-fact Coastal Administrative Permit to allow conversion of an unpermitted guesthouse to a detached 320 square foot garden shed on slopes in excess of 30 percent on Adjusted Parcel A.

[PLN230339, Michael Guy Leaton and Tracy Piazza Leaton, 58 Mount Devon Road, Carmel, (APN: 241-142-001 and 241-142-002-000), Carmel Area Land Use Plan, Coastal Zone]

The LEATON MICHAEL GUY & TRACY PIAZZA LEATON application (PLN230339) came on for public hearing before the County of Monterey Planning Commission on January 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1928 Monterey County General Plan (General Plan);
   - Carmel Area Land Use Plan (CAR LUP);
   - Monterey County Coastal Implementation Plan Part 4 (CIP);
   - Monterey County Zoning Ordinance (Title 20); and
   - Monterey County Subdivision Ordinance (Title 19).

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

b) Project. The proposed project is to partially clear code enforcement case 23CE00194, by restoring areas of unpermitted grading on slopes in excess of 30 percent, replanting 6 Coast Live Oaks, conversion of an unpermitted 320 square foot guesthouse to new garden shed, and Lot Line Adjustment (LLA) between Parcel A and Parcel B. The project includes grading quantities of 12 cubic yards of cut and 17 cubic yards of fill, with an area of disturbance of 3,275 square feet. According to the Soils Report (County of Monterey Library No. LIB240299) the grading on Parcel B included cut of approximately 3 foot high embankment immediately adjacent to Mount Devon Road to access the site, excavation of slope southwest of the unpermitted guesthouse, and the bottom section of the steep gradient slope when descending west from the main residence on Parcel A. The areas disturbed are to be restored to original condition and contours, and the access roadway will be restored to grey rock/gravel. The purpose of the LLA is to relocate the converted garden shed from Parcel B, a vacant lot, to Parcel A which is currently developed with a single-family dwelling and garage. As required in Title 20, section 20.90.130, no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, Zoning Administrator, Planning Commission or the Board of Supervisors, except for a restoration project shall be deemed complete if there is an on-going violation of a County ordinance which regulates grading, vegetation removal or tree removal until restoration has been deemed implemented on that property and monitoring agreements are in place. A Restoration Permit has been applied to require replanting 6 Monterey Pines and restoration of development on slopes exceeding 30 percent. Additionally, Title 20 requires a Coastal Development be applied in cases where development takes place on slopes over 30 percent in the Coastal Zone. As indicated on project plans, a portion of the scope includes conversion of an unpermitted guesthouse to a 320 square foot detached garden shed, on slopes over 30 percent. The location and design of the shed requires both a Coastal Development and Design Approval be applied. Therefore, the property owner has applied for the appropriate permits to abate the violations by restoring the disturbed areas on Parcel B to original conditions, and convert the unpermitted guesthouse to a 320 square foot detached garden shed.

c) The properties are located at 58 Mount Devon Road and No Address, Carmel (Assessor's Parcel Number: 241-142-001-000 and 241-142-002-000), Carmel Area Land Use Plan. The parcels are both zoned Low Density Residential, with 1 acre per unit density, Design Control overlay (Coastal Zone) [LDR/1-D(CZ)], which allows lot line adjustments (LLA) with the granting of a Coastal Development Permit subject to Title 20 section 20.14.050.BB. Further, Title 20 section 20.14.040 allows for construction of an accessory structure subject to the granting of a Coastal Administrative Permit. Lastly, the Design Control district Title 20 section 20.44, allows for construction or

alterations to structures, subject to the granting of a Design Approval. Therefore, the project is an allowed land use for this site.

d) The project planner conducted a site inspection on September 16, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

e) Lot Legality. The subject lots (1.59 acres and 1.36 acres) are shown in its current configuration and under separate ownership in the County's 1964 and 1972 Assessor's Parcel Maps. Therefore, the County recognizes it as a legal lot of record.

f) Subdivision Map Act Consistency. Pursuant to section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See also Finding No. 7 and supporting evidence.

g) Review of Development Standards – Structural Coverage & Floor Area Ratio. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum site coverage and floor area ratio in this LDR district are 15 percent and 20 percent, respectively. Development on Existing Parcels A and B is below the allowable coverage and floor area ratio. No new development is proposed with implementation of this LLA, and Parcel B will become vacant with implementation of this project. The conversion of an unpermitted guesthouse to a 320 square foot detached garden shed will not increase site coverage, and the property will maintain a building site coverage of 0.37 percent, with a maximum allowed of 15 percent. Therefore, the resulting parcels continue to conform to the maximum allowed site coverage and floor area ratio.

h) Review of Development Standards – Setbacks. Pursuant to Title 20 section 20.14.060.C, the required non-habitable accessory structure setbacks in this LDR district are 50 feet (front), 6 feet (sides),1 foot (rear), and 15 feet (height). Existing development on Parcel A will continue to comply with the required setbacks with implementation of the proposed lot line adjustment. As delineated on the project plans, the garden shed being relocated to Adjusted Parel A proposes a front setback over 50 feet, a side setback of 14 feet, rear setback over 6 feet and a height of 14.56 feet from average natural grade.

i) Review of Development Standards- Minimum Lot Size & Density. Pursuant to Title 20 section 20.14.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "LDR" district as shown on the zoning map. The subject parcels are zoned LDR/1-D (CZ), which has a maximum gross density of 1 unit per acre. Existing Parcel A (1.59 acres) is currently developed with a single-family dwelling, and existing Parcel B (1.36 acres) is currently undeveloped. An unpermitted 320 square foot guesthouse currently straddles both Parcels A and B and with implementation of this project, will be entirely on Adjusted Parcel A. As proposed, the project does not involve any new structural development. Maximum allowed development would remain the same for both parcels with implementation of this LLA, and the existing development will continue to conform to the maximum development density requirement. Any

future permitting of additional residences or accessory structures would depend on other factors in addition to zoning (e.g., potable water credits and sewage disposal) and would require separate discretionary review.

j) Design and Visual Resources. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The project includes conversion of an unpermitted 320 square foot detached guesthouse to new non-habitable accessory structure (garden shed). The structure has dark brown wood siding with stone veneer detailing, dark brown/red clay tile roofing, and dark brown framing for windows and doors. The project only proposes internal conversion of the structure to make it non-habitable, and the exterior will remain as is. The detached garden shed is consistent with the surrounding area and blends into the property due to colors and materials, and mature vegetation surrounding the property.

According to Map A of the Carmel Area Land Use Plan, the subject property is within the public viewshed as seen from Highway 1 corridor and Scenic Road. However, the project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project utilizes the same building footprint with no expansion or alteration to the unpermitted structure, and proposes colors and materials that blend with the surrounding area, therefore the proposed development will not create a negative impact on public viewshed points, Highway 1 corridor or Scenic Road. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment, and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposes to utilize footprint of the existing structure, and proposes no exterior changes. The current structures on the property are consistent with this policy, as they cannot be seen from any public viewshed points, and the colors and materials are natural earth tone colors with the use of stone, as to not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Carmel Area.

k) Restoration. The project includes restoration of development on slopes greater than 25 percent, to include grading of a new driveway to Parcel B, removal of 6 Monterey Pine Trees, and an unpermitted detached guesthouse without the benefit of a discretionary permit. As required in Title 20, section 20.90.130, no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, Zoning Administrator, Planning Commission or the Board of Supervisors, except for a restoration project shall be deemed complete if there is an on-going violation of a County ordinance which regulates grading, vegetation removal or tree removal until restoration has been deemed implemented on that property and monitoring agreements are in place. A Restoration Permit has been applied to require replanting 6 Monterey Pines and restoration of development on

slopes exceeding 30 percent. According to the prepared Arborist Report (County of Monterey Library No. LIB240294) the 6 Monterey Pines that were removed were greater than 6-inch Diameter Breast Height (DBH) and less than 24 inches DBH at the time of removal. The recommendation from the project arborist includes replanting six 5-15 gallon Monterey Pine seedlings or saplings on a 1:1 ratio in order to mitigate impacts of non-permitted tree removal. Condition No. 7 requires the applicant replant (6) five to fifteen gallon Monterey Pines, per the arborist report, and evidence is submitted after replanting takes place to ensure the health of the saplings. Additionally, Title 20 requires a Coastal Development be applied in cases where development takes place on slopes over 30 percent in the Coastal Zone. As indicated on project plans, a portion of the scope includes conversion of an unpermitted guesthouse to a 320 square foot detached garden shed, on slopes over 30 percent. The location and design of the shed requires both a Coastal Development and Design Approval be applied. Therefore, the property owner has applied for the appropriate permits to abate the violations by restoring the disturbed areas on Parcel B to original conditions, and convert the unpermitted guesthouse to a 320 square foot detached garden shed.

l) Development of slopes. As demonstrated in Finding 8, development of the unpermitted guesthouse took place on slopes greater than 25 percent, therefore, Coastal Development has been applied pursuant to Title 20 sections 20.14.030.B and 20.64.230.C1. The property owner proposes to convert the unpermitted structure to a 320 square foot detached garden shed, requiring a Design Approval pursuant to Title 20 section 20.44.

m) Cultural Resources. Per County of Monterey Geographic Informational System, the project site has a high archaeological sensitivity. Carmel CIP section 20.146.090.B, states project sites in high archaeological sensitivity zones shall provide an archaeological survey for any development. According the prepared report (County of Monterey Library No. LIB240295), there were no cultural resources observed during the pedestrian survey, and no further archaeological survey work is recommended. Therefore, there will be no impacts on archaeological resources. To assure no impacts to archaeological or cultural resources will occur, staff has added standard Condition No.3, to require the applicant notify a professional archaeologist in the event a resource is discovered during construction.

n) The project was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review due to an on-going lack of quorum issue, therefore this project was scheduled for the Planning Commission.

o) 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 PLN230339.

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, Carmel Highlands Fire

Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared:
- "Fuel Management Plan" prepared by Rob Thompson, Monterey, CA, August 17, 2024 (County of Monterey Library No. LIB240300).
- "Soils Report" prepared by Belinda Taluban, Salinas, CA, October 1, 2024 (County of Monterey Library No. LIB240299).
- "Geotechnical Investigation" prepared by Belinda Taluban, Salinas, CA, July 12, 2024 (County of Monterey Library No. LIB240298).
- "Biological Assessment" prepared by Rob Thompson, Monterey, CA, August 16, 2024 (County of Monterey Library. No LIB240297).
- "Archaeological Survey" prepared by Vanessa Potter, Monterey, CA (County of Monterey Library No. LIB240295).
- "Tree Removal Assessment" prepared by Rob Thompson, Monterey, CA, August 14, 2024 (County of Monterey Library No. LIB240294).

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on September 16, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230339.

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

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

b) Potable water will continue to be provided by the California American Water (MPWMD) for both Parcels A and B. Both properties are connected to an existing Onsite Wastewater Treatment System (EHB Record ID: ON0102064) and through implementation of this plan, the

location of the existing system will better meet the setback to the property line. Additional water fixtures or connections will not be needed with the implementation of this project.

c) Staff conducted a site inspection on September 16, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230339.

4. **FINDING:** **VIOLATIONS -** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, and applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

EVIDENCE:

a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is aware of any violations existing on subject property (23CE00194).

b) Staff conducted a site inspection on September 16, 2025 and researched County records to assess if any violation exists on the subject property.

c) On April 21, 2023 the subject properties had an inquiry opened due to grading and tree removal. After a site visit from Code Enforcement, a case (23CE00194) was opened. An Administrative Citation was sent to the property owner on May 8, 2023 and cited the property owner for development on slopes greater than 25 percent, to include grading of a new driveway to Parcel B, removal of 6 Monterey Pine Trees, and an unpermitted detached guesthouse without the benefit of a discretionary permit. As required in Title 20, section 20.90.130, no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, Zoning Administrator, Planning Commission or the Board of Supervisors, except for a restoration project shall be deemed complete if there is an on-going violation of a County ordinance which regulates grading, vegetation removal or tree removal until restoration has been deemed implemented on that property and monitoring agreements are in place. As part of the submittal to abate the violations, a Restoration Plan has been reviewed Monterey County and includes replanting 6 five-gallon Monterey Pines and restoring the areas of development that were graded without the benefit of proper permits. Additionally, the applicant seeks after-the-fact approval for the 320 square foot development on slopes for the unpermitted guesthouse subject to a Coastal Development Permit. Findings to grant the Coastal Development Permit are: 1) There is no alternative feasible option; or 2) the proposed development better meets and achieves the goals, policies of the County. There are steeper slopes as indicated in the attached plans on the subject property. Relocation of the structure would not reduce impacts to slopes, as majority of the property is indicated as having slopes over 30 percent. In addition to the Coastal Development Permit to allow the establishment of an accessory structure, a Design Approval must be applied pursuant to Title 20 section 20.44. Therefore, the property owner has applied for the appropriate permits to abate the violations by restoring the disturbed

areas on Parcel B to original conditions, and convert the unpermitted guesthouse to a 320 square foot detached garden shed. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations. The project proposes to replant 6 five-gallon Monterey Pines, restoration of the unpermitted driveway access to Parcel B by reconfiguring the disturbed areas to original condition, as outlined in Finding 1 evidence "k". Implementation of said Plan and the Lot Line Adjustment to relocate the garden shed from Parcel B to Adjusted Parcel A and brings the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.

d) Approval of this after-the-fact permit will abate the portion of the violation related to the development on slopes in excess of 30% where the conversion of the unpermitted accessory structure, guesthouse, to a garden shed was constructed.

e) The violation (Code Enforcement No. 23CE00194) will be abated upon completion of the restoration work, after the fact approval and final inspection of the garden shed. Ministerial permits are required.

f) 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 PLN230339.

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 sections 15303 and 15305(a) categorically exempts accessory structures such as a garage or shed, and minor lot line adjustments not resulting in the creation of any new parcel.

b) The project includes conversion of an unpermitted 320 square foot guesthouse to a non-habitable garden shed, and a minor lot line adjustment between two legal lots of record: Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B). No new lots will be created by the Lot Line Adjustment and therefore the project qualifies as a Class 3 and Class 5 Categorical Exemption.

c) The lot line adjustment will not intensify the level of development allowed on the parcels, either individually or cumulatively. After the implementation of the proposed lot line adjustment, the adjusted/resulting parcels will continue to conform with regard to site coverage, floor area ratio, and setbacks. Therefore, the proposed development is consistent with CEQA Guidelines Section 15305(a) and Title 19 Section 19.09.005.C.

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 would allow development (Title 20 section 20.06.310.4.b, defines a lot line

adjustment as development), the lot line adjustment will not intensify the level of development allowed on the parcels. There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment.

e) No adverse environmental effects were identified during staff review of the development application during a site visit on September 16, 2025.

f) 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 PLN230339.

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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) Although the subject properties are shown in an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, Carmel Area Land Use Plan), no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) County staff conducted a site inspection on September 16, 2025, to verify that the proposed project will not impact public access.

d) 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 PLN230339.

7. **FINDING:** **LOT LINE ADJUSTMENT-** Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Coastal) 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

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.

EVIDENCE:

a) The parcels are zoned Low Density Residential, 1 unit per acre, with a Design Control overlay (Coastal Zone) [LDR/1-D (CZ)].

b) The lot line adjustment is between four or fewer existing adjoining parcels. Existing Parcel A contains 1.59 acres and Parcel B contains 1.36 acres. The two existing legal lots of record have a total combined area of 2.59 acres. After the adjustment, there will be two lots of record containing 1.73 [Adjusted Parcel A] and 1.22 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 proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).

e) The subject properties are zoned for residential purposes. Parcel A is currently developed with single family dwelling, which will remain on Adjusted Parcel A. Parcel B is currently developed with an unpermitted 320 square foot guesthouse, which will be converted to a garden shed and relocated onto Adjusted Parcel A. The garden shed meets the site development standards under LDR zoning for non-habitable accessory structures, and the property's site coverage remains at 0.37 percent, below the maximum allowed. Relocation of the accessory structure better meets the goals and policies of Monterey County Code, and resolves the code enforcement case. No changes in use are proposed. None of the property area is under Williamson Act contract or used for agricultural purposes.

f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.

g) 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; and supporting evidence).

h) The project planner conducted a site inspection on September 16, 2025, to verify that the project will not conflict with zoning or building ordinances.

i) 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 PLN230339.

8. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 30%** - The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, LUP and Title 20 than other development alternatives.

EVIDENCE: a) In accordance with the applicable policies of the Monterey County General Plan Policy 26.1.10 and Title 20 section 20.64.230.D, a Coastal Development Permit is required and the criteria to grant said permit have been met.

b) The project includes conversion of an unpermitted 320 square foot guesthouse to a non-habitable accessory structure (garden shed). According to County of Monterey GIS records, the entire property contains slopes over 30 percent, and the garden shed is currently sited on slopes over 30 percent. To grant a Coastal Development Pemrit there are three findings that must be made: 1) There is no alternative feasible

option; or 2) the proposed development better meets and achieves the goals, policies of the County. There are steeper slopes as indicated in the attached plans on the subject property. Relocation of the structure would likely impact other resources previously not considered, and would likely not reduce the impact to slopes.

c) The project planner conducted a site inspection on September 16, 2025, to verify that the project will not conflict with zoning or building ordinances.

d) 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 PLN230339.

9. **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. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allows an appeal to 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.3 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 Planning Commission does hereby:

1. Find that the project qualifies as a Class 3 and 5 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15305(a), and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit to partially clear code enforcement case 23CE00194 consisting of:
   a) Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and
   b) A Restoration Permit to replant 6 Coast Live Oaks and restore development on slopes in excess of 30 percent; and
   c) A Coastal Administrative Permit to allow conversion of an unpermitted guesthouse to new detached 320 square foot garden shed.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-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

PLN230339

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230339) allows a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 241-142-001-000; 1.59 acres) and Parcel B (APN: 241-142-002-000; 1.36 acres), resulting in two parcels containing 1.73 acres (Adjusted Parcel A) and 1.22 acres (Adjusted Parcel B); and a Restoration Permit to replant 6 Coast Live Oaks and restore development on slopes in excess of 30 percent; and a Coastal Administrative Permit to allow conversion of an unpermitted guesthouse to new detached 320 square foot garden shed. The property is located at 58 Mount Devon Road, and No Address Carmel (Assessor's Parcel Number 241-142-001-000 and 241-142-002-000), 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 Combined Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Numbers 241-142-001-000 and 241-142-002-000 on January 28, 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. 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, PLN230339. 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.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio:
- Replacement ratio recommended by arborist: Replant six 5-15 gallon Monterey Pines
- Other:

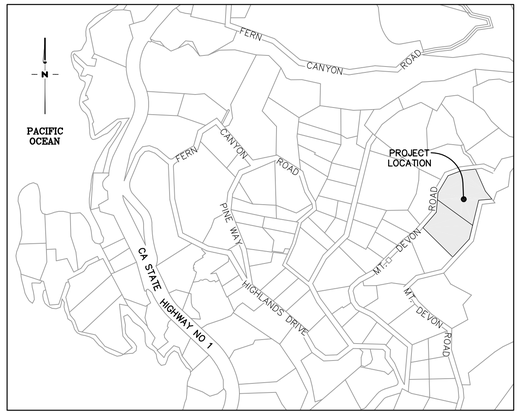
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

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VICINITY MAP
NOT TO SCALE

DATA TABLE:

1. GP LAND USE DESIGNATION: CARMEL AREA LAND USE PLAN – RESIDENTIAL – LOW DENSITY
2. ZONING DESIGNATION: LDR/ 1-D (CZ)
3. SITE COVERAGE:
   - SHED: APPROXIMATE GROSS S.F. = 331 (EXTERIOR WALL TO EXTERIOR WALL)
   - TOTAL BUILDING COVERAGE ON APN 241-142-001 (PRIMARY RESIDENCE LOT): 4,952 SF (INCLUDES MAIN HOUSE, SHEDS, GARAGE AND PORCH)
   - TOTAL PAVED AREA OF DRIVEWAY ON APN 241-142-001 (PRIMARY RESIDENCE LOT): 8,343 S.F.
   - CUBIC YARDS CUT FOR SHED: APPROXIMATELY 64 CY

PARCEL AREA TABULATION			
EXISTING AREA (SF)		PROPOSED AREA (SF)	
APN#	ACRES	PARCEL	ACRES
241-142-001	1.59	NORTH PARCEL	1.73
241-142-002	1.36	SOUTH PARCEL	1.22
TOTAL	2.95	TOTAL	2.95

APN: 241-093-001

PROJECT INFORMATION

SITE ADDRESSES
58 MOUNT DEVON ROAD
CARMEL, CA 93923-9606

APN 241-142-002,
NO ADDRESS

OWNER:
TRACY PIAZZA
58 MOUNT DEVON ROAD
CARMEL, CA 93923-9606

SURVEYOR:
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940

ASSESSORS PARCEL NUMBERS
241-142-001
241-142-002

MOUNT DEVON ROAD
(A 25' WIDE COUNTY ROAD)
(REEL 137, PAGE 434 & REEL 139, PAGE 279)

S 09°56'00" W 86.40'
63.66'
22.74'
S 11°12'00" W 149.73'
S 82°31'00" W 80.99'
S 41°21'00" E 75.90'
S 24°49'00" E 162.52'
N 81°07'00" E 90.30'
N 66°40'00" E 92.50'
N 28°08'00" E 124.74'
S 41°48'00" W 146.09'
N 01°30'00" E 81.86'
N 38°56'00" E 125.60'
N 49°32'41" W 278.00' (N 49°47'00" W 282.65' R2)
N 55°38'45" W 294.03'
N 55°56'00" W 295.00' R1 & R2
N 55°38'45" W 290.06'
NEW LOT LINE
LOT LINE TO BE DELETED
57.14'
59.79'
35.15'

24" DIA. CULVERT
A.C. PAVEMENT
DENSE BRUSH
DIRT
CYPRESS HEDGE
CONC.
PATIO
LANDSCAPING
DO
WOOD WALK
POND
STONE & CONC.
FOUNTAIN
FINISHED FLOOR ELEV.=458.7'
COVERED PORCH
GARAGE BELOW
CONC. SLAB ELEV.=448.0'
SHED
4.0'
14.6'
55.3'
14.4'
3" FALLEN
PL
UTILITY POLE
PROPANE TANK ON CONC. SLAB
111.8'
32.5'
TWO-STORY WOOD FRAME STONE & STUCCO HOUSE
THRESHOLD ELEV.=449.6'
STONE GARAGE
CONC. SLAB ELEV.=438.4'
DRAIN INLET
GVL WALK
LOOSE ROCK LANDSCAPING
STONE & CONC. WALK
STONE & CONC. DRIVEWAY
RIDGE HEIGHT ELEV.=444.4'
DISTRIBUTION BOX
LOOSE ROCK LANDSCAPING
THRESHOLD ELEV.=433.3'
TURF
FIREPIT
CMU WALL
12"Q
14"PALM
FUTURE SUMP LOCATION
2-UNDERGROUND VAULT'S
MULTI-PRONG ACACIA
22"PINE STUMP
FRUIT TREES
12"Q
DOCUMENT#2024007789
APN: 241-142-001
1.59 ACRES ±
NORTH PARCEL
1.73 ACRES ±
DOCUMENT#2023025157
APN: 241-142-002
1.36 ACRES ±
SOUTH PARCEL
1.22 ACRES ±
APN: 241-142-003
TOOL/POTTING SHED
LUMBER PILE
PROPOSED TREE
20"PINE STUMP
6"Q
20"P
12"P
18"P
8"P
PVC RISER
GVL
15"Q
6"Q
14"Q
18"P
20"P
22"PINE STUMP
10"PINE STUMP
18"PINE STUMP
18"P TOPPED
8"Q
6"Q
8"OAK STUMP
5"Q
26"P TOPPED
10"Q
8"Q
14"Q
WATER METER
SET MAG. NAIL & WASHER STAMPED, "CENTRAL COAST SURVEYORS" IN A.C. PAVEMENT
BENCHMARK
ELEV.=400.80'(NAVD88)
MOUNT DEVON ROAD
(A 30' WIDE COUNTY ROAD)
(REEL 1228, PAGE 713)

SCALE: 1" = 20'

LEGEND:

CMU	CONCRETE MASONRY UNIT
CSA	CRAWL SPACE ACCESS
DG	DECOMPOSED GRANITE
DO	DRAIN OUTLET
G	GATE
GVL	GRAVEL
P	PILLAR
PL	PLANTER
CONC.	DENOTES PORTLAND CEMENT CONCRETE
TURF	DENOTES ARTIFICIAL TURF
( )R1	DENOTES RECORD DATA PER DOC#2024007789
( )R2	DENOTES RECORD DATA PER DOC#2023025157
	DENOTES A DOWNSPOUT
	DENOTES A AREA DRAIN
	DENOTES A STUCCO COLUMN
10"Q	DENOTES A 10" DIA. OAK TREE (TYP.)
10"P	DENOTES A 10 DIA. PINE TREE (TYP.)
	DENOTES PROTRACTED BOUNDARY
	DENOTES A FLOWLINE
	DENOTES A 2ND STORY OVERHANG
	DENOTES A ELEVATED WOOD DECK
	DENOTES A STEP
	DENOTES SEPTIC INFORMATION
	DENOTES A WROUGHT IRON FENCE
	DENOTES A WOOD POST & WIRE FENCE
	DENOTES A WOOD FENCE
	DENOTES A WOOD RETAINING WALL
	DENOTES A LOOSE STONE WALL, DASHED IS APPROXIMATE
	DENOTES A CONC. & STONE WALL, WIDTHS VARY, DASHED IS APPROXIMATE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF MOUNT DEVON ROAD, AS SHOWN.

   ELEVATION = 400.80 FEET (NAVD88)
4. CONTOUR INTERVAL = TWO FOOT. DASHED IS APPROXIMATE.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN. OAK TREES SMALLER THEN 5" ARE NOT SHOWN. NOT ALL TREES ARE SHOWN. TREES LOCATED AUGUST 2023.
6. SEPTIC INFO PROVIDED BY SALINAS VALLEY SEPTIC SERVICE DATED 8/20/2023, AND IS APPROXIMATE.
7. FIELD WORK COMPLETED ON MAY 20, 2024.

LICENSED LAND SURVEYOR DAVID T. EDSON No. 4974 STATE OF CALIFORNIA

PROPOSED LOT LINE ADJUSTMENT

BETWEEN

THE PARCELS DESCRIBED IN
DOCUMENT# 2024007789 &
DOCUMENT# 2023025157
OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL HIGHLANDS COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Tracy Piazza

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 23-76 JUNE 2024

PREPARER: LLJS

APN'S 241-142-001, 002

UPDATED FEBRUARY 2025 – DATA TABLE & PROPOSED TREES

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

GRADING AND DRAINAGE

1. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

4. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

5. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

6. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 12 CY
FILL = 17 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES.

SCOPE OF WORK

GRADING AND DEMOLITION SHOWN ON THESE PLANS ARE TO ADDRESS A NOTICE OF VIOLATION FOR CASE NUMBER PLN230339. THE PROPOSED GRADING WILL RESTORE THE CUT DRIVEWAY BACK TO NATURAL TERRAIN AND VEGETATION WILL BE ADDED TO MATCH SURROUNDING CONDITIONS.

LAND DISTURBANCE

LAND DISTURBANCE AREA = 3,275 SF

SHEET INDEX

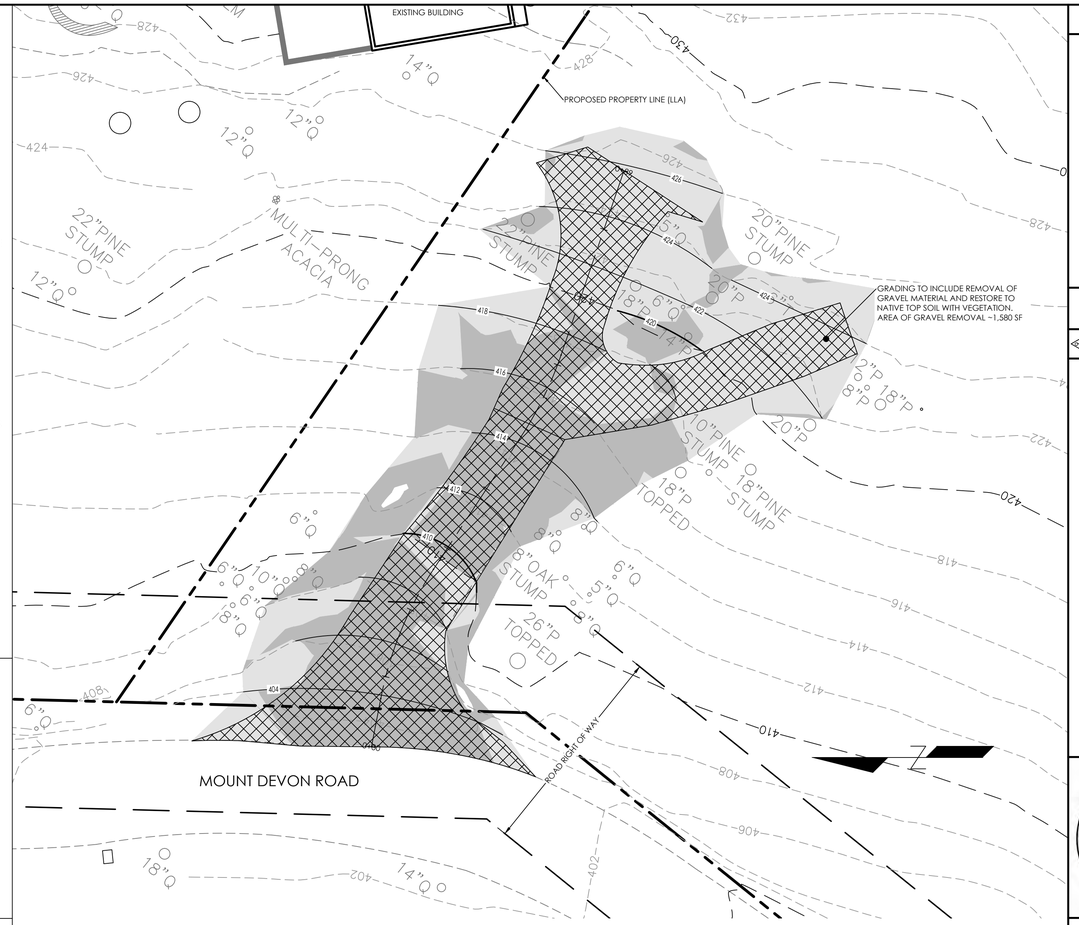
C1 GRADING PLAN
C2 EROSION CONTROL PLAN

LEGEND

EXISTING		PROPOSED
	DIRT ROAD	
X	FENCE LINE	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
11" OAK	TREE	

VICINITY MAP





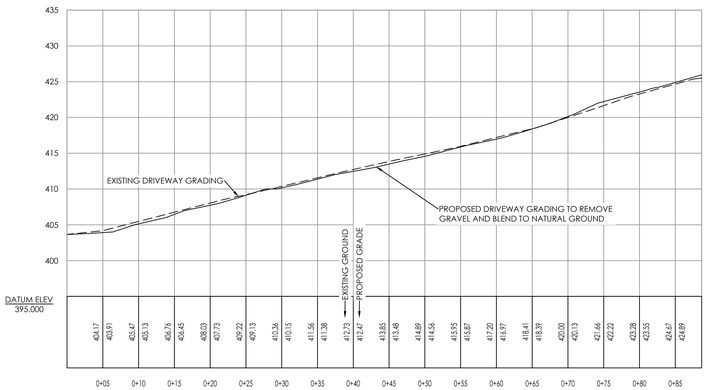
MONTEREY COUNTY NOTES:

"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."

A / C1 GRADING PLAN
SCALE: 1"=10'

LEGEND
- CUT AREA
- FILL AREA
- AREA OF GRAVEL REMOVAL/TOP SOIL IMPORT

10 0 5 10 20
GRAPHIC SCALE



B / C1 DRIVEWAY PROFILE
SCALE: 1"=10'

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Drawing file: Z:\Projects\125113 Leaton-Mt Devon Road Reatag\dwg\125113 Grading Plan.dwg
Plotted: Mar 06, 2025 - 6:28pm

REV.	DATE	DESCRIPTION	BY
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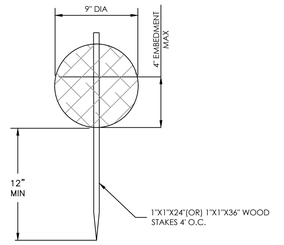
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

GRADING PLAN

LEATON RED-TAG GRADING
58 MOUNT DEVON ROAD
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	3/6/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	2 SHEETS
PROJECT#	125113



INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL. SHORTER STAKES IN DENSER SOILS.

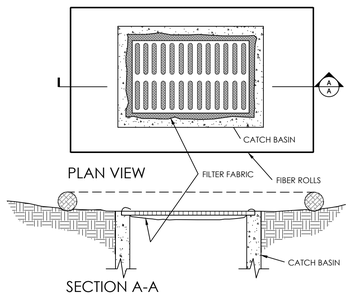
2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

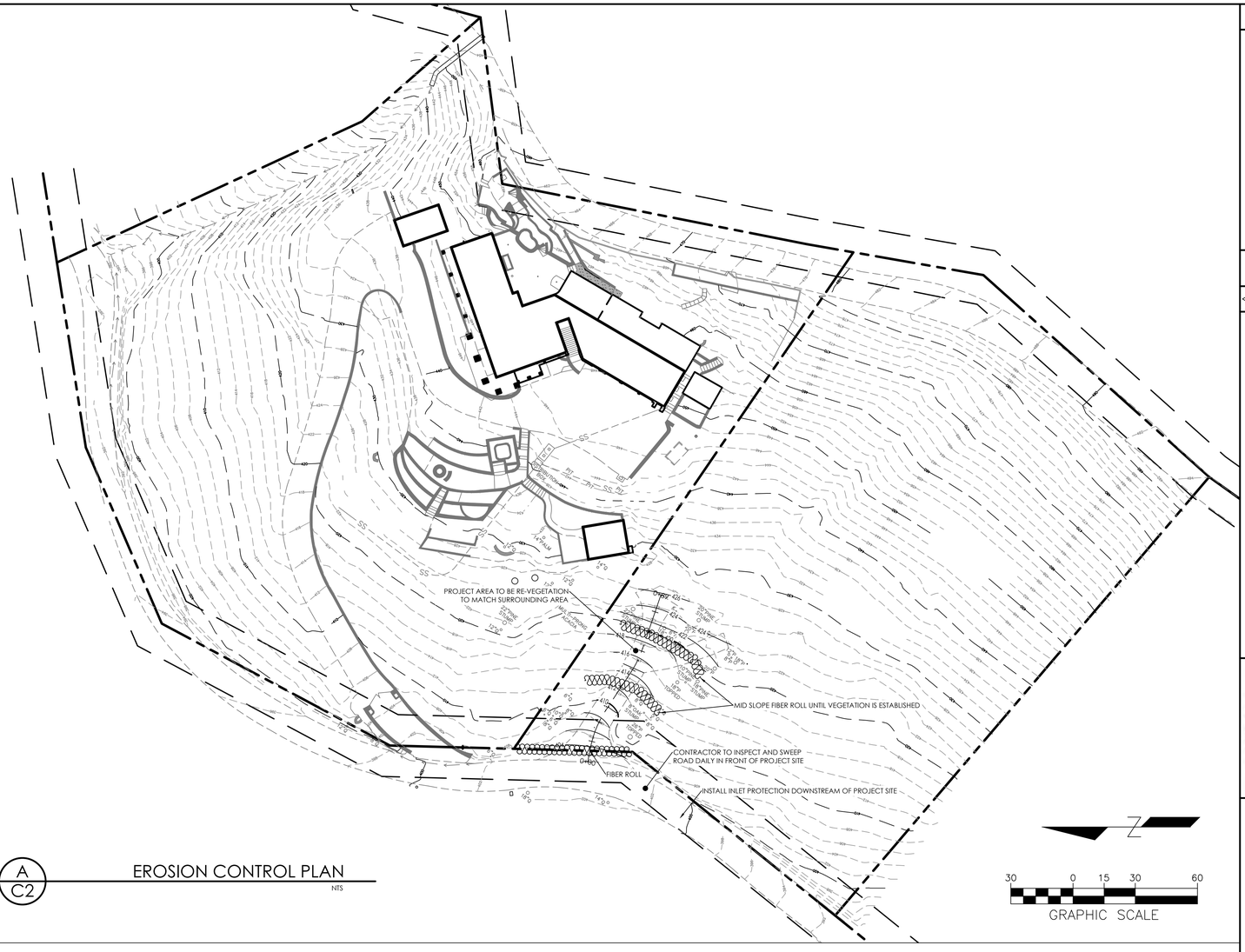
4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

B / C2 — FIBER ROLL
NTS



C / C2 — INLET PROTECTION
NTS



A / C2 — EROSION CONTROL PLAN
NTS



D / C2 — CONSTRUCTION HAUL ROUTE
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

BY	DESCRIPTION	DATE	REV.
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			7

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 07625
EXP. 06-30-25
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STATE OF CALIFORNIA

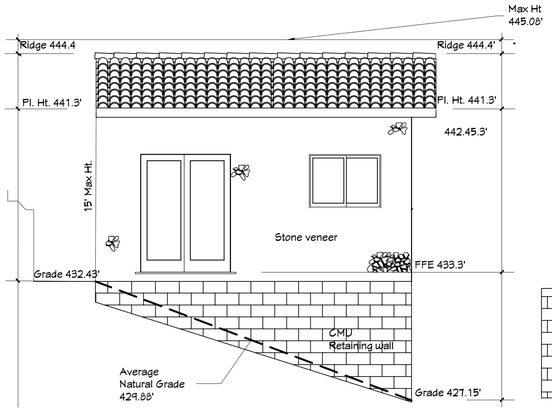
EROSION CONTROL PLAN

LEATON RED-TAG GRADING
58 MOUNT DEVON ROAD
CARMEL, CA 93923

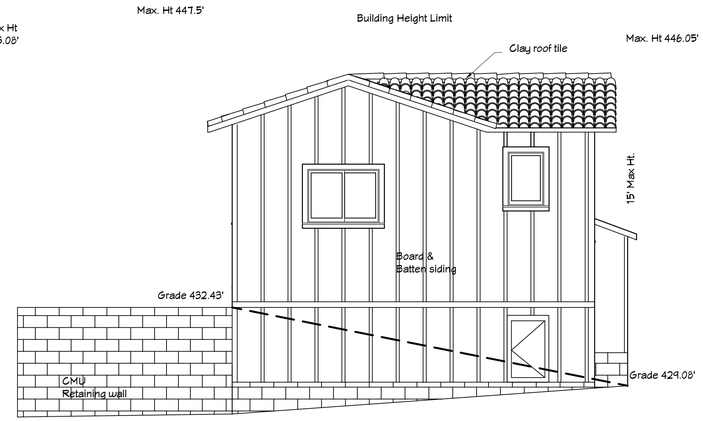
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DATE:	3/6/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF	2 SHEETS
PROJECT#	125113

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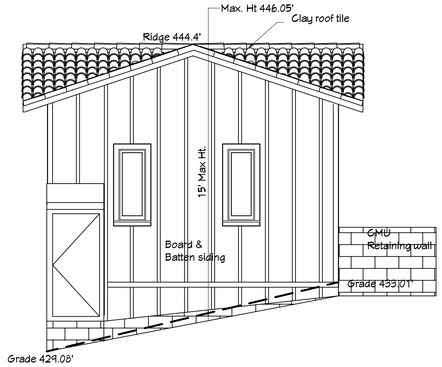
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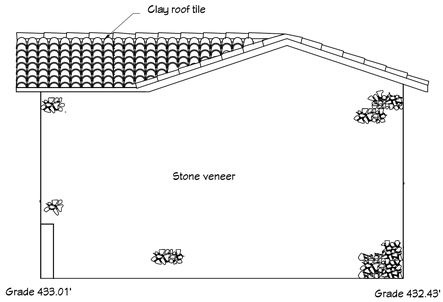
South Elevation



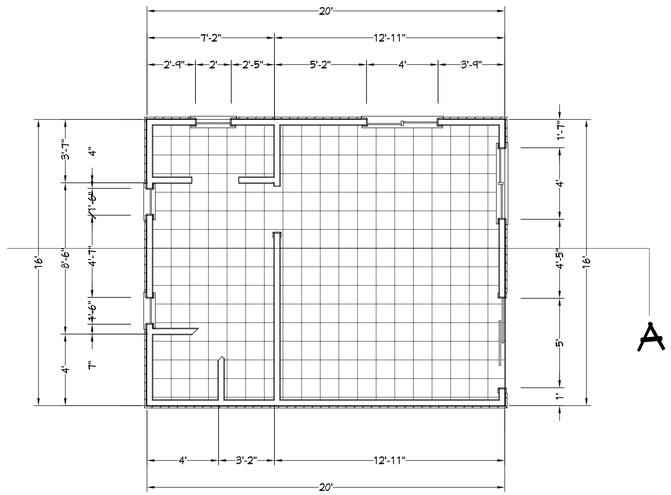
East Elevation



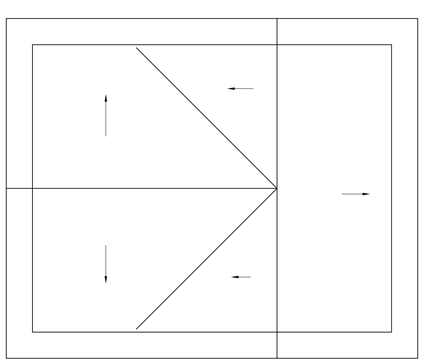
North Elevation



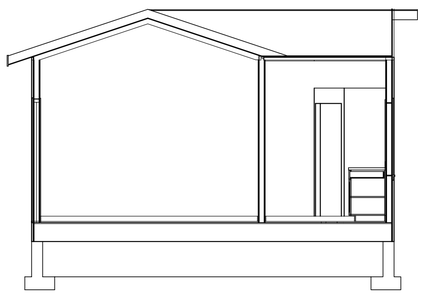
South Elevation



Floor Plan



Roof Plan



Section A

Height Calculations:

Highest point of natural grade at structure 433.01'
Lowest point of natural grade at structure 427.25'
5.86' / 2 = 2.93'

Average natural grade 427.25' = 2.93' = 430.18'

Maximum alllowable height of building 427.25' + 2.93' +15.0' = 445.08'
Building shall not exceed 445.08'
Ridge Height existing 444.44' Complies with Coastal Zone.

Potting / Tool Shed

56 Mt Devon Road
Carmel, California
APN: 241-142-001 & 002

Sheet Title

Plans - Elevations - Sections

Date 2/14/25 Scale 1/4" = 1'-0"

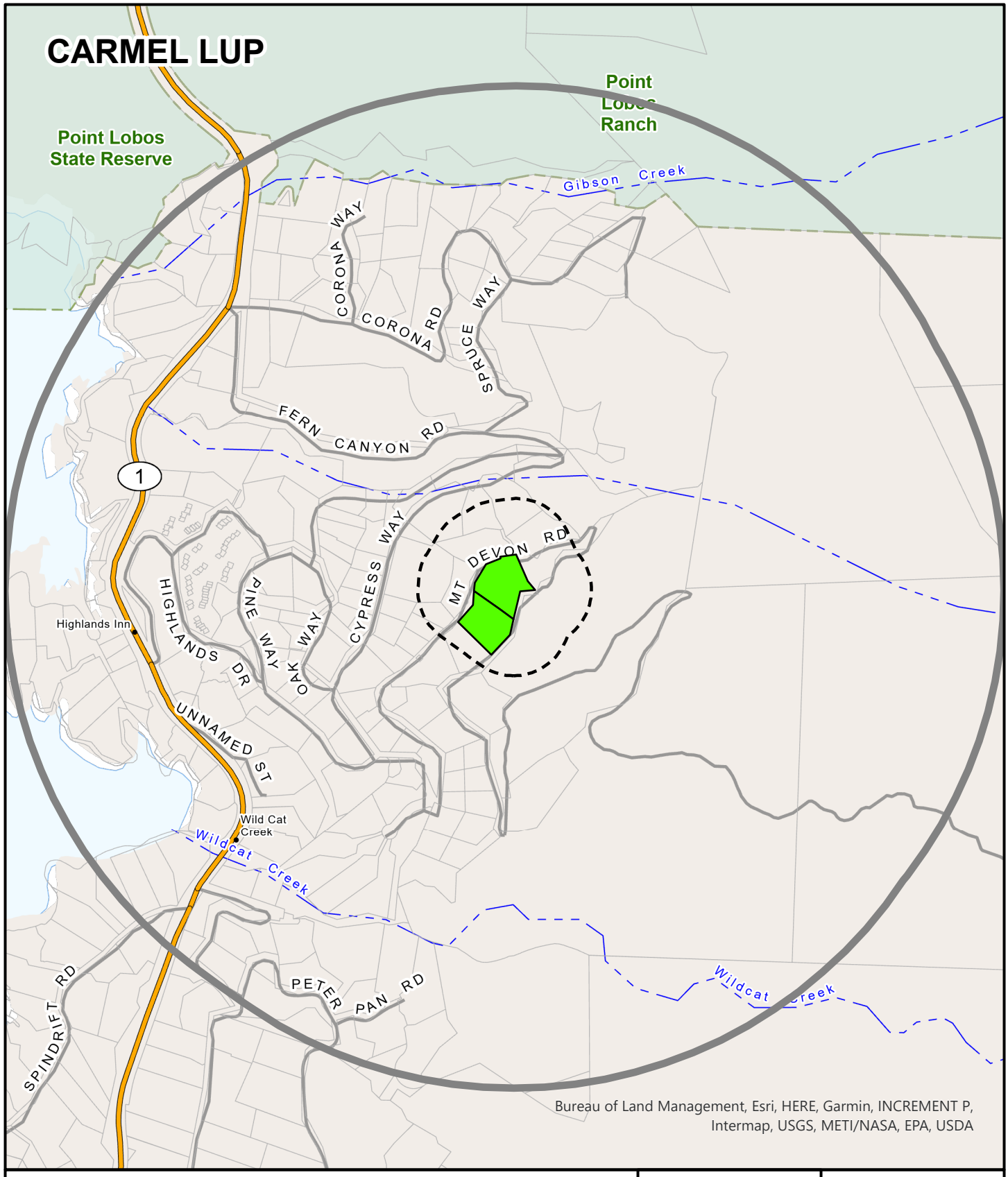
A1

Project Design

David Preus
3050 Rio Road #04
Carmel, Ca
93923
(503) 413-3755

Exhibit C

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APPLICANT: TRACY PIAZZA

APN: 241142001000,241142002000 **FILE #** PLN230339

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN(

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Exhibit D

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

August 14, 2024

Ms. Tracy Piazza
58 Mt. Devon Road
Carmel, CA. 93923
APN: 241-142-002
Project File # PLN230339

Subject: 58 Mt. Devon Road Non-Permitted Tree Removal Assessment

Per *Monterey County Housing & Community Development Department-Planning Services* requirements, the purpose of this report is to document that six (6) native specie Monterey pine (*Pinus radiata*) trees located on the south parcel at 58 Mt. Devon Road in the Carmel Highlands (APN: 241-142-002) were removed without a Monterey County tree removal permit. Consequently, the County has issued a citation (Project File # PLN230339) requiring that this non-permitted tree removal be documented, evaluated and properly mitigated. Findings and recommendations are provided herein:

In regards to exhibits and photographs included in this report, refer to the attached *Exhibit A: Tree Removal Location Map* that shows the location of the 6 subject pine trees identified as *Tree#s 1-6*, as well as the attached photos located at the end of the report (i.e., *Figures 1-10*) that depict property features and characteristics, and the remaining stumps and stems of the 6 pines that were removed.

The subject property in the Carmel Highlands (i.e., the south parcel) is accessed by a unpaved gravel driveway that leads to a relatively small structure (refer to attached photos, *Figures 2, 9 & 10*). The lot is located in a mixed woodland *wildland-urban interface* (WUI) community that is dominated by mature and aging upper-canopy Monterey pines (*Pinus radiata*) and mid- to lower-canopy coast live oaks (*Quercus agrifolia*; refer to *Figures 1-10*). Lower growing understory vegetation is primarily composed of a variety of native coastal scrub type vegetation and non-native invasive plants (e.g., exotic annual grasses and broadleaf noxious weeds, such as French broom, acacia, jubata grass, Italian thistle, pittosporum and eucalyptus, among other non-native

plant species). It should be noted that several of pines occurring on the subject property and in the surrounding woodland (WUI) areas are overly-mature and senescing trees that are exhibiting signs and symptoms of declining physiological health and structural condition.

The non-permitted removal of six (6) Monterey pine trees (identified as *Tree#s 1-6*; refer to *Figures 2-7*) located on the south parcel was evidently done to address hazard concerns that the property owner had due to the apparent declining health and condition of the subject trees. Additionally, tree removal was also performed to assist with fuel reduction and vegetation management activities that the property owner wanted completed for the purpose of reducing unnaturally high combustible fuel loads and mitigating wildland fire hazards, as well as to comply with California State *PRC 4291* and homeowners insurance industry standards in WUI areas, which requires fuel reduction to a minimum of 100 feet around occupied structures to assist in reducing hazardous fuel loads and providing adequate defensible space in the event of an approaching wildland fire (refer to the attached *Exhibit A: Tree Removal Location Map* and photos located at the end of the report [*Figures 1-10*]). Fuel reduction operations involved the above mentioned tree removal, as well as the thinning and removal of dense and overgrown understory vegetation (i.e., ladder fuels) that consist of a variety of native and exotic vegetation and highly combustible dead and unhealthy woody material. Other than tree removal, protected special status flora and fauna do not appear to have been affected by tree removal and fuel reduction operations.

Currently, the only evidence available as to the approximate size and general condition of the 6 pine trees that were removed are the remaining stumps and stems/snags (refer to *Figures 2-7*). Per the assessment, the 6 subject pines were greater than 6 inch DBH and less than 24 inch DBH at the time of removal; however, accurately determining the health and condition of the trees at the time of removal based on the current condition of the stems/snags (*Tree#s 1 & 2*) and stumps (*Tree#s 3-6*) is a difficult task. Per the condition of the remaining stumps and stems, there is no clear and conclusive evidence that the trees were dead, dying and/or structurally compromised at the time of removal, so unless there is photographic evidence proving otherwise, the assumption is that the subject pine trees were alive, but not necessarily healthy, at the time of removal.

It should be noted that the remaining stumps have some wood rot and decay, which indicates that they may have been significantly declining, or perhaps dead, and/or structurally unsound and compromised at the time of removal; however, there is not enough wood decay and deterioration to conclusively say that the 6 subject pines were dead, significantly declining and/or structurally unsound when they were removed. While, based on the current evidence available, it can not be concluded that the subject pine trees were dead and hazardous at the time of removal, in my professional opinion, it is likely that these 6 pines were in declining health and condition when they were

removed, which is based on the current condition of the remaining 2 stems/snags (*Tree#s 1 & 2*; refer to *Figures 2 & 3*) and 4 stumps (*Tree#s 3-6*; refer to *Figures 4-7*).

It should also be noted that a 8 inch oak stump identified on the *Exhibit A: Tree Removal Location Map* (located near the pine stem/snag identified as *Tree#1*) is actually less than 6 inches diameter, so no tree removal permit was required and the removal of this oak is not considered a violation (refer to *Figure 8*).

In conclusion, the property owner decided to remove the 6 Monterey pine trees of concern (refer to the attached *Exhibit A: Tree Removal Location Map* and photos, *Figures 2-7*) as a preventative action to address and mitigate hazard concerns they felt the subject trees presented. Regardless of the health and condition of the 6 subject trees at the time of removal, as well as the current condition of the remaining stumps and stems, a tree removal permit should have been obtained prior to tree removal activities occurring, which the property owner recognizes was a mistake.

As a result of tree removal activities, it will be necessary to plant six (6) 5 to 15-gallon Monterey pine seedlings or saplings (a 1:1 replacement ratio) in order to mitigate impacts of non-permitted tree removal and to satisfy Monterey County tree removal permit requirements. The 6 replacement plantings shall be planted in suitable and appropriate locations on the subject parcel (there are several suitable planting locations to choose from) using proper tree planting methods and best management practices (BMP's). Additionally, these 6 Monterey pine replacement plantings shall be properly cared for and maintained to assist in healthy establishment and maturation, and will be required to survive a 1-year monitoring period to satisfy Monterey County tree removal permit conditions.

Best regards,

Rob Thompson
ISA Certified Arborist # WE-7468A
Resource Ecologist

8-14-24
Date

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT AND IS BASED ON THE FINDINGS AND PROFESSIONAL OPINION OF A *ISA CERTIFIED ARBORIST* WITH THOMPSON WILDLAND MANAGEMENT (TWM). TWM ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER INDIVIDUALS OR PARTIES.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION FOR OBVIOUS DEFECTS AND OF TREE CONDITION FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY SUCH LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE. TREES, INCLUDING TREES THAT APPEAR HEALTHY AND STRUCTURALLY SOUND, MAY FAIL UNEXPECTEDLY WITHOUT ANY VISIBLE SIGNS OF BEING PHYSIOLOGICALLY AND/OR STRUCTURALLY COMPROMISED, PARTICULARLY DURING PERIODS OF INCLEMENT WEATHER, BUT TREES MAY ALSO FAIL DURING PERIODS OF FAIR WEATHER. THIS REPORT IS MADE WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE MADE THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.

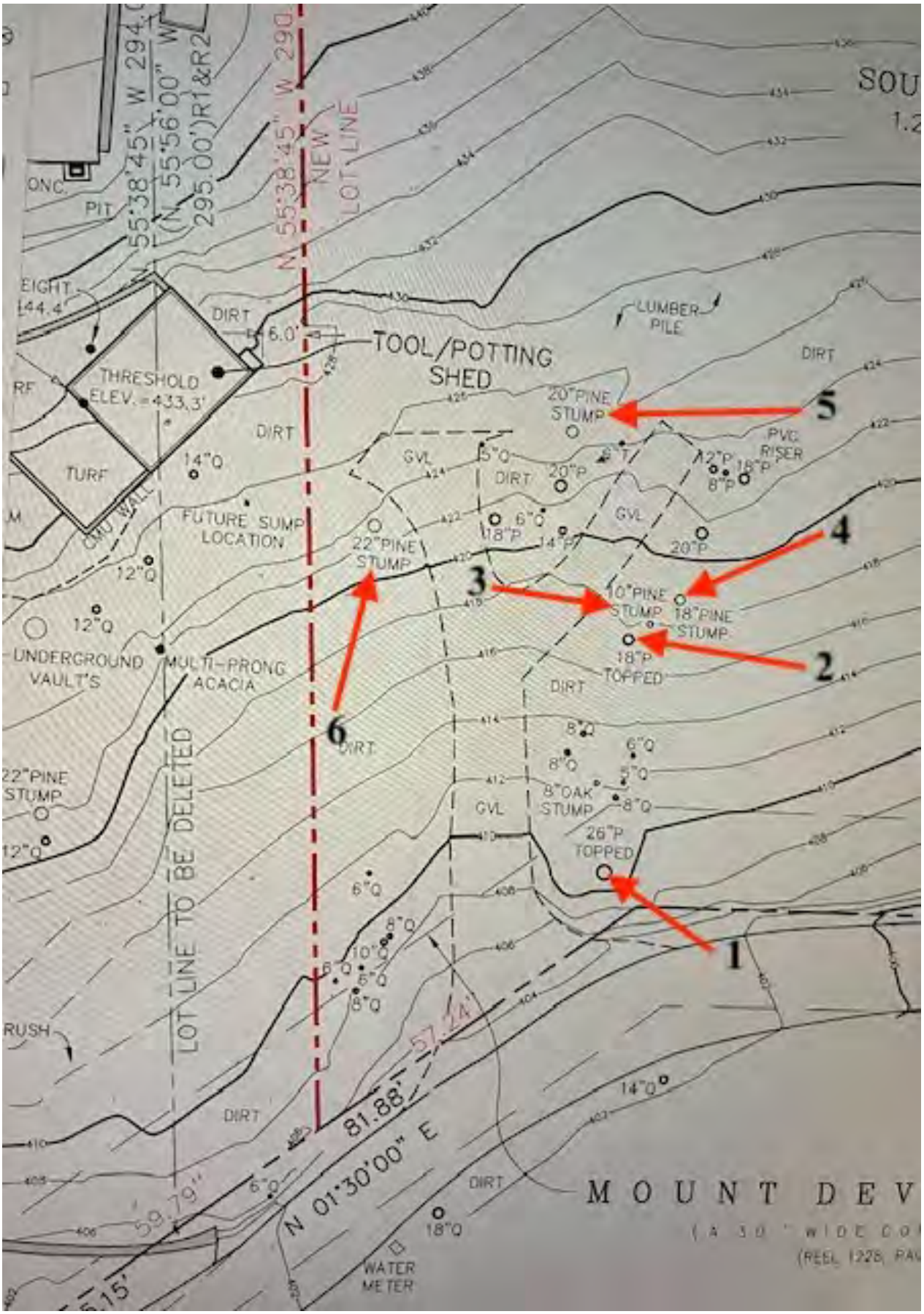


Exhibit A: Tree Removal Location Map shows the location of 6 mature and aging Monterey pine trees (identified as Tree#s 1-6) that were removed from the south parcel without a County tree removal permit.



Figure 1. View of mixed pine and oak woodland south parcel from Mt. Devon Road.



Figure 2. Unpaved entrance to the south parcel. The pine stem/snag identified as Tree#1 is near right edge of photo.



Figure 3. The other pine stem/snag identified as Tree#2 that was removed without a permit is in center of photo and is surrounded by non-native invasive French broom.



Figure 4. Pine stump identified as Tree#3 was removed without a permit.



Figure 5. Pine stump identified as Tree#4 was removed without a permit.



Figure 6. Pine stump identified as Tree#5 was removed without a permit.



Figure 7. Pine stump identified as Tree#6 was removed without a permit.



Figure 8. Oak stump identified on the parcel map and tree removal map is less than 6 inch diameter and no tree removal permit or mitigation planting is required.



Figure 9. Unpaved gravel entrance to south parcel is surrounded by an abundance of non-native invasive French broom and acacia.



Figure 10. Structure is located at top of unpaved entrance. The main house and residence is barely visible in the background.

Introduced: 1/20/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN180441-AMD1 - SALINAS 101 LLC

Public hearing to consider an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.

Project Location: 101 Sala Road & Harrison Road, Salinas

Proposed CEQA action: Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

a. Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164.; and

b. Approve a Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff

recommends approval subject to 32 conditions of approval.

PROJECT INFORMATION

Agent: Brad Sobel
Property Owner: Salinas 101 LLC
APN: 113-091-017-000
Parcel Size: 17.5 acres
Zoning: "LC" or Light Commercial
Plan Area: Greater Salinas
Flagged and Staked: No
Project Planner: McKenna Bowling, Associate Planner
[bowlingmr@countyofmonterey.gov, (831) 755-5298]

SUMMARY:

The subject property consists of a vacant parcel of about 17.5 acres in size, within the Greater Salinas Area Plan. The original project (PLN180441), was heard by the Planning Commission on November 8, 2023, and the action on the hearing consisted of the adoption of a Mitigated Negative Declaration and approval of a Combined Development Permit consisting of a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four (4) retail buildings, four (4) quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039; **Exhibit C**).

The Applicant/Owner now seeks to modify the size and location of previously approved buildings and parcels, remove the previously approved carwash from the scope of work, add a three-truck fueling station, and realign portions of Harrison Road to modify driveway access for the subject property. To implement these changes, an Amendment to the previously approved General Development Plan, Combined Development Permit, and Vesting Tentative Map is required. Further, the previously approved Vesting Tentative Map was set to expire in November 2025, and therefore, this Project also includes a two-year extension. All other project components of the previously approved Combined Development Permit (PLN180441) remain the same. Of the Conditions of Approval approved with Resolution No. 23-039 (PLN180441), 29 are still applicable and are being carried forward to this Amendment (PLN180441-AMD1).

The previously approved project has a water demand of 23 AF per year. Removal of the previously approved gas station will reduce yearly water demand by approximately 4 AF/Y (total demand of 17.58 AF/Y). The Project, as amended, continues to include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. Ground disturbance and building footprints remain relatively the same.

DISCUSSION:

Site Development Standards

The previously approved General Development Plan (Resolution No. 23-039) established a maximum development capacity of 125,000 square feet, maximum building site coverage of 50 percent, with a front setback of 20 feet from Harrison Road, 10 foot rear setback, side setback of 5 feet, and a side setback of 15 feet from any internal streets/driveways. This Amendment does not modify the site development standards of the General Development Plan. As proposed, the modified development conforms to the site development standards outlined in both Title 21, and the previously approved General Development Plan. The amended project reduces the overall square footage from 98,926 to 98,676 (76% of the allowed). The maximum allowed height in the LC district for main structures is 35 feet, and 15 feet for all accessory structures. The previously approved project included a Variance to allow the Hotel on Parcel 7 to exceed 35 feet. The reconfigured buildings on Parcels 2, 3, 4, 5, 6, 8, 9, and 10 comply with the required main structure heights. Therefore, as proposed and conditioned, the project conforms with the applicable development standards of the zoning district.

The Project would also include the installation of 486 parking spaces, which exceeds the minimum required pursuant to Title 21 section 21.58.040. As illustrated in the attached plans, 121 parking stalls will be associated with the proposed hotel, while 87 stalls will be provided for the Tractor Supply retail building.

Construction would continue to be completed in three phases. As amended, Phase 1 of the Project includes the construction of the Tractor Supply retail store, two retention basins, and Quick Serve Convenience stores. Phase 2 of the Project includes the construction of various retail stores on Parcels 2, 3, and 9. Phase 3 of the Project includes the construction of the four-story 95 room hotel on Parcel 7.

Vesting Tentative Map Amendment

Pursuant to Title 19 section 19.05.070, Vesting Tentative Map (VTM) Amendments may be approved provided:

1. No lots, units or building sites are added;
2. The changes are consistent with both the intent and spirit of the original vesting tentative map approval;
3. There are no resulting violations that affect Monterey County Codes; and
4. There will be no new significant adverse environmental effect from the change.

The VTM Amendment does not change the number of proposed lots or building sites (10). The proposed VTM modifications ensure that on- and off-site circulation is safe, while still proposing highway and neighborhood serving commercial uses. Accordingly, the proposed changes are consistent with the intent and spirit of the original vesting tentative map. As proposed, the Project and Amended Vesting Tentative Map, as designed and conditioned, is consistent with the 2010 Monterey County General Plan and Greater Salinas Area Plan, and there are no resulting violations that affect Monterey County Codes. Finally, as described in the attached Addendum (Attachment E), the proposed Amendment will not result in any new adverse environmental impacts.

Public Viewshed and Design

The Project is not located near a designated scenic vista. Additionally, the property is not located in an

area subject to a Design Control zoning overlay, which regulates the size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. However, the Project has been designed to be compatible with the surrounding rural character, as intended by the 2010 General Plan. The Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architectural design elements of the Project, including natural building colors, roof and trellis designs, and security lighting. The proposed building colors would be a mix of neutral and earthtone colors, including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Project. This Amendment does not modify the previously approved design or architectural style.

Environmentally Sensitive Habitat

The previously prepared biological and cultural resources assessment (County of Monterey No. LIB200170) focused on Congdon's tarplant, which is classified as a Rare Plant Rank 1b by CNPS. A focused plant survey was conducted on September 25, 2019, and no Congdon's tarplant was observed at the proposed project site. The report also included a survey of Nesting Birds, California Tiger Salamander, and California Red-Legged Frog. The previously approved project was determined to have a less-than-significant impact on biological resources with the incorporation of Mitigation Measure BIO-1 and standard permit conditions. The proposed amendment would not change the severity of the previously analyzed impact, and Mitigation Measure BIO-1 has been applied as a condition of approval.

Traffic Improvements

The previously prepared Traffic Impact Analysis (County of Monterey Library No. LIB200165) identified that under existing plus project buildout conditions, the prior project would result in traffic operations that would be in conflict with the County's level of service standard. As a result, the previously approved project included off-site circulation improvements to reduce the impact to a level less than significant. These improvements included modifying the US 101 North ramp and Sala Road intersection's signal, adding and modifying lanes at the Harrison Road and Sala Road intersection, adding a signal to the Harrison Road and project driveway, and additional lines to Harrison Road. These improvements were incorporated into the requirements of Mitigation Measure TI-1.

The proposed Amendment continues to include these on- and off-site improvements, but makes certain modifications to better accommodate the proposed truck fueling station's related traffic. In addition, these modifications change the previously approved intersection of Harrison Road and the property's second [northern] driveway to provide for safer turning movements. Modified improvements include an elongated left turn into the second driveway, restricting left-turning movements when exiting the second driveway, and better-designed taper lanes. The off-site traffic improvements will continue to connect to the existing crosswalks across Sala Road at Harrison Road, as well as with future pedestrian facilities constructed on Harrison Road as part of the future development of Area K. Further, with development of Area K as planned in City of Salinas General Plan, Bicycle Connectivity will be improved through the Transportation Agency for Monterey's 2011 Bicycle and Pedestrian Master Plan via a Class 2 bicycle path on Harrison Road north of existing city limits. Adherence to Mitigation Measure TI-1, as well as the proposed modified improvements, will ensure that the amended project complies with the County's Circulation Element and has less than

significant impacts with respect to transportation.

Benefits of the proposed site plan include internal circulation improvements by adjusting the truck fueling entrance to the north side of the project, which then directs all trucks to enter the site at the northern access driveway, thereby eliminating truck queuing on Harrison Road at the main driveway. Additionally, the truck fueling area proposes a bypass lane to allow trucks to bypass the fueling pumps and exit the project site, which minimizes the potential queuing conflicts. According to the updated Traffic Access Analysis (County of Monterey Library No. LIB250197), the daily weekday trip volume would decrease by 222 trips and Saturday daily trip volume would decrease by 371 trips. The truck traffic expected to utilize the fueling facility is 35 trucks per day, and assuming 10 percent takes place during peak hour, would total approximately 6 trucks in the peak hour, with a fueling time of 15 minutes. The three truck fueling positions would then be occupied for a total of about 30 minutes. Furthermore, the potential traffic volumes and levels of service (LOS) at the four fueling area access points would operate acceptably at LOS B or better, with vehicle delays for the inbound left turn along the northern project access less than 5.0 seconds per vehicle.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW:

On November 8, 2023 the Planning Commission adopted a Mitigated Negative Declaration (SCH No. 2023090503; **Exhibit F**) for the Combined Development Permit consisting of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a gas station and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039 (**Exhibit C**).

Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified, or a Mitigated Negative Declaration has been adopted, no subsequent environmental review 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 the preparation of a subsequent EIR or negative declaration have occurred. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope, and confirm that all previously adopted mitigated measures continue to be applicable. The prepared Addendum is attached as **Exhibit E** of the January 28, 2026 staff report to the Planning Commission and reflects the County's independent judgement and analysis.

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: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A-Project Data Table
Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Revised General Developmemnt Plan

Exhibit C- Planning Commission Resolution No. 23-039 (PLN180441)
Exhibit D - Vicinity Map
Exhibit E- Addendum
Exhibit F-Adopted ISMND (PLN180441)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Salinas 101 LLC, Property Owners; Brad Sobel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN180441-AMD1.

County of Monterey
Planning Commission

Agenda Item No.4

Legistar File Number: PC 26-011

Item No.4

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

January 28, 2026

Introduced: 1/20/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN180441-AMD1 - SALINAS 101 LLC

Public hearing to consider an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a 3) Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a 5) Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a 6) Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access.

Project Location: 101 Sala Road & Harrison Road, Salinas

Proposed CEQA action: Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

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PROJECT INFORMATION

Agent: Brad Sobel
Property Owner: Salinas 101 LLC
APN: 113-091-017-000
Parcel Size: 17.5 acres
Zoning: "LC" or Light Commercial
Plan Area: Greater Salinas
Flagged and Staked: No
Project Planner: McKenna Bowling, Associate Planner
[bowlingmr@countyofmonterey.gov, (831) 755-5298]

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DISCUSSION:

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The Project would also include the installation of 486 parking spaces, which exceeds the minimum required pursuant to Title 21 section 21.58.040. As illustrated in the attached plans, 121 parking stalls will be associated with the proposed hotel, while 87 stalls will be provided for the Tractor Supply retail building.

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Vesting Tentative Map Amendment

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3. There are no resulting violations that affect Monterey County Codes; and
4. There will be no new significant adverse environmental effect from the change.

The VTM Amendment does not change the number of proposed lots or building sites (10). The proposed VTM modifications ensure that on- and off-site circulation is safe, while still proposing highway and neighborhood serving commercial uses. Accordingly, the proposed changes are consistent with the intent and spirit of the original vesting tentative map. As proposed, the Project and Amended Vesting Tentative Map, as designed and conditioned, is consistent with the 2010 Monterey County General Plan and Greater Salinas Area Plan, and there are no resulting violations that affect Monterey County Codes. Finally, as described in the attached Addendum (Attachment E), the proposed Amendment will not result in any new adverse environmental impacts.

Public Viewshed and Design

The Project is not located near a designated scenic vista. Additionally, the property is not located in an

area subject to a Design Control zoning overlay, which regulates the size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. However, the Project has been designed to be compatible with the surrounding rural character, as intended by the 2010 General Plan. The Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architectural design elements of the Project, including natural building colors, roof and trellis designs, and security lighting. The proposed building colors would be a mix of neutral and earthtone colors, including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Project. This Amendment does not modify the previously approved design or architectural style.

Environmentally Sensitive Habitat

The previously prepared biological and cultural resources assessment (County of Monterey No. LIB200170) focused on Congdon's tarplant, which is classified as a Rare Plant Rank 1b by CNPS. A focused plant survey was conducted on September 25, 2019, and no Congdon's tarplant was observed at the proposed project site. The report also included a survey of Nesting Birds, California Tiger Salamander, and California Red-Legged Frog. The previously approved project was determined to have a less-than-significant impact on biological resources with the incorporation of Mitigation Measure BIO-1 and standard permit conditions. The proposed amendment would not change the severity of the previously analyzed impact, and Mitigation Measure BIO-1 has been applied as a condition of approval.

Traffic Improvements

The previously prepared Traffic Impact Analysis (County of Monterey Library No. LIB200165) identified that under existing plus project buildout conditions, the prior project would result in traffic operations that would be in conflict with the County's level of service standard. As a result, the previously approved project included off-site circulation improvements to reduce the impact to a level less than significant. These improvements included modifying the US 101 North ramp and Sala Road intersection's signal, adding and modifying lanes at the Harrison Road and Sala Road intersection, adding a signal to the Harrison Road and project driveway, and additional lines to Harrison Road. These improvements were incorporated into the requirements of Mitigation Measure TI-1.

The proposed Amendment continues to include these on- and off-site improvements, but makes certain modifications to better accommodate the proposed truck fueling station's related traffic. In addition, these modifications change the previously approved intersection of Harrison Road and the property's second [northern] driveway to provide for safer turning movements. Modified improvements include an elongated left turn into the second driveway, restricting left-turning movements when exiting the second driveway, and better-designed taper lanes. The off-site traffic improvements will continue to connect to the existing crosswalks across Sala Road at Harrison Road, as well as with future pedestrian facilities constructed on Harrison Road as part of the future development of Area K. Further, with development of Area K as planned in City of Salinas General Plan, Bicycle Connectivity will be improved through the Transportation Agency for Monterey's 2011 Bicycle and Pedestrian Master Plan via a Class 2 bicycle path on Harrison Road north of existing city limits. Adherence to Mitigation Measure TI-1, as well as the proposed modified improvements, will ensure that the amended project complies with the County's Circulation Element and has less than

significant impacts with respect to transportation.

Benefits of the proposed site plan include internal circulation improvements by adjusting the truck fueling entrance to the north side of the project, which then directs all trucks to enter the site at the northern access driveway, thereby eliminating truck queuing on Harrison Road at the main driveway. Additionally, the truck fueling area proposes a bypass lane to allow trucks to bypass the fueling pumps and exit the project site, which minimizes the potential queuing conflicts. According to the updated Traffic Access Analysis (County of Monterey Library No. LIB250197), the daily weekday trip volume would decrease by 222 trips and Saturday daily trip volume would decrease by 371 trips. The truck traffic expected to utilize the fueling facility is 35 trucks per day, and assuming 10 percent takes place during peak hour, would total approximately 6 trucks in the peak hour, with a fueling time of 15 minutes. The three truck fueling positions would then be occupied for a total of about 30 minutes. Furthermore, the potential traffic volumes and levels of service (LOS) at the four fueling area access points would operate acceptably at LOS B or better, with vehicle delays for the inbound left turn along the northern project access less than 5.0 seconds per vehicle.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW:

On November 8, 2023 the Planning Commission adopted a Mitigated Negative Declaration (SCH No. 2023090503; **Exhibit F**) for the Combined Development Permit consisting of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a gas station and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039 (**Exhibit C**).

Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified, or a Mitigated Negative Declaration has been adopted, no subsequent environmental review 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 the preparation of a subsequent EIR or negative declaration have occurred. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope, and confirm that all previously adopted mitigated measures continue to be applicable. The prepared Addendum is attached as **Exhibit E** of the January 28, 2026 staff report to the Planning Commission and reflects the County's independent judgement and analysis.

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: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A-Project Data Table
Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Revised General Developmemnt Plan

Exhibit C- Planning Commission Resolution No. 23-039 (PLN180441)
Exhibit D - Vicinity Map
Exhibit E- Addendum
Exhibit F-Adopted ISMND (PLN180441)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Salinas 101 LLC, Property Owners; Brad Sobel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN180441-AMD1.

Exhibit A

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EXHIBIT A

Project Information for PLN180441-AMD1

Application Name:	Salinas 101 Llc (The Sobel Company Inc)		
Location:	9999 To Be Assigned, To Be Assigned		
Applicable Plan:	Greater Salinas	**Primary APN:**	113-091-017-000
Advisory Committee:	None	**Coastal Zone:**	No
Permit Type:	Minor and Trivial Amendment	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:	LC	**Land Use Designation:**	Commercial

Project Site Data:

Lot Size:	764913	**Coverage Allowed:**	125000
		Coverage Proposed:	98676
Existing Structures (sf):	0	**Height Allowed:**	
Proposed Structures (sf):	98676	**Height Proposed:**	
Total Sq. Ft.:			
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:	II	**Soils Report #:**	LIB200168
Erosion Hazard Zone:		**Biological Report #:**	LIB200170
Fire Hazard Zone:	None	**Forest Management Rpt. #:**	
Flood Hazard Zone:	X (unshaded)	**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	LIB200170
Visual Sensitivity:		**Traffic Report #:**	LIB200165/LIB200166/LIB
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:	Cal Water	**Sewage Disposal (method):**	
Fire District:	Monterey County Regional FPD	**Sewer District Name:**	City of Salinas
Tree Removal:			

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
SALINAS 101 LLC (PLN180441-AMD1)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164; and
2) Approving an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) A Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) A General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; 3) A Use Permit to allow construction of a pylon sign; 4) A Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) A Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) A Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road.

[PLN180441-AMD1, Salinas 101 LLC, NO ADDRESS AVAILABLE, Greater Salinas Area Plan (APN: 113-091-017-000)]

The SALINAS 101 LLC application (PLN180441-AMD1) came on for a public hearing before the County of Monterey Planning Commission on January 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN180441; Planning Commission Resolution No. 23-039).

EVIDNECE: a) On September 5, 2024, an application for an Amendment and Extension (PLN180441-AMD1) was submitted to HCD-Planning staff.

b) On November 8, 2023, the Monterey County Planning Commission approved PLN180441 for a Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; and 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel; and 3) a Use Permit to allow construction of a pylon sign; and 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; and 5) a Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039).

c) Of the Conditions of Approval approved with Resolution No. 23-039 (PLN180441), 32 are still applicable and are being carried forward to this Amendment (PLN180441-AMD1). All conditions applied to this Amendment shall be cleared under this permit. This Amendment and Extension is the operative entitlement.

d) The findings and evidence from PLN180441 (Resolution No. 23-039) have been carried forward to this permit, PLN180441-AMD1.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed amendment are found in project file PLN180441 and PLN180441-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:

- the 2010 Monterey County General Plan;
- Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21).

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) Allowed Use. The property has no address assigned to its Assessor's Parcel Number (APN: 113-091-017-000) but is located at the intersection of Sala Road and Harrison Road, and is within the Greater Salinas Area Plan. The parcel is zoned Light Commercial "LC." The LC zoning district allows for mixed commercial space, including retail buildings, restaurants, fueling stations, and motels. This site was previously approved for the subdivision of an 17.92-acre parcel into ten parcels, and construction of 98,926 square feet of mixed commercial space, including four retail buildings, four quick serve restaurants, a fueling station, car wash, a motel, as well as various other improvements. This prior project (PLN180441) was subject to the granting of a Combined Development Permit, General Development

Plan, and Vesting Tentative Map. The Applicant/Owner now seeks to modify the size and location of previously approved buildings and parcels, remove the previously approved carwash from the scope of work, add a three-truck fueling station, and realign portions of Harrison Road to modify driveway access for the subject property. To implement these changes, an Amendment to the previously approved General Development Plan, Combined Development Permit, and Vesting Tentative Map is required. Further, as detailed in Finding No. 7, the previously approved Vesting Tentative Map was set to expire in November 2025, and therefore, this Project also includes a two-year extension. All other project components of the previously approved Combined Development Permit (PLN180441) remain the same. The Applicant timely filed a request to extend PLN180441 by two years on June 9, 2025.

c) Lot Legality. The subject property (17.92 acres in size) is identified in its current configuration and under separate ownership as "Ranch A" in Record of Survey dated January 2016, filed as Volume 22 of Surveys at Page 39, Monterey County Records. Further, the property is described as Lot 2 of "Parcel Two" as shown on a map entitled, "Partition Map Accompanying Report of Referees Showing Subdivisions, Espinosa Portion of the Rancho Bolsa De La Escarpinas" filed July 10, 1925, in Volume 2 of Surveys at Page 28, Monterey County Records. Therefore, the County recognizes the subject property as a legal lot of record.

d) Development Standards. As proposed, the project meets all required development standards. The development standards for the LC zoning district are identified in MCC Section 21.18.070, and through the previously approved General Development Plan (PLN180441). The previously approved General Development Plan (Resolution No. 23-039) requires a maximum development capacity of 125,000 square feet, maximum building site coverage of 50 percent, with a front setback of 20 feet from Harrison Road, 10-foot rear setbacks, side setbacks of 5 feet, and a side setback of 15 feet from any internal streets/driveways. This Amendment does not modify the site development standards of the General Development Plan. As proposed, the modified development conforms to the site development standards outlined in both Title 21, and the previously approved General Development Plan. The maximum allowed height in the LC district for main structures is 35 feet, and 15 feet for all accessory structures. The previously approved project included a Variance to allow the Hotel on Parcel 7 to exceed 35 feet; there is no change to the hotel on Parcel 7 within this Amendment (see Condition No. 14). The reconfigured buildings on Parcels 2, 3, 4, 5, 6, 8, 9, and 10 comply with the required main structure heights. Therefore, as proposed and conditioned, the project conforms with the applicable development standards of the zoning district.

e) Project Phasing. Construction would be completed in three phases, with scheduling to be determined based on market conditions. As amended, Phase 1 of the Project includes the construction of the Tractor Supply retail store, two retention basins, and Quick Serve Convenience stores. Phase 2 of the Project includes the construction of various retail

stores on Parcels 2, 3, and 9. Phase 3 of the Project includes the construction of the four-story 95 room hotel on Parcel 7.

f) Parking. The Project includes construction of two new vehicle driveways connecting to Harrison Road for site access. The Project would also include the installation of 486 parking spaces, which exceeds the minimum required pursuant to Title 21 section 21.58.040. As illustrated in the attached plans, 121 parking stalls will be associated with the proposed hotel, while 87 stalls will be provided for the Tractor Supply retail building.

g) General Development Plan. Title 21 section 21.18.030.D requires the development to submit for review and approval a General Development Plan (GDP) for all development allowed within the LC zoning district. Accordingly, the Applicant previously prepared a General Development Plan that detailed the Project components and addresses the long-range development and operation of the facilities including physical expansion and new development, operational changes, circulation or transport improvements, site design flexibility, environmental considerations, and conformance to the policies of the local area plan (see attached GDP). The approved GDP (PLN180441) found that a "broad range of commercial uses" would be appropriate for the site, specifically highway-oriented commercial development, such as service stations, restaurants, and visitor accommodations. The GDP does not allow for uses which include, but are provided in more detail in the attached document, auto sales, banks, theaters, residential uses, public quasi-public uses and assemblage of people, zoos, day care centers, exploration for and removal of oil and gas, day care centers, and funeral homes. The GDP allowed for a maximum development capacity of 125,000 square feet. As proposed and amended, the Project only includes a total square footage of 98,676 (76% of the maximum allowed). Commercial use locations and arrangement of uses within the Project site, building square footage per parcel, parking and landscape design, and site design flexibility are built into the GDP. However, due to the height and need for a Variance, the proposed hotel is an exception to the GDP's flexibility. Any relocation of the Hotel from Parcel 7 would require separate discretionary review and approval and may trigger supplemental environmental review. In accordance with Title 21 section 21.18.070, the GDP established maximum allowed heights of 35 feet for main structures (except for the Hotel) and 15 feet for accessory structures (such as trash enclosures and utility enclosures), site coverage of 50 percent, setbacks of 20 feet (front/from Harrison Road), 10 feet (rear), 5 feet sides, and 15 feet (sides to internal streets/driveways) and landscaping of at least 10 percent. GDP parking standards mirror Monterey County Code requirements, see subsequent Evidence "f". The GDP included a Sign Program that establishes multiple requirements, including that all signs be compatible with a building's architectural style with regard to size, color, materials, and illumination. The Sign Program allows for the construction of a pylon sign with a maximum height of 57 feet. The Project is expected to generate approximately 221 new jobs at full build-out. The GDP allows details project-specific

circulation improvements, road network improvements, public services, and future implementation of the GDP. This Amendment proposes relocation of a gas station/convenience store from the southeast corner of the site to the northwest corner accommodate three additional truck fueling stations, improvements to Harrison Road, and minor adjustments to building footprints of several retail/fast food restaurant buildings to accommodate the site plan revisions. The previously approved GDP has been amended to reflect the scope proposed in this Amendment; no other changes are proposed.

h) Traffic. The previously prepared Traffic Impact Analysis (County of Monterey Library No. LIB200165) identified that under existing plus project buildout conditions, the approved project would result in traffic operations that would be in conflict with the County's level of service standard. As a result, the previously approved project included off-site circulation improvements to reduce the impact to a level less than significant. These improvements included modifying the US 101 North ramp and Sala Road intersection's signal, adding and modifying lanes at the Harrison Road and Sala Road intersection, adding a signal to the Harrison Road and project driveway, and adding additional lanes to Harrison Road. These improvements were incorporated into the requirements of mitigation measure TI-1. The proposed Amendment continues to include these on- and off-site improvements, but makes certain additional modifications to better accommodate the proposed truck fueling station's related traffic. These modifications change the previously approved intersection of Harrison Road and the property's second [northern] driveway to provide for safer turning movements. Modified improvements include an elongated left turn into the second driveway, restricting left-turning movements when exiting the second driveway, and better-designed taper lanes. The off-site traffic improvements will continue to connect to the existing crosswalks across Sala Road at Harrison Road, as well as with future pedestrian facilities constructed on Harrison Road as part of the future development of Area K. Further, with development of Area K as planned in City of Salinas General Plan, Bicycle Connectivity will be improved through the Transportation Agency for Monterey's 2011 Bicycle and Pedestrian Master Plan via a Class 2 bicycle path on Harrison Road north of existing city limits. Additionally, the gas station/convenience store with truck fueling has been relocated from the south of the main driveway, to north of the main driveway, along with the fast-food restaurants that were also originally proposed north of the main driveway. This will direct all trucks to enter the project site at the northern access driveway, eliminating truck queuing on Harrison Road at the main driveway, and eliminating the potential to block traffic flows on Harrison Road and Sala. Additionally, the truck fueling area now includes a bypass lane that will allow trucks to bypass the fuel pumps and exit the project if all of the fueling pumps are occupied. This will reduce the potential for any queue's of trucks extending out of the truck fueling area. Another modification from the original site plan to the proposed includes the removal of a left turn at the main project access for Passenger Vehicles to access the Gas Station/Convenience store. This means vehicles

entering the main project driveway would not potentially block traffic from entering the project site. Off-site impacts beyond the Project frontage have already been analyzed as part of the original study and are not projected to change with implementation of this project. These modified improvements will continue to ensure that the project, as modified, conditioned to comply with County Circulation Element policies and less than significant impacts with respect to transportation will occur with implementation of the project. Benefits of the proposed site plan include internal circulation improvements by adjusting the truck fueling entrance to the north side of the project, which then directs all trucks to enter the site at the northern access driveway, thereby eliminating truck queuing on Harrison Road at the main driveway. Additionally, the truck fueling area proposes a bypass lane to allow trucks to bypass the fueling pumps and exit the project site, which minimizes the potential queuing conflicts. According to the updated Traffic Access Analysis (County of Monterey Library No. LIB250197), the daily weekday trip volume would decrease by 222 trips and Saturday daily trip volume would decrease by 371 trips. The truck traffic expected to utilize the fueling facility is 35 trucks per day, and assuming 10 percent takes place during peak hour, would total approximately 6 trucks in the peak hour, with a fueling time of 15 minutes. The three truck fueling positions would then be occupied for a total of about 30 minutes. Furthermore, the potential traffic volumes and levels of service (LOS) at the four fueling area access points would operate acceptably at LOS B or better, with vehicle delays for the inbound left turn along the northern project access less than 5.0 seconds per vehicle.

i) Design. The Project is not located near a designated scenic vista. Additionally, the property is not located in area subject to a Design Control zoning overlay, which regulates the size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. However, the Project has been designed to be compatible with the surrounding rural character, as intended by the 2010 General Plan. The Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architectural design elements of the Project, including natural building colors, roof and trellis designs, and security lighting. The proposed building colors would be a mix of neutral and earthtone colors including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Project. This Amendment does not modify the previously approved design or architectural style.

j) Greater Salinas Area Plan Policy GS-16/2010 General Plan Policy LU-4.8. Greater Salinas Area Plan Policy GS-1.6 allows development of a commercial designated parcel between Harrison Road and Highway 101, such as the subject property, may be allowed if such uses are neighborhood serving commercial or planner general commercial uses. As Amended, the Project continues to provide a combination of neighborhood serving uses (restaurants,

gas/fueling station, and small retail stores) and general commercial uses (hotel and larger retail stores). Project is located directly adjacent to Highway 101 would provide access to commercial services consistent with Policy LU-4.8 of the General Plan, which requires convenient access to commercial uses.

k) Long-Term Water Supply. The Amendment proposes to remove the car wash from the previously considered scope of work and add a truck fueling station. No new sources of water demand would be introduced with this Amendment. Whitson Engineers calculated that the car would demand 3,700 gallons per day. Therefore, removal of this use decreases the assumed wanted demand by 3,700 gallons per day.

l) Development Evaluation System/ General Plan Policy LU-1.19. The Project site is outside of a Community Area, Rural Center or official Affordable Housing Overlay and is thus subject to Policy LU-1.19. While this Amendment is being considered in advance of adoption of the Development Evaluation System (DES), the County applies the criteria in Policy LU-1.19 to projects as applicable, pending adoption of the Development Evaluation System. Based on the specific facts associated with this application, the Planning Commission previously found that PLN180441 met the evaluation criteria set forth in Policy LU-1.19 and would pass the DES. The proposed Amendment continues to comply with LU-1.19 criteria and would pass the DES for the following reasons. Firstly, the subject parcel is designated for Light Commercial development, and the site is suitable for the Project as the LC zoning district allows for the establishment of various commercial uses that serve the neighboring community, including highway serving uses, subject to the granting of appropriate permits. Infrastructure exists at the Project site in the adjacent roadways and has the capacity to support the level of development proposed in the prior project and this Amendment. The Amendment includes off-site roadway improvements. The Amendment will not encourage growth on parcels currently lacking utility connections. The site is not located in a Community area, Rural Center, or City; however, it is located within Area K of the City of Salina's Economic Development Element and thus is anticipated to be annexed into the City boundaries and developed with various compatible commercial uses.

m) Land Use Advisory Committee (LUAC) Review. The Project was not referred to a Land Use Advisory Committee (LUAC) for review because there is no LUAC in the Project area.

n) Agriculture Advisory Committee. On December 3, 2020, the Agricultural Advisory Committee (AAC) reviewed the project and voted 12 - 0 (12 ayes, 0 nays) to recommend support of the previously approved project. AAC members noted that the proposed development appeared to be adequately laid out and raised questions regarding traffic improvements. This Amendment improves traffic operations, does not intensify the overall use of the site, and maintains the previously approved 20-foot setback from Harrison Road and over 200-foot setback from nearby agricultural uses. Therefore, this Amendment was not referred back to the AAC.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN180441-AMD1.

3. **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 (FPD) 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) Staff identified no new potential impacts to resources as a result of this project, and that the previously prepared reports remain up-to-date.

c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

d) Biological Resources. The previously prepared biological and cultural resources assessment (LIB200170) identified potential habitat for Congdon's tarplant, which is classified as a Rare Plant Rank 1B by California National Plant Society. Therefore, a focused plant survey was conducted on September 25, 2018 (LIB200170). No Congdon's tarplant were observed at the Project site. The non-native grassland within the Project site and within the Harrison Road improvement impact area could provide marginally suitable foraging habitat for Burrowing owl. Therefore, Mitigation Measure BIO-1 was adopted with PLN180441 and has been carried forward to this Amendment to require a pre-construction survey for this species. Red-winged blackbirds and other avian species were also observed flying near the property and perching on adjacent fences. Construction activities have the potential to impact nesting birds protected under the Federal Migratory Bird Treaty Act and California Fish and Game Code. Therefore, the County's standard "RAPTOR/MIGRATORY BIRD NESTING" condition of approval (Condition No. 7) has been applied which requires the Applicant to retain a qualified biologist to conduct pre-construction bird nesting survey during the typical nesting season (February 22 - August 1), if construction occurs during this period.

e) Drainage. The subject property contains a drainage channel that crosses the site from east to west. This drainage channel was determined not to be a wetland, but subject to the jurisdiction of the U.S. Army Corps of Engineers ("USACE"). USACE determined that an after-the-fact Nationwide 39 permit was required to address past disturbances to the drainage channel. Therefore, Mitigation Measure BIO-2 was adopted with PLN180441 and carried forward to this Amendment to require that the Applicant obtain a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from USACE. As part of the application for the NWP 39 Permit, a

wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland will be required for review and approval by USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board is also required.

f) Water Demand. A comprehensive hydrological assessment for the Project was previously prepared by Balance Hydrologics, Inc. (LIB230238). The hydrological assessment examined existing hydrological conditions to determine whether there is an intensification of water use associated with the Project compared to baseline conditions. The water use baseline used for this analysis is based on the average water use over a 20-year baseline period spanning from 2000-2019. Balance Hydrologics determined that the Project site has had an average on-site water usage of 24.42 acre feet per year("AF/Y") based on the 20-year baseline period. The previously approved project has a water demand of 23 AF per year. Removal of the previously approved gas station will reduce yearly water demand by approximately 4 AF/Y (total demand of 17.58 AF/Y).

g) Air Quality. An Air Quality Assessment (LIB230239) was previously prepared for the prior Project. However, at the time of preparation, the scope still included a truck fueling station and therefore the conclusions of this assessment contemplate the proposed Amendment scope of work. Construction activities will generate a maximum of 39.06 pounds per day of PM10 emissions, which is below the PM10 threshold of 82 pounds per day established by the Monterey Bay Air Resources District (MBARD). Implementation of the previously approved Project included ground-disturbing construction activities that would result in localized emissions of dust and toxic air contaminants from heavy equipment diesel exhaust. These emissions were found to result in temporary impacts to adjacent land uses that include sensitive receptors (i.e., residences 200 feet north). Therefore, the previously approved project included adoption of Mitigation Measures AQ-1 through AQ-3, which would reduce the potential exposure of nearby sensitive receptors to pollutant concentrations during construction to a less-than-significant level by requiring implementation of dust construction measures and a Construction Staging Management Plan, and adherence to manufacturing guidelines regarding the maintenance of construction equipment. The proposed Amendment would not exceed MBARD PM10 thresholds and would not result in additional air quality impacts not already analyzed. The previously mitigation measures are carried forward to this Amendment.

h) Greenhouse Gas (GHG) Emissions. Construction GHG emissions would be generated primarily by equipment used during site preparation, grading, and building construction, while direct operational GHG emissions would be generated primarily by vehicle trips accessing the subject property site. The Project would also include indirect sources of GHG emissions, including electricity and natural gas used on site, electricity used to pump water supply and treat wastewater, and decomposition of solid waste generated by the Project.

The previously approved project's GHG Assessment determined that the project would exceed the GHG emission per year per service population threshold of significance of 3.82 MT CO2e (metric tons of carbon dioxide equivalent) by a total of 4,614.48 MT CO2e per year. Therefore, the previously approved project included adoption of Mitigation Measure GHG-1, which would reduce GHG emissions from the Project to below the threshold of significance of 3.82 MT CO2e per year per service population. Mitigation Measure GHG-1 establishes three reduction approaches: 1) include additional on-site GHG emissions reduction measures; 2) participate in one or more off-site GHG reduction program(s); and/or 3) purchase carbon off-sets. The Applicant must implement one of more of the above approaches and provide evidence to HCD-Planning demonstrating the required reduction. The previously prepared GHG assessment included a fueling station as part of its project scope. Other components of this Amendment do not influence GHG (change in building location and parcel boundaries). Therefore, implementation of this Amendment would not further exceed the GHG emission per year per service population threshold of significance, and Mitigation Measure GHG-1 has been carried forward.

i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN180441-AMD1.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional FPD, 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) Necessary public facilities will be provided. The previously approved project included evidence from Monterey One Water and the City of Salinas, indicating that the City would provide future sanitary sewer service to the Project. In addition, the previously approved project included evidence from California Water Service Company (Cal Water), indicating that Cal Water would have a sufficient water supply to provide service to the Project. The previously approved project included the installation of both new sewer lines to connect to the City's existing system and new water lines to connect to Cal Water's existing system. This Amendment does not modify the previously approved utility connections.

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 Monterey County HCD - Planning for the proposed development found in Project File PLN180441-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 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 Google Earth, 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 are found in Project File PLN180441 and PLN180441-AMD1.

6. **FINDING:** **CEQA (Addendum) -** An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE:

a) On November 8, 2023 the Planning Commission adopted a Negative Declaration for the Combined Development Permit consisting of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four (4) retail buildings, four (4) quick serve restaurants, a fueling station and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet (SCH No. 2023090503), pursuant to Planning Commission Resolution No. 23-039.

b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR or negative declaration 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. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit E of the January 28, 2026 staff report to the Planning Commission and reflects the County's independent judgment and analysis.

c) The adopted Negative Declaration (SCH No. 2023090503) contemplated the construction of a Standard Subdivision, a total of 98,926 square feet of mixed commercial space, variances to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet, to increase the allowable pylon sign height from 35 feet to 57 feet and a Variance to increase the allowable pylon sign dimensions to 768 square feet. Through adoption of the Mitigated Negative Declaration, impacts to potential on Air Quality, Biological Resources, Greenhouse Gases, Noise, and Transportation were found to be less than significant with implementation of mitigation measures, while the remaining standard CEQA environmental factors were found to have no impact. Nine mitigation measures were adopted or found necessary to reduce the severity of potential impacts.

d) Staff conducted a site inspection on Google Earth, to verify that the project will not result in conditions requiring the preparation of a subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.

e) As amended, the proposed project involves the revision to the previously approved Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and modified building footprints, and modifying Harrison Road for driveway access and safe off-site circulation. In the aggregate, the proposed project description remains stable with the scope analyzed in the adopted Mitigated Negative Declaration.

f) No substantial changes in project scope have occurred, which would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project takes place in substantially the same footprint. The Amendment would reintroduce the truck fueling component previously considered under the original project scope but removed prior to preparation of the MND/IS and Resolution No. 23-039. Additionally, this Amendment makes other minor changes to locations and building footprints of previously approved retail and fast-food restaurant buildings. The reintroduction of the fueling stations would be accomplished through adjusting the site plan (new parcel boundaries) and relocating the approved gas station and convenience store to the northwest corner of the property to accommodate the truck fueling positions. The building capacity for the proposed Amendment is the same as for the approved project, but now includes a reduction in the weekday and Saturday daily vehicle trip volume. The Amendment also includes realignment of Harrison Road to accommodate truck access at the main project entrance, a previous concern from HCD Engineering Services, which now ensures safe traffic operations. Additionally, as designed, the proposed project is comparable to the bulk, mass, and architectural style of the previously approved residence, as amended by PLN180441-AMD1, and therefore, no additional impacts on traffic resources or Aesthetics will occur. Removal of the carwash would reduce water demand by approximately 4-acre feet per year, compared to the previously approved project. The Project, as amended, continued to

include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. No changes are proposed that will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

g) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects. no sensitive biological resources are present on-site; however, the prepared biological and cultural resources assessment (County of Monterey No. LIB200170) identified that the previously approved project would have a less than significant impact on burrowing owls, water of the state, and nesting birds with incorporation of mitigation measures (BIO-1 & BIO-2) and a standard permit condition. No amendments proposed under PLN180441-AMD1 would modify or increase impacts to these biological resources. The Project, as amended, continues to include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. Ground disturbance and building footprints remain relatively the same. Therefore, no changes are proposed that would worsen previously identified impacts on noise, air quality, or greenhouse gases. A 2022 subsurface auger testing (County of Monterey Library No. LIB200170) was prepared for the proposed project, and concluded that the potential for inadvertent impacts to archaeological resources is limited and would be controlled by application of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction. The County's standard condition, Condition No. 3, will continue to be applied to the project's Amendment. Thus, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, which will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

h) No new information of substantial importance has been submitted or identified that would demonstrate the project, as amended, will have one or more significant impacts not previously analyzed or will increase the severity of previously identified impacts. Further, all mitigated measures still apply to this Amendment. The proposed/modified intersection improvements align with the requirements of TI-1. No new mitigation measures are required to address previously unanalyzed potentially significant impacts. The analysis contained in the MND/IS relative to all analyzed environmental factors remains adequate for the proposed project

i) 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 PLN180441, and PLN180441-AMD1.

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

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

Additionally, pursuant to Title 19 section 19.05.070, Vesting Tentative Map Amendments may be approved provided:

1. No lots, units or building sites are added;
2. The changes are consistent with both the intent and spirit of the original vesting tentative map approval;
3. There are no resulting violations that affect Monterey County Codes; and
4. There will be no new significant adverse environmental effect from the change.

EVIDENCE:

a) Consistency. The Project and Amended Vesting Tentative Map as designed and conditioned is consistent with the 2010 Monterey County General Plan and Greater Salinas Area Plan, and there are no resulting violations that affect Monterey County Codes (see Finding No. 1 and supporting evidence). Additionally, the proposed changes are in accordance with the intent and spirit of the original vesting tentative map. The purpose of the VTM remains the same: ten lots for commercial development.

b) Design. The lot design is consistent with the Lot Design Standards of Title 19 section 19.10.030. The proposed lots exceed 60 feet in width and 85 feet in depth, are parallel to the adjacent streets (Sala Road and Harrison Road), and will not impact any riparian corridor.

c) Site Suitability. The site is suitable for the Project including the type and density of the development (see Finding No. 2 and supporting evidence). The VTM Amendment does not change the number of proposed lots or building sites (1), and the modifications made ensure that on- and off-site circulation is safe, while still proposing highway and neighborhood serving commercial uses.

d) Environment. The subdivision design and improvements and Amended Vesting Tentative Map will not cause environmental damage to fish or wildlife habitat and will not result in any new adverse environmental impacts (see Finding 2, Evidence "c" and Finding No. 6 and supporting evidence).

e) Health and Safety. The Project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood.

f) Water Supply. Title 19 section 19.10.070 requires provision shall be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. Title 19 sections 19.03.015.L require Water Supply and Nitrate Loading Information in order to assess these conditions and proof that there is a long-term water supply with the Project. The Project site has had an average on-site water usage of 24.42 acre feet ("AF") per year based on the 20-year baseline period spanning 2000-2019. The Project, as modified, will have a water demand of 19 AF per year. As a result, the Project would result in a 5.42 AF reduction of water use compared to historical demand. California Water Service Company (Cal Water) will provide water supply to the Project. Cal Water has provided a "can-and-will serve-letter" that confirms they will supply water to the subject property and proposed development.

g) Sewage Disposal. Title 19 sections 19.03.015.K requires issuance of a "can-and-will serve-letter" if the proposed subdivision will receive sewage disposal from a public or private entity. The City of Salinas and Monterey One Water will provide sewer service and appropriate documentation has been provided to the Environmental Health Bureau (see Finding 4, Evidence "b").

h) Easements. The subdivision or the type of improvements will not conflict with easements as no easements are currently conveyed over the property.

i) Traffic. With implementation of the proposed mitigation improvements (TI-1), Harrison and Sala Road would operate at an LOS of C or better under existing plus project and cumulative plus project conditions. Harrison Road and the main access will operate at an LOS of B or better under existing plus project and LOS C or better under cumulative plus project conditions.

j) Affordable Housing. The Project does not create four or more residential units and therefore is not required to meet the County's Inclusionary Housing Ordinance No. 04185 (Monterey County Code Chapter 18.40).

k) Parks and Recreation. The Project does not include a residential subdivision and therefore compliance with Section 19.12.010 of Title 19/Quimby Act is not required.

l) The project planner conducted a site inspection on Google Earth to verify that the Project would not conflict with zoning or building ordinances.

m) This Vesting Tentative Map is valid for a period of 24 months after issuance of this permit.

n) 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 No. PLN180441-AMD1.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21, Section 19.03.025.E, the Board of Supervisors shall be the appropriate decision making body for any appeal from the decision of the Planning Commission.

DECISION

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

1. Find the project qualifies as a minor addition and reconstruction to a previously approved General Development Plan, which is Categorically Exempt from CEQA per Section 15302 of the CEQA Guidelines, and none of the exceptions under CEQA Guidelines Section 15300.2 apply; and
2. Approve an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) A General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; 3) A Use Permit to allow construction of a pylon sign; 4) A Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) A Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) A Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road.

PASSED AND ADOPTED this 28th day of January 2026:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

2. This permit expires 2 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

PLN180441-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Amendment and two-year extension to a Combined Development Permit (PLN180441-AMD1) allows a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a Use Permit to allow construction of a pylon sign; a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access. The property is located at 101 Sala Road and Harrison Road, Salinas (Assessor's Parcel Number 113-091-017-000), Greater Salinas 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 Amendment and Two-Year Extension to a previously approved Combined Development Permit (Resolution Number 26-) was approved by Planning Commission for Assessor's Parcel Number 113-091-017-000 on January 28, 2026. The permit was granted subject to 32 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. EHSP03 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code, Chapter 19.13, Improvement Agreements, the owner shall install the water system improvements to and within the subdivision and any appurtenances needed.
OR
The owner shall enter into a Subdivision Improvement Agreement with the County that shall provide security guaranteeing the installation of the water system improvements.

Compliance or Monitoring Action to be Performed: Prior to filing the final map, the applicant shall:
- Install the water system improvements to and within the subdivision and any appurtenances needed and obtain approval of installation from the State Water Resources Control Board – Division of Drinking Water.
OR
- Execute a Subdivision Improvement Agreement that is acceptable to EHB. Record the Subdivision Improvement Agreement with the final map.

5. EHSP02 - FIRE FLOW STANDARDS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, execution of a Subdivision Improvement Agreement, or issuance of construction permit, the applicant shall submit plans for the proposed water system improvements to the local fire protection agency for review and acceptance.

Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and acceptance.

6. EHSP01 – DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The water system improvements proposed with this application shall meet the California Waterworks Standards (Title 22 of the California Code of Regulations) and relevant sections of Title 17 of the California Code of Regulations pertaining to cross-connection control.

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, execution of a Subdivision Improvement Agreement, or issuance of construction permit, the applicant shall submit engineered water system improvement plans to the State Water Resources Control Board – Division of Drinking Water (SWRCB-DDW) and California Water Services (CWS) for review and acceptance. Submit to the EHB a copy of the approved plans and documentation confirming that the plans are acceptable to SWRCB-DDW and CWS.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) and Traffic Control Plan (TCP) TO County HCD - Engineering Services and Public Works review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit, Owner/Applicant/Contractor shall prepare a CMP and Traffic Control Plan and shall submit the CMP and Traffic Control Plan to the County HCD- Engineering Services and Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. PW0045-COUNTYWIDE TRAFFIC IMPACT 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 County HCD-Development Services.

10. 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 County HCD-Development Services.

11. PW0007 - PARKING STANDARDS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of HCD-Engineering Services

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

12. PW0010 - SEWER CONNECTION

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Submit utility improvement plans and construct sewer connection(s). The design and construction are subject to review and approval of HCD-Engineering Services and PWF&P. Owner/Applicant shall pay all applicable connection fees. Sewer connection permits are required prior to issuance of Encroachment Permit, and 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 County HCD-Engineering Services and PWF&P; obtain a connection permit from City of Salinas/Monterey One and encroachment permit from the HCD-Engineering Services prior to issuance of building or grading permits; and construct and complete improvements prior to occupancy. Sewer improvements shall be constructed in compliance with approved plans. Applicant is responsible to obtain all permits and environmental clearances, and to pay all applicable fees.

13. PW0011 - SEWER (MONTEREY ONE)

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Obtain sewer permits from the Monterey One Water and City of Salinas. Pay all applicable fees.

Compliance or Monitoring Action to be Performed: Prior to Building Permits, Owner/Applicant shall obtain permits from Monterey One Water, City of Salinas and provide proof of payment to HCD-Engineering Services

14. PDSP001 - NOTE ON FINAL MAP

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the final map or a separate sheet to be recorded with the final map stating "The Variance to allow an increased height limit of 45 feet is restricted to Parcel 7, containing the hotel. Should rearrangement result in placement of the hotel to any other parcel than Parcel 7, an Amendment will be required." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor and HCD-Planning
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of final/parcel map, the Owner Applicant shall submit the final map with notes to the HCD - Planning and HCD - Public Works (County Surveyor) for review and approval.

15. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

16. 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.

17. 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.

18. PWSP001 - ENCROACHMENT PERMI

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct curb, gutter, driveway connections, sidewalk, and road widening, together with required drainage facilities, along the frontage of Harrison and Sala Road. The required improvements shall be designed in general conformance to Exhibit 21 of "The Sobel Company Commercial Development Traffic Impact Analysis" dated April 9, 2019 The design and construction is subject to the review and approval of HCD and PWF&P. Construction of the traffic signal at the at the US 101 Northbound Ramps / Sala Road intersection, is subject to review and approval of Caltrans. Signalization of intersection US 101 Northbound Ramps/ Sala Road shall be completed prior to issuance of building permits associated with Phase II improvements (quick serve restaurants, Parcel 3 and 6), subject to Caltrans review and approval. Encroachment Permits are required for all work within the public right-of-way. The Applicant/Owner is responsible for obtaining an encroachment permit from Caltrans. HCD and PWF&P shall be notified with a copy of the issued Caltrans encroachment permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit the final design of the required traffic improvements for review and approval of the PWFP, obtain an encroachment permit from the HCD-Engineering Services, construct and complete improvement. Applicant is responsible to obtain all permits and environmental clearances including Caltrans encroachment permits.

Prior to issuance of building permits associated with Phase II improvements (quick serve restaurants; Parcels 3 and 6) and subject to Caltrans review and approval, the Applicant/Owner shall obtain and submit a copy of the issued Caltrans Encroachment Permit and complete the traffic improvements at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), and 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements.

19. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: CALIFORNIA CONSTRUCTION GENERAL PERMIT
The proposed project would disturb greater than one or more acres of soil, and therefore, is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

If the project is exempt from obtaining coverage under the California Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver, with a valid waiver identification number, from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

20. OPERATION AND MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to HCD-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the signed and notarized Agreement to HCD-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to HCD-Environmental Services.

A copy of the standard Agreement can be obtained at HCD – Environmental Services.

21. OPERATION AND MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietary devices.

The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the O&M Plan to HCD-Environmental Services for review and approval.

22. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan and Stormwater Control Report prepared by a registered professional engineer, to HCD-Environmental Services for review and approval. The plan and report shall address the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include retention/detention facilities designed to limit post-development runoff rates to pre-development rates for the 2, 5, 10, 25, 50, and 100-year 24-hour design storms. The plan shall include the location of the drainage facilities, construction details and construction inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with their geotechnical recommendations.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a Stormwater Control Report and a Stormwater Control Plan to HCD-Environmental Services for review and approval.

Prior to issuance of any grading or construction permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the stormwater control plan
for conformance with their geotechnical recommendations.

23. MM AQ1 - DUST CONTROL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce the exposure of nearby sensitive receptors to dust emissions from grading and construction activities on the project site, the following language shall be included on all grading and construction plans for the project prior to issuance of grading permits, subject to review and approval by County of Monterey HCD:

Dust control measures shall be employed to reduce visible dust leaving the site. The following measures recommended by the air district, or equally effective substitute measures shall be used:

a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day until all grading activities are complete and disturbed soils are revegetated and/or developed, to prevent visible dust from being blown by the wind;

b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
c. Apply non-toxic binders and/or hydro seed to disturbed soils where grading is completed, but not on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;

d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;

e. Maintain at least 2.5 feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop grading and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;

i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of MBARD shall also be visible to ensure compliance with Rule 402 (Nuisance); and

j. Limit the area under construction at any one time.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, the Applicant shall include a note on the construction plans that includes the language contained in Mitigation Measure AQ-1.

The applicant/contractor shall adhere and implement the measures contained in Mitigation Measure AQ-1 until completion of grading and construction of the Project.

Prior to final of any grading and/or building permit, the Applicant shall provide evidence to County of Monterey HCD that Mitigation Measure AQ-1 has been successfully implemented.

24. MM AQ2 - CONSTRUCTION STAGING MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any grading and/or building permits, the Applicant shall prepare a Construction Staging Management Plan. The Construction Staging Management Plan shall be provided to Monterey County HCD for review and approval. The plan shall include the following restrictions:

a. Heavy-duty diesel vehicles shall be required to have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and shall not be staged within 500 feet of nearest sensitive receptors; and

b. Construction equipment and heavy-duty diesel trucks idling shall be avoided, where feasible, and if idling is necessary, it shall not exceed five minutes.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, the HCD-Planning and Engineering Services shall review and approve the Construction Staging Management Plan to ensure that it contains the restrictions on construction equipment identified in Mitigation Measure AQ-2.

25. MM AQ3 - CONSTRUCTION EQUIPMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any grading and/or building permits, the Applicant shall provide construction documents to the County of Monterey HCD for review and approval. The following language shall be included in all construction documents: "All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment shall include the use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel."

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, HCD-Planning shall review and approve the construction documents to ensure that they contain the language contained in Mitigation Measure AQ-3.

26. MM BIO1 - BURROWING OWL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To avoid/minimize impacts to Burrowing owls potentially occurring onsite or within the Harrison Road widening impact area, the Applicant shall retain a qualified biologist to conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat in these areas no less than 14 days prior to the start of construction or ground disturbance activities. The Applicant shall initiate consultation with the California Department of Fish and Wildlife if these pre-construction surveys locate occupied burrows in or near construction areas. If Burrowing owls are found present, the Applicant will work with the California Department of Fish and Wildlife to interpret survey results and develop a project-specific avoidance and minimization approach.

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and/or building permits, the Applicant shall retain a qualified biologist to provide a report documenting survey results shall be submitted to the HCD-Planning for review and approval. If the survey results are negative, construction may proceed without consultation with the California Department of Fish and Wildlife. If the survey results are positive, construction may not proceed until consultation with the California Department of Fish and Wildlife has occurred.

27. MM BIO2 - WETLAND MITIGATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to any additional grading, filling, or rerouting of the existing drainage channel, a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from the U.S. Army Corps of Engineers ("USACE") shall be obtained. As part of the application for the NWP 39 Permit, a wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland is required for review and approval by the USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board ("RWQCB") shall also be obtained.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, HCD-Planning shall be provided with copies of the NWP 39 Permit from USACE and a Water Quality Certification from the Central Coast RWQCB.

28. MM GHG1 - GHG EMISSIONS REDUCTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the Proposed Project's GHG emissions are below the threshold of significance of 3.82 MT CO2e per year per service population, a minimum reduction of 4,614.48 MT CO2e per year (or 20.88 MT CO2e per year per service population) shall be achieved through implementing one or more of the following approaches:

A. Include additional on-site GHG emissions reduction measures;

B. Participate in one or more off-site GHG reduction program(s); and/or

C. Purchase carbon off-sets.

If additional on-site GHG emissions reduction measures are utilized, the Applicant shall prepare a GHG Reduction Plan. The GHG Reduction Plan shall identify the proposed additional GHG reduction measures, GHG emissions reductions volumes associated with each, and evidence to support the level of reduction calculated for each. The GHG Reduction Plan shall be subject to review and approval of the County of Monterey Housing and Community Development Department prior to approval of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, evidence of such participation shall be provided to the County of Monterey Housing and Community Development Department by the agency/interest that is implementing the project or program. Evidence shall describe how the Applicant is participating, the expected GHG reduction volume that can be assigned to the project as a result of the Applicant's participation, and verification that the Applicant has met participation requirements. The evidence shall be subject to review and approval of Monterey County Housing and Community Development Department prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets to secure all or the balance of GHG emission reductions not achieved through onsite measures or participation in off-site reduction programs, the Applicant shall provide evidence to the Monterey County Housing and Community Development Department that a contract for such purchase has been executed through a credible carbon off-set registry such as the Climate Action Reserve, a certified carbon off-set Applicant, or a broker. The evidence shall be subject to review and approval of the Monterey County Housing and Community Development Department prior to issuance of a grading and/or building permit.

If participating in one or more off-site GHG reduction programs the Applicant shall procure evidence of participation issued by the agency/interest overseeing the program. The Applicant shall provide this evidence to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

Compliance or Monitoring Action to be Performed: If additional on-site GHG reduction measures are proposed the Applicant shall provide a GHG Reduction Plan to HCD-Planning for review and approval, prior to issuance of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

29. MM N1 - CONSTRUCTION RELATED NOISE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant shall implement the following measures to limit construction-related noise:

a. Limit noise-generating construction operations to non-holidays, Monday through Saturday, between the least noise-sensitive periods of the day (i.e. 7:00 am to 7:00 pm);

b. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses (i.e. residential uses to the northwest);

c. Ensure that construction equipment is properly maintained and in good condition. All internal combustion engine driven machinery shall use intake and exhaust mufflers and engine shrouds, as applicable. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The Applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions;

d. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use; and

e. Install temporary noise barriers when activities would affect daytime noise-sensitive receptors (i.e. residential uses to the northwest).

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permits from Monterey County HCD, the Applicant shall provide copies of all contractor work documents, including all plan sheets, containing the conditions identified in Mitigation Measure N-1 to HCD-Planning for review and approval.

30. MM N2 - TRACTOR SUPPLY CO. LOADING DOCK HOURS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the County of Monterey HCD prior to approval of an occupancy permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any occupancy permit for the Tractor Supply Company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on loading dock activities identified in Mitigation Measure N-2 to HCD-Planning for review and approval.

On and ongoing basis, loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm.

31. MM N3 - TRACTOR SUPPLY CO. DELIVERY HOURS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the HCD-Planning prior to approval of an occupancy permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any occupancy permits for the Tractor Supply company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on truck deliveries identified in Mitigation Measure N-3 to Monterey County HCD for review and approval.

On and ongoing basis, truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm.

32. MMT1-TRAFFIC IMPROVEMENTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant/Owner shall install and construct following measures to ensure compliance with the County's level of service standards.

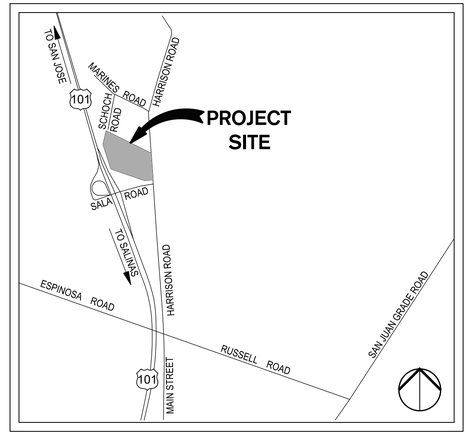
1. Implement the following at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements,
2. Implement the following at the Harrison Road / Sala Road intersection: 1) Restripe existing striped median to add second eastbound Sala Road left turn lane, 2) Widen northbound Harrison Road north of Sala Road to accommodate second receiving lane (from second eastbound left turn lane), 3) Add southbound Harrison Road right turn overlap signal phase, 4) Add second southbound Sala Road through lane, 5) Add second southbound Harrison Road right turn lane.
3. Implement the following at the Harrison Road / Project Driveway (South) intersection: 1) Signalize intersection, 2) Add two northbound Harrison Road left turn lanes, 3) Add a southbound Harrison Road right turn lane, 4) Provide separate Project driveway eastbound left and right turn lanes, 5) Provide two westbound Project driveway entry lanes, 6) Add an eastbound Project Driveway (South) right turn overlap signal phase.
4. Widen Harrison Road to include four through lanes (two northbound and southbound through lanes) along the Project frontage between the Project South Driveway and Sala Road.
5. Implement the following at Harrison Road/Project Driveway (North) intersection: 1) Add a northbound Harrison Road left turn lane, 2) Provide a combined eastbound left/right turn exit land and single entrance lane.

Compliance or Monitoring Action to be Performed: Prior to Final Map recordation, the Applicant shall enter into a Subdivision Improvement Agreement and provide to HCD-Planning, Engineering Services, and the County Survey for review and approval a Subdivision Improvements Plan illustrating the required traffic improvements.

TENTATIVE PARCEL MAP
SALA ROAD CENTER

HARRISON ROAD, SALINAS, CA 93907

APRIL 17, 2025



VICINITY MAP
NO SCALE

SHEET INDEX:

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	COVER SHEET
T-2	EXISTING BOUNDARY MAP
T-3	EXISTING CONDITIONS MAP
T-4	PROPOSED SITE MAP
T-5	PHASING MAP
T-6	OVERALL CONCEPTUAL ROUGH GRADING PLAN
T-7	CONCEPTUAL ROUGH GRADING PLAN I
T-8	CONCEPTUAL ROUGH GRADING PLAN II
T-9	CONCEPTUAL ROUGH GRADING PLAN III
T-10	CONCEPTUAL ROUGH GRADING PLAN IV
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T-13	CONCEPTUAL SEWER SYSTEM PLAN II
T-14	EROSION CONTROL PLAN
T-15	CIRCULATION PLAN
T-16	CROSS SECTIONS

PROJECT TEAM:

OWNER:
SALINAS 101, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697
C: 818-634-2339

PROJECT DEVELOPER:
SALINAS 101, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697
C: 818-634-2339

CIVIL ENGINEER / SURVEYOR:
SIEGFRIED
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
209-943-2021

GEOTECHNICAL ENGINEER:
KRAZAN & ASSOCIATES, INC.
215 WEST DAKOTA AVENUE
CLOVIS. CA 93612
559-348-2200

LEGEND:

EXISTING		PROPOSED
3.0	GROUND CONTOUR	3.0
11.93TC / 11.43FL	TOP OF CURB ELEVATION / FLOW LINE ELEVATION	11.93TC / 11.43FL
15.50EP	PAVEMENT ELEVATION	15.50P
15.50EC	CONCRETE ELEVATION	15.50C
	EASEMENT LINE	
	PROPERTY & R/W LINE	
8"SS	SANITARY SEWER LINE	8"SS
12"SD	STORM DRAIN LINE	12"SD
2"W	WATER LINE	2"W
6"FH	FIRE HYDRANT LINE	6"FH
10"FS	FIRE SERVICE LINE	10"FS
	STREET LIGHT	
	SITE LIGHT	
	CLEANOUT	
	DRAINAGE INLET	
	CATCH BASIN	
	AREA DRAIN	
	GATE VALVE	
	FIRE HYDRANT	
	FIRE DEPARTMENT CONNECTION	
	SIGN	
WM	WATER METER	WM
BFP	BACKFLOW PREVENTER	
	MAINTENANCE HOLE	

ABBREVIATIONS:

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BCR	BEGINNING OF CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
BSL	BUILDING SETBACK LINE
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION
C & G	CURB AND GUTTER
C.G. & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE 2010
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
ECR	END OF CURB RETURN
EL	ELEVATION
EEP	EDGE OF EXISTING PAVEMENT
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POT	POINT OF TANGENCY
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	UNDERGROUND VAULT
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

SUBDIVISION NOTES:

ASSESSOR'S PARCEL NUMBER:	113-091-017
GENERAL PLAN DESIGNATION:	COMMERCIAL
EXISTING ZONING:	(LC) LIGHT COMMERCIAL
PROPOSED ZONING:	(LC) LIGHT COMMERCIAL
PROPOSED LAND USES:	RETAIL, RESTAURANTS, GAS STATION (WITH RETAIL), HOTEL. SEE SITE SUMMARY.
UTILITY INFORMATION:	
STORM DRAIN	ON-SITE
SANITARY SEWER	CITY OF SALINAS
WATER	CALIFORNIA WATER SERVICE
GAS	PACIFIC GAS AND ELECTRIC
ELECTRIC	PACIFIC GAS AND ELECTRIC
TELEPHONE	AT&T
ELECTRIC	AT&T
LOT COVERAGE:	
ALLOWED (PER LC ZONE)	50%
PROPOSED (ENTIRE SITE)	12% (SEE TABLE ON SHEET T-4 FOR DETAILS)

NOTES:
1. THE SITE HAS NO ADDRESS PER THE COUNTY OF MONTEREY GIS AND THE TITLE REPORT.
2. THERE ARE NO EXISTING TREES ON THE SITE.
3. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
4. THERE ARE NO EXISTING STORM DRAIN MAINS, WATER MAINS OR SEWER MAINS ON THE SITE OR SITE FRONTAGE.
5. THERE ARE NO RIVERS OR WATER COURSES ON THE SITE.
6. SITE HAS EXISTING FRONTAGE ACCESS ON HARRISON AVENUE.
7. GRADING AND UTILITY DESIGN ARE PRELIMINARY.
8. EASEMENTS WILL BE INCLUDED IN CENTER-WIDE CC&Rs AND RECIPROCAL EASEMENT AGREEMENTS.

SITE SUMMARY:

PARCEL NUMBER	PARCEL AREA (AC)	BUILDING AREA (SFT)	GDP LAND USE
EXISTING	17.93±	——	——
1	3.73±	21,702	RETAIL
2	1.38±	9,000	RETAIL
3	1.12±	4,500	RETAIL
4	2.87±	4,608	RETAIL
5	1.23±	4,395	BUSINESS
6	0.58±	2,250	RESTAURANT
7	2.45±	41,693	HOTEL
8	1.06±	1,875	BUSINESS
9	0.82±	5,903	RETAIL
10	0.66±	2,750	RESTAURANT
BASIN 1	0.96±	——	——
BASIN 2	0.97±	——	——
TOTAL	17.93±	98,926	——

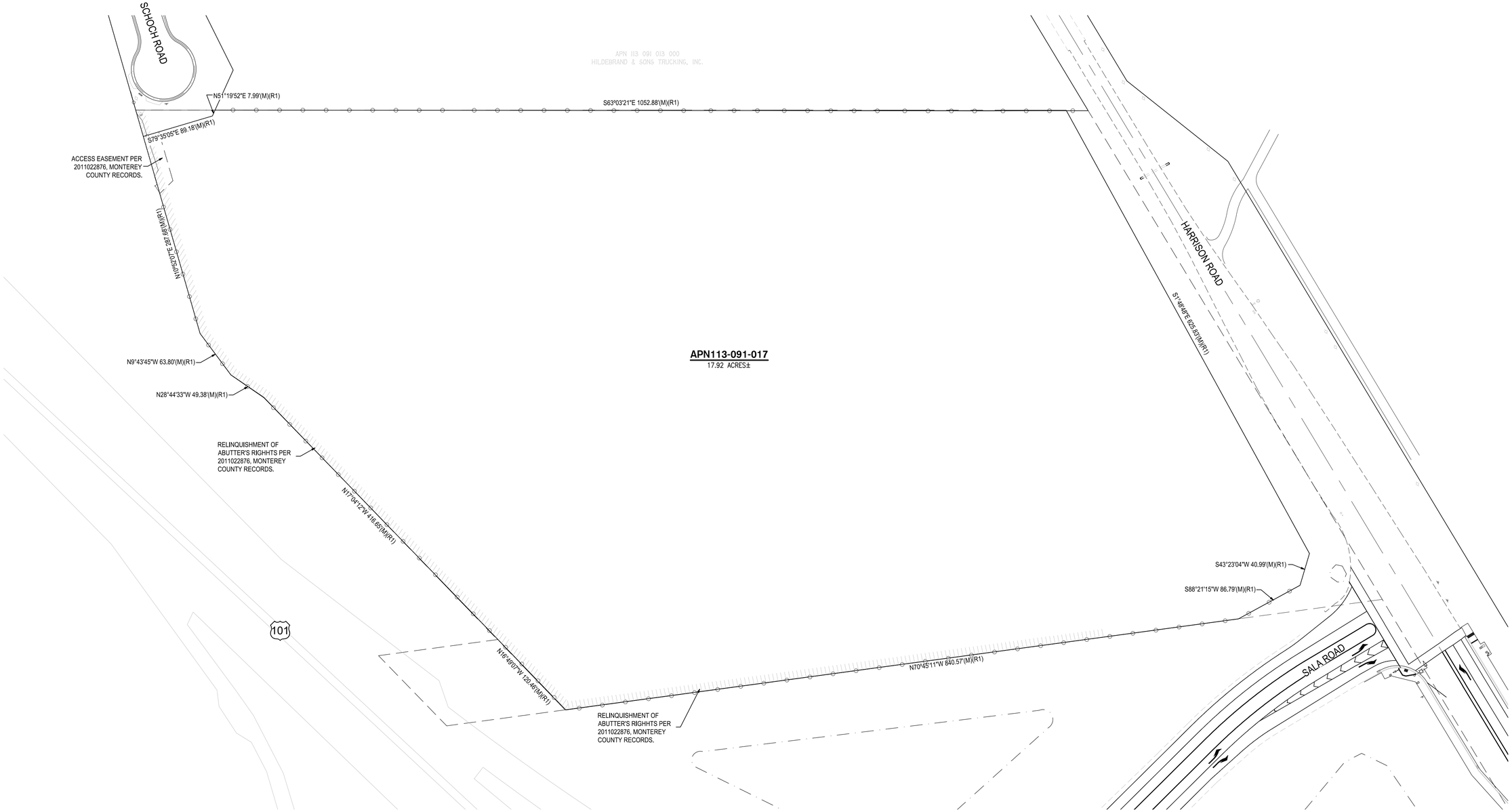
COVER SHEET

TENTATIVE PARCEL MAP
SALA ROAD CENTER

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Job No. 18106
SHEET: T-1
1 OF: 16

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REFERENCES:
(R1) VOLUME 33 OF SURVEYS, AT PAGE 39, MONTEREY COUNTY RECORDS.
(M) MEASURED

EXISTING BOUNDARY MAP

TENTATIVE PARCEL MAP
SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

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2 OF: 16

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NOTES:

1. THERE ARE NO EXISTING STRUCTURES ON SUBJECT PROPERTY.
2. THERE ARE NOT TREES ON THE SUBJECT PROPERTY.
3. THERE ARE NO STORM DRAIN MAINS, SEWER MAINS, OR WATER MAINS ON THE PROPERTY OR IN THE PROPERTY FRONTAGE.
4. EXISTING CONDITIONS BASED ON FIELD SURVEY PERFORMED BY SIEGFRIED ENGINEERING, INC.

EXISTING CONDITIONS MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

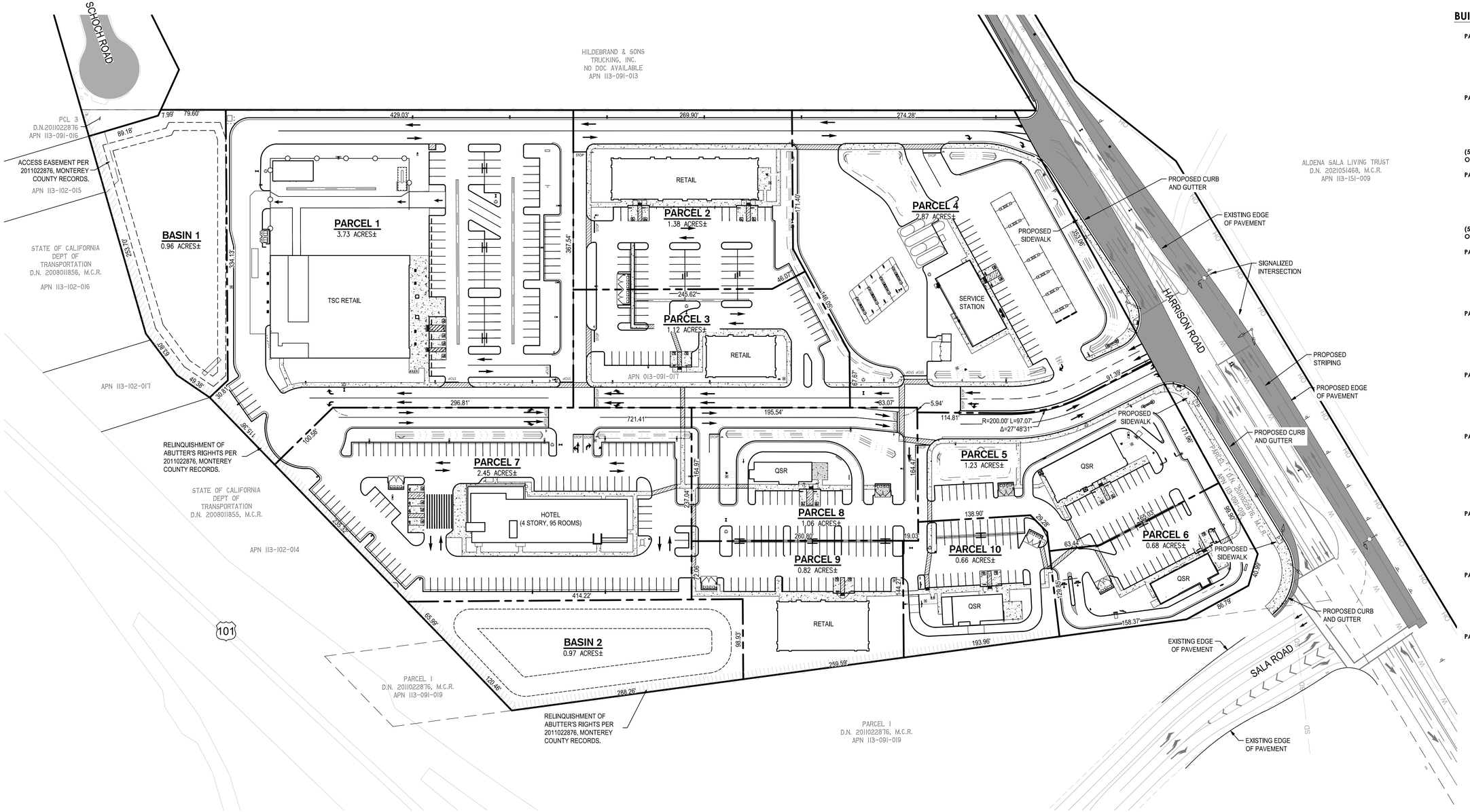
0' 30' 60' 120'

SCALE: 1"=60'

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Job No. 18106
SHEET: T-3
3 OF: 16

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BUILDING/PARKING DATA

PARCEL 1 (TSC):
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 21,702 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 87 STALLS
- PROVIDED = 93 STALLS

PARCEL 2:
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 9,000 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 36 STALLS
- PROVIDED = 50 STALLS

(5 STALLS ARE SPLIT BY THE BOUNDARY LINE OF PARCEL 2 AND 3)

PARCEL 3:
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 4,500 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 18 STALLS
- PROVIDED = 31 STALLS

(5 STALLS ARE SPLIT BY THE BOUNDARY LINE OF PARCEL 2 AND 3)

PARCEL 4:
- OCCUPANCY M (RETAIL)
- RETAIL / FUEL BUILDING = 4,608 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 18 STALLS
- PROVIDED = 24 STALLS

PARCEL 5:
- OCCUPANCY: B (BUSINESS)
- FASTFOOD = 4,395 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 30 STALLS
- PROVIDED = 32 STALLS

PARCEL 6:
- OCCUPANCY: A-2 (RESTAURANT)
- FASTFOOD = 2,250 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 18 STALLS
- PROVIDED = 24 STALLS

PARCEL 7:
- OCCUPANCY: R-1 (HOTEL)
- HOTEL (4 STORY, 95 ROOMS) = 41,693 S.F.
- PARKING REQUIRED : HOTEL
- 1.25 SPACE PER ROOM = 119 STALLS
- 1 SPACE PER 200 S.F. GYM (±450 S.F.) = 2 STALLS
- PROVIDED = 121 STALLS

PARCEL 8:
- OCCUPANCY: B (BUSINESS)
- FASTFOOD = 1,875 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 10 STALLS
- PROVIDED = 31 STALLS

PARCEL 9:
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 5,903 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 24 STALLS
- PROVIDED = 41 STALLS

PARCEL 10:
- OCCUPANCY: A-2 (RESTAURANT)
- FASTFOOD = 2,750 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 24 STALLS
- PROVIDED = 35 STALLS

AREA CALCULATIONS TABLE				
PARCEL NUMBER	PARCEL AREA (AC)	PARCEL AREA (SFT)	BUILDING AREA (SFT)	FLOOR AREA RATIO
EXISTING	17.93±	780,242±	——	——
1	3.73±	162,591±	21,702	13%
2	1.38±	59,983±	9,000	15%
3	1.12±	48,776±	4,500	9%
4	2.87±	124,951±	4,608	4%
5	1.23±	53,449±	4,395	8%
6	0.68±	29,527±	2,250	8%
7	2.45±	106,506±	41,693	39%
8	1.06±	45,988±	1,875	4%
9	0.82±	35,733±	5,903	17%
10	0.66±	28,715±	2,750	10%
BASIN 1	0.96±	41,844±	——	——
BASIN 2	0.97±	42,179±	——	——
TOTAL	17.93±	780,242±	98,676	13%

PROPOSED SITE MAP

TENTATIVE PARCEL MAP
SALA ROAD CENTER

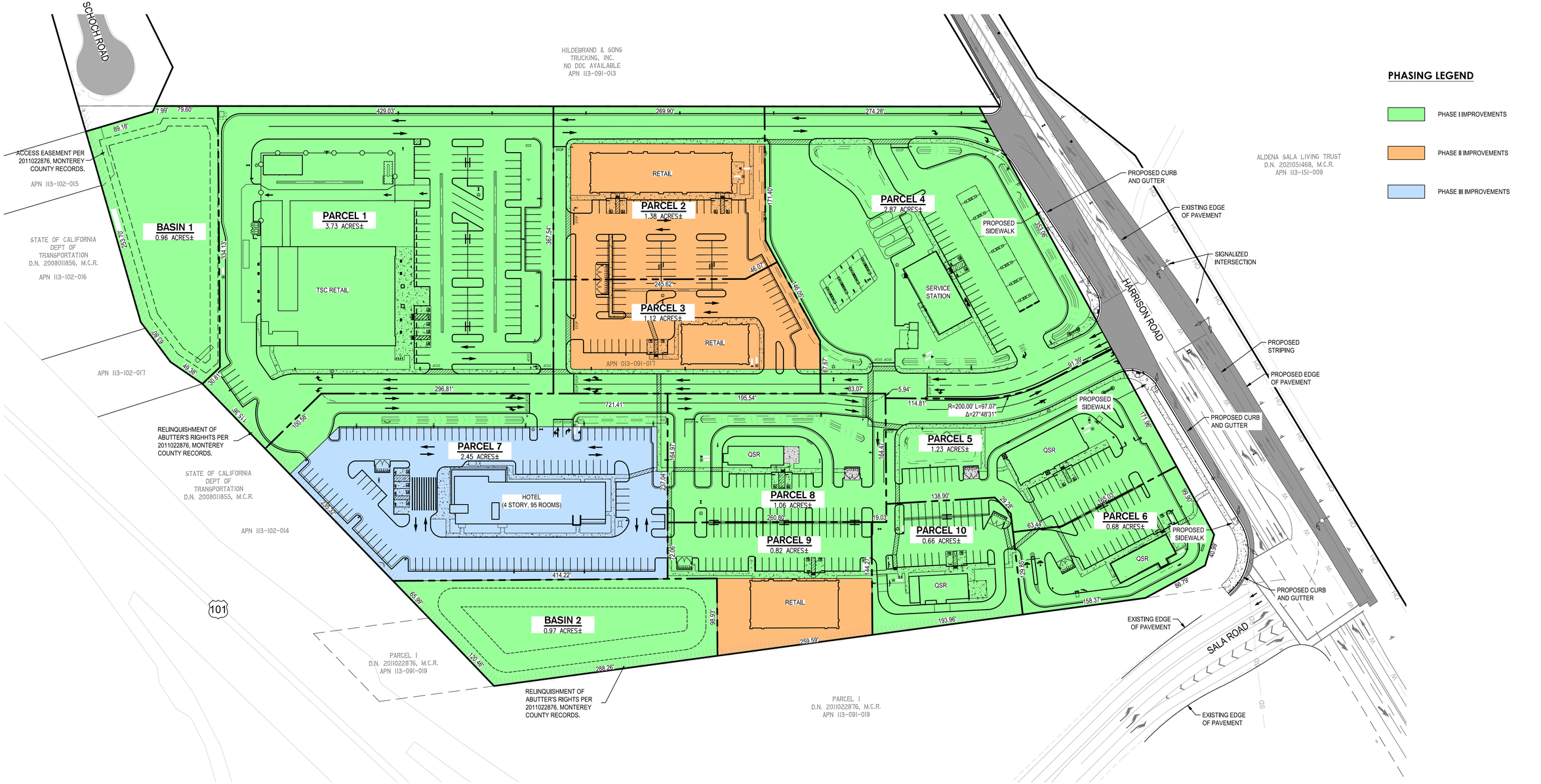
0' 30' 60' 120'
SCALE: 1"=60'

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Job No. 18106
SHEET: T-4
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PHASING LEGEND

- PHASE I IMPROVEMENTS
- PHASE II IMPROVEMENTS
- PHASE III IMPROVEMENTS

PHASING MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

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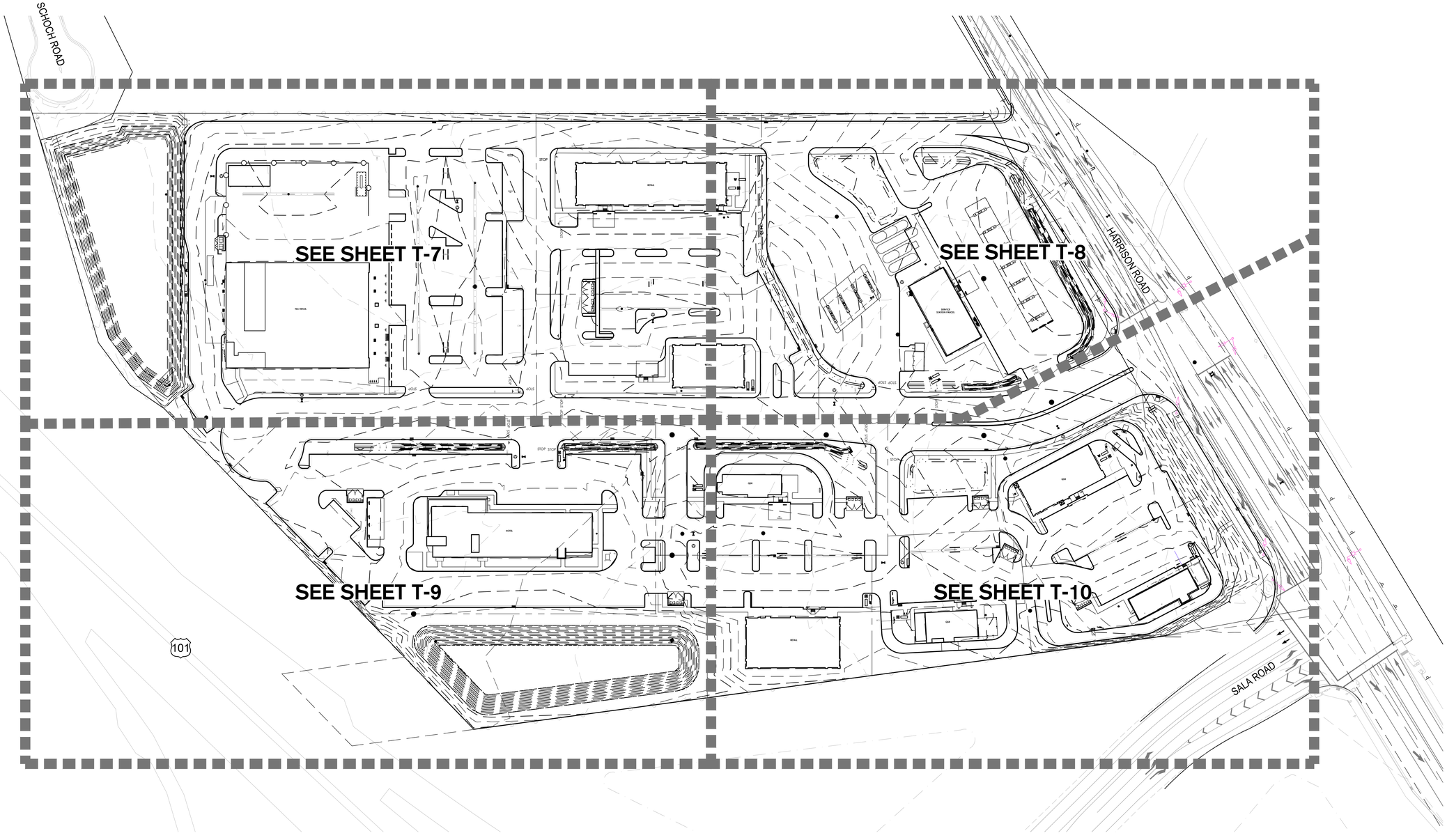
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Job No. 18106

SHEET: T-5

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GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

AREA OF DISTURBANCE AND MASS GRADING EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
PROPOSED IMPROVEMENTS	12,876	12,309
NET	567 CY	
ESTIMATED AREA OF DITURBANCE		19.7 AC

NOTES

1. TOTAL REQUIRED RETENTION FOR TIER 3 (95TH PERCENTILE = 1.2 INCHES) IS 87,847 CF
2. CUT/FILL QUANTITIES ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISHED GRADE ELEVATIONS AS SHOWN ON THE PLANS. AN APPROXIMATE QUANTITY WAS USED FOR THE UNDERCUT OF THE PROPOSED IMPROVEMENTS BY ANTICIPATING AN AVERAGE DEPTH OF 1' FOR FUTURE ROADS, BUILDINGS, AND PARKING.
3. GEOTECHNICAL REPORT PREPARED BY KRAZAN & ASSOCIATES, INC. KA PROJECT NO. 042-18008

STORMWATER CALCULATIONS	
DESCRIPTION	ESTIMATED AREA
PERVIOUS AREA	171,648 SF
IMPERVIOUS AREA	686,595 SF
TOTAL	858,243 SF (19.7 ACRES)
RUNOFF COEFFICIENT "C"	0.80
WATERSHED MANAGEMENT ZONE	1
TIER 3 REQUIREMENT (95TH PERCENTILE)	1.20 INCHES
10-YEAR 48-HOUR RAIN EVENT	3.67 INCHES
ASSUMED SOIL GROUP/TYPE	C (CHULAR LOAM)
ABSORPTION RATE	0.21 GAL/DAY/FT^2

STORMWATER RETENTION (OVERALL SITE)	
TIER 3 VOLUME REQUIREMENT	87,847 CF
TIER 4 PEAK RUNOFF VOLUME REQUIREMENT	204,505 CF
10-YEAR 48-HOUR VOLUME REQUIREMENT	212,608 CF
RETENTION VOLUME PROVIDED	215,000 CF

OVERALL CONCEPTUAL ROUGH GRADING PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

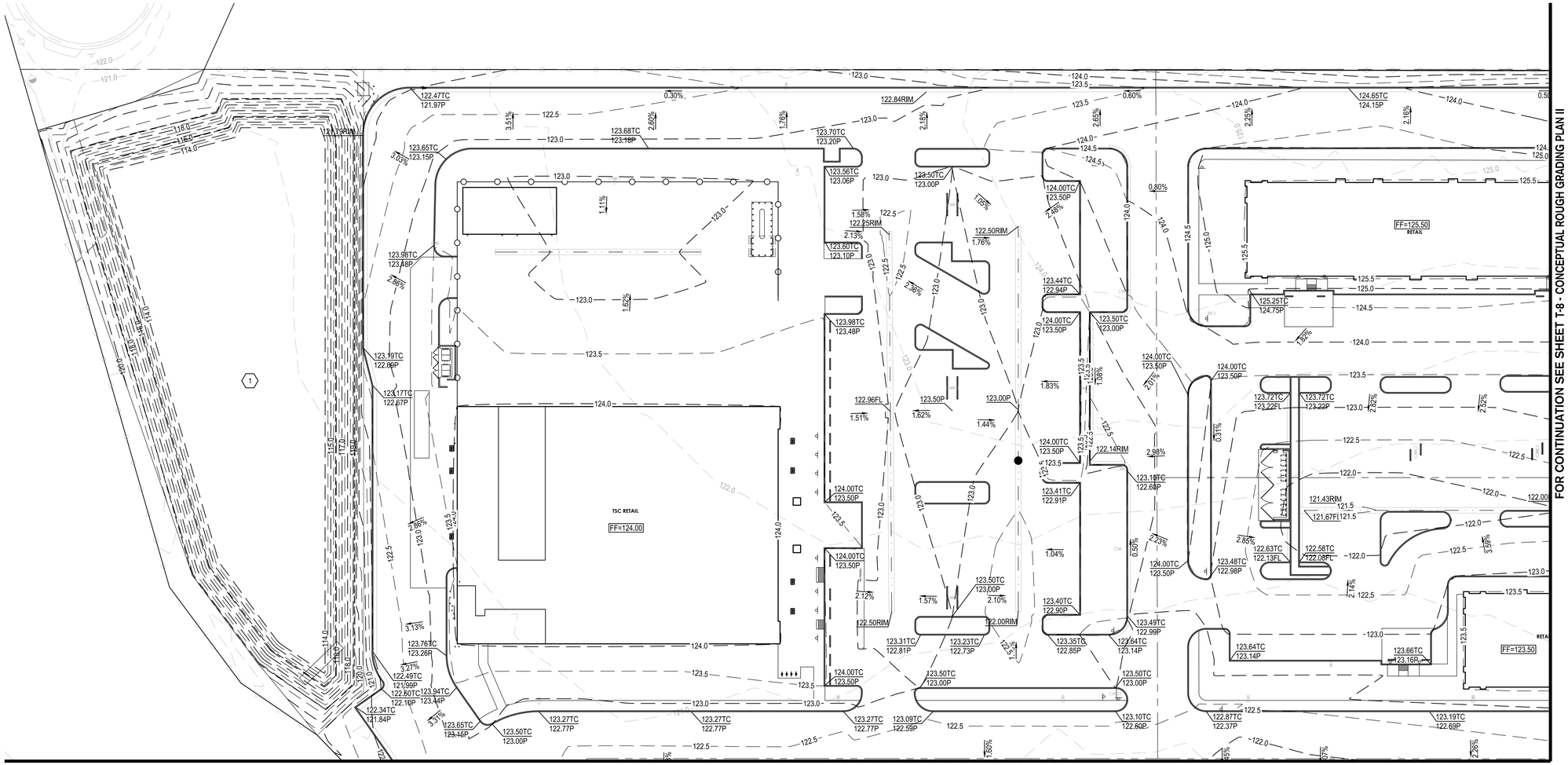
0' 30' 60' 120'

SCALE: 1"=60'

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FOR CONTINUATION SEE SHEET T-9 - CONCEPTUAL ROUGH GRADING PLAN III

GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

KEY NOTES

1. INSTALL DETENTION BASIN (96,105 CF)

CONCEPTUAL ROUGH GRADING PLAN I

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'

SCALE: 1"=30'

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Job No. 18106

SHEET: T-7

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FOR CONTINUATION SEE SHEET T-7 - CONCEPTUAL ROUGH GRADING PLAN I



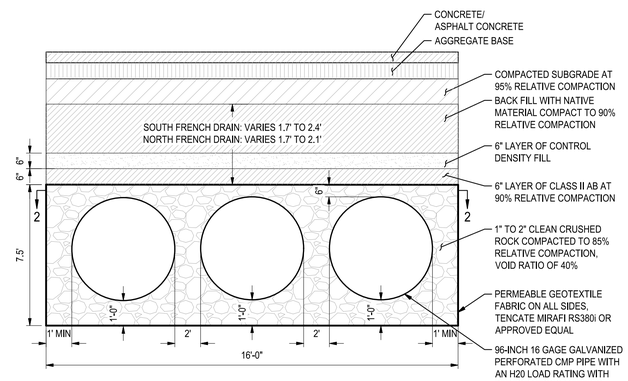
FOR CONTINUATION SEE SHEET T-10 - CONCEPTUAL ROUGH GRADING PLAN IV

GRADING LEGEND

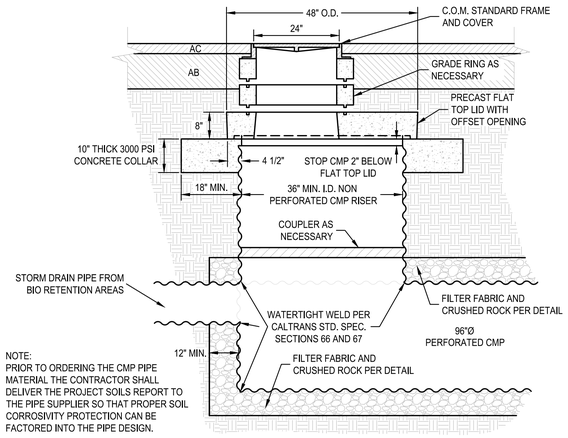
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C	CONCRETE
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TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

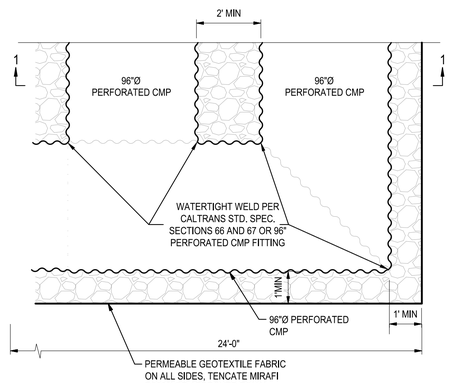


1 - CROSS SECTION VIEW



NOTE:
PRIOR TO ORDERING THE CMP PIPE MATERIAL THE CONTRACTOR SHALL DELIVER THE PROJECT SOILS REPORT TO THE PIPE SUPPLIER SO THAT PROPER SOIL CORROSIVITY PROTECTION CAN BE FACTORED INTO THE PIPE DESIGN.

ACCESS MANHOLE RISER DETAIL



2 - PLAN VIEW

1 HORIZONTAL FRENCH DRAIN DETAIL AND ACCESS MANHOLE DETAIL
SCALE: NTS

CONCEPTUAL ROUGH GRADING PLAN II

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'
SCALE: 1"=30'

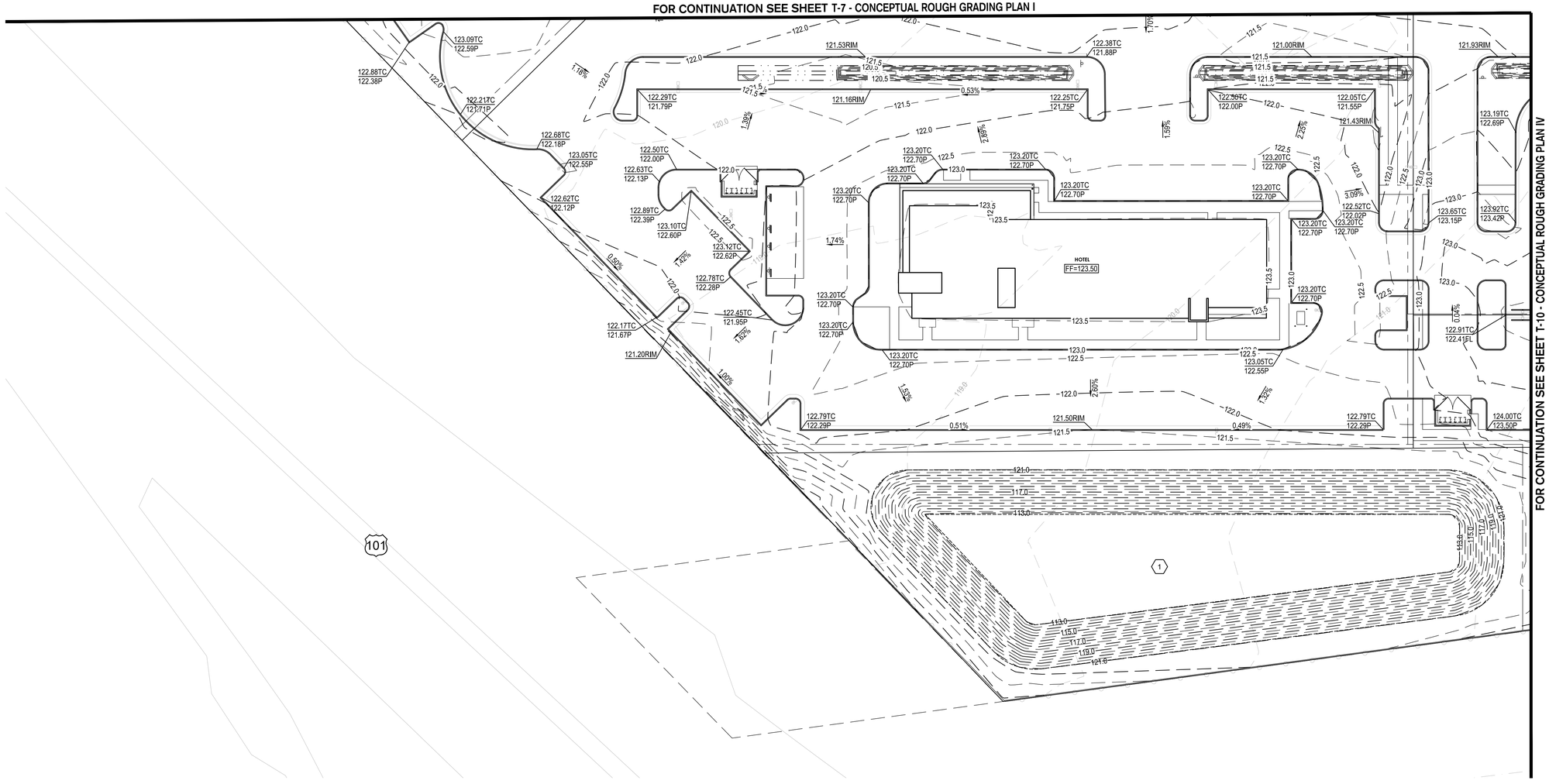
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FOR CONTINUATION SEE SHEET T-7 - CONCEPTUAL ROUGH GRADING PLAN I

FOR CONTINUATION SEE SHEET T-10 - CONCEPTUAL ROUGH GRADING PLAN IV



GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

KEY NOTES

1. INSTALL DETENTION BASIN

CONCEPTUAL ROUGH GRADING PLAN III

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'

SCALE: 1"=30'

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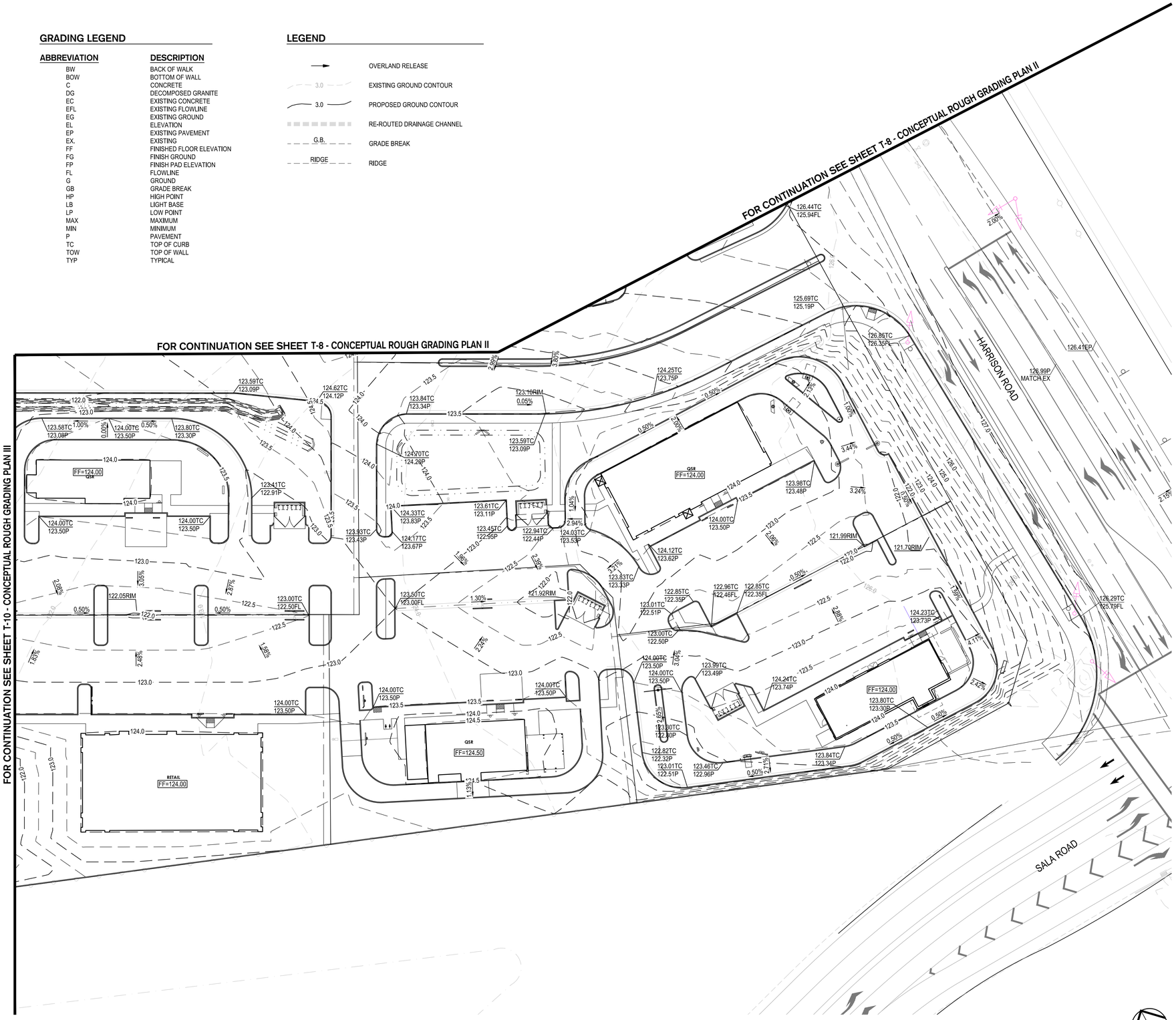
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GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
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EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
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FL	FLOWLINE
G	GROUND
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HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE



CONCEPTUAL ROUGH GRADING PLAN IV

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'

SCALE: 1"=30'

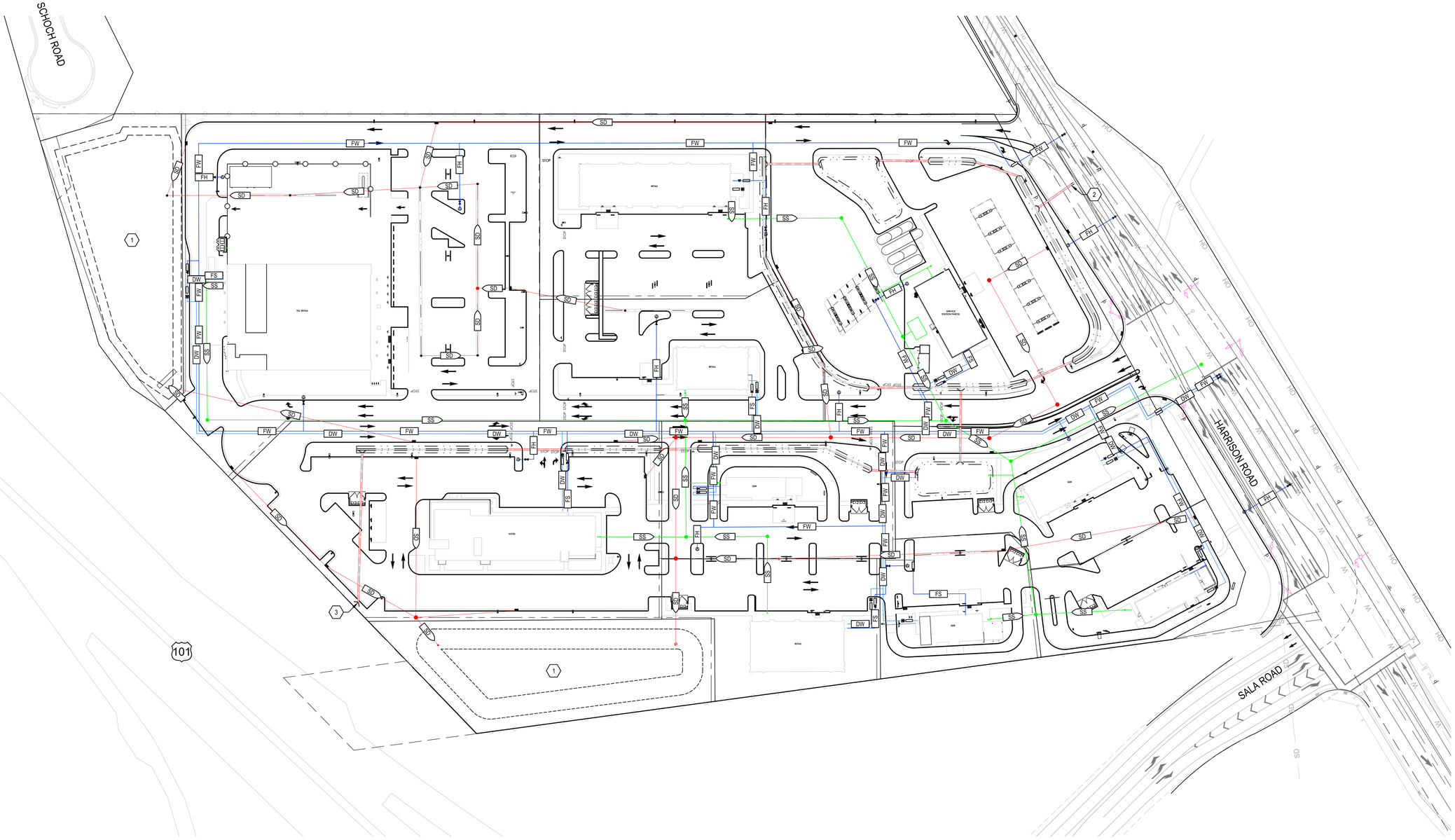
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Date	01/02/2026
Job No.	18106
SHEET:	T-10
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P:\18projects\18106- tac sollano\plans and graphics\entitlements\18106 T-10 CONCEPTUAL ROUGH GRADING PLAN IV.dwg --- 01/02/26



EXISTING UTILITIES:

1. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FORM UTILITY COMPANIES.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR OF CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF SALINAS STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
4. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192,181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN
8. WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF STOCKTON FOR THIS WORK.

LEGEND:

- SS — EXISTING SANITARY SEWER TO BE PROTECTED
- SD — EXISTING SANITARY SEWER TO BE PROTECTED
- W — EXISTING POTABLE WATER TO BE PROTECTED
- HPG — EXISTING HIGH PRESSURE GAS TO BE PROTECTED
- SS — PROPOSED SANITARY SEWER TO BE INSTALLED
- SD — PROPOSED STORM DRAIN TO BE INSTALLED
- W — PROPOSED POTABLE WATER TO BE INSTALLED
- FS — PROPOSED FIRE SPRINKLER LINE TO BE INSTALLED
- FH — PROPOSED FIRE HYDRANT LINE TO BE INSTALLED
- ELECTROLIER — APPROXIMATE LOCATION OF PROPOSED SITE LIGHTING. SHOWN FOR REFERENCE ONLY.

KEYNOTES:

1. DETENTION BASIN
2. CONNECT TO EXISTING STORM DRAIN CULVERT TO ONSITE SWALE
3. DISCHARGE INTO EXISTING STORM DRAIN FACILITY

CONCEPTUAL UTILITY PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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CONCEPTUAL SEWER SYSTEM PLAN I

TENTATIVE PARCEL MAP

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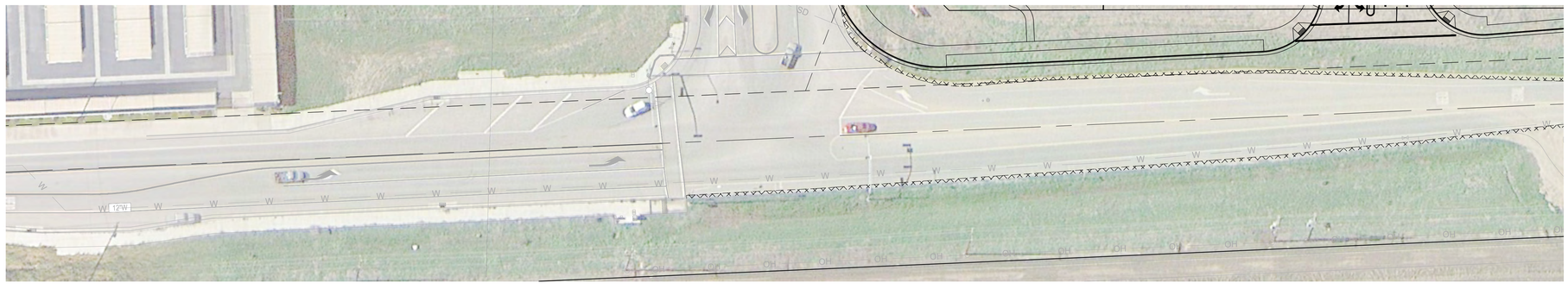
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CONCEPTUAL SEWER SYSTEM PLAN II

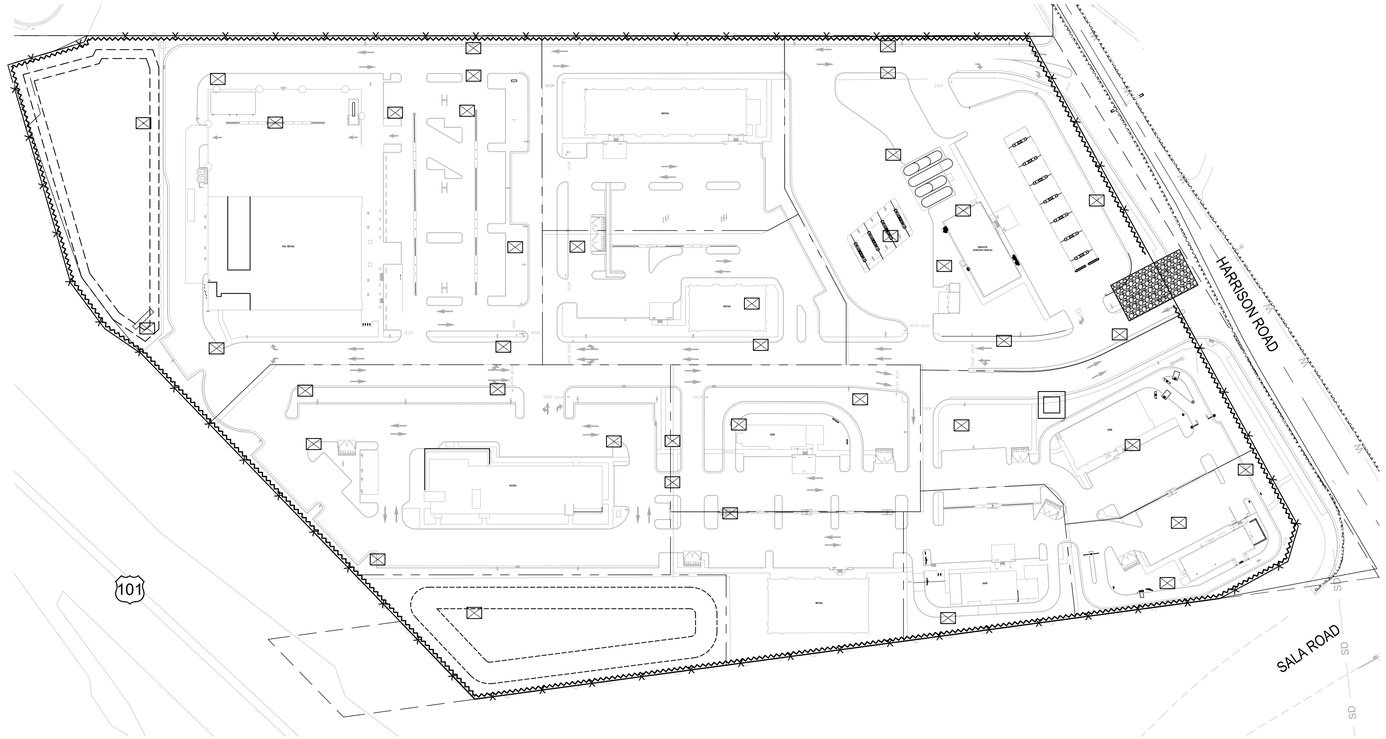
TENTATIVE PARCEL MAP

SALA ROAD CENTER

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OVERALL EROSION CONTROL PLAN
SCALE: 1" = 80'

EROSION CONTROL LEGEND

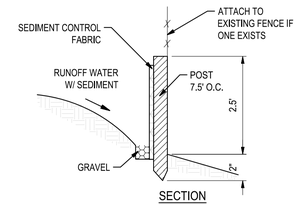
SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
X	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)

EROSION CONTROL GENERAL NOTES

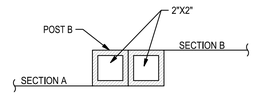
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERTATIONS IN ADHERANCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

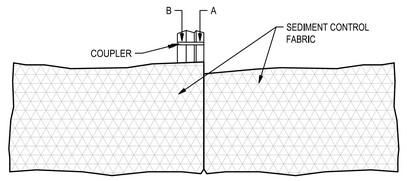
6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS



SECTION

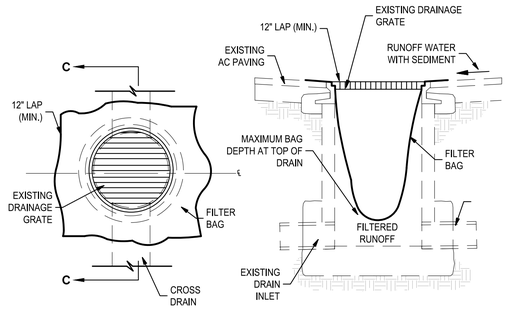


PLAN VIEW



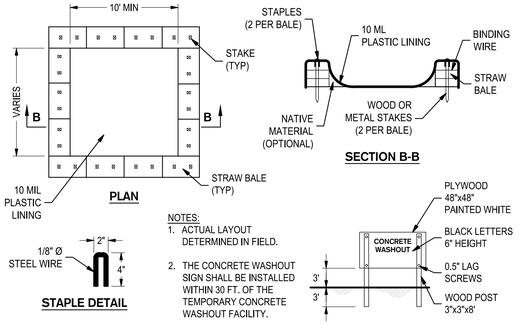
JOINING

1 SILT FENCE SEDIMENT BARRIER (SE-1)
SCALE: NTS



PLAN VIEW — SECTION C-C

5 DI PROTECTION TYPE 3 - GRAVEL BAG DETAIL (SE-10)
SCALE: NTS

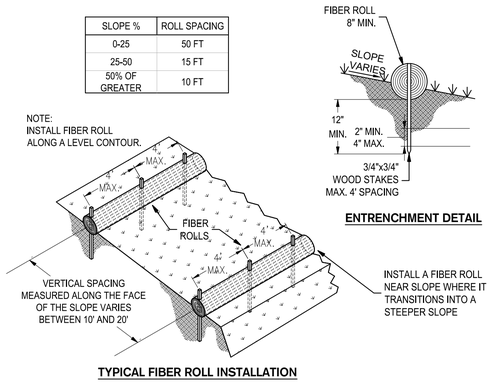


PLAN — SECTION B-B — STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 CONCRETE WASH OUT (WM-8)
SCALE: NTS

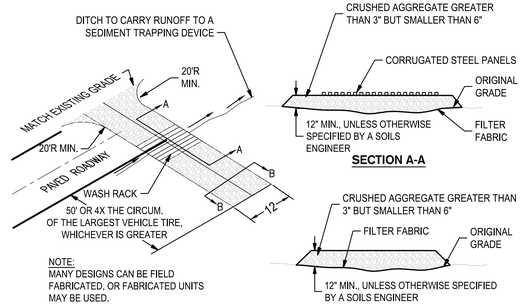
SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OF GREATER	10 FT



TYPICAL FIBER ROLL INSTALLATION

ENTRENCHMENT DETAIL

3 FIBER ROLLS (SE-5)
SCALE: NTS



SECTION A-A

4 STABILIZED CONSTRUCTION ENTRANCE/EXIT TIRE WASH (TC-1)
SCALE: NTS

EROSION CONTROL PLAN
TENTATIVE PARCEL MAP
SALA ROAD CENTER

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SHEET: T-14
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F:\18projects\18106- tsc station\plans and graphics\entitlement\18106_T-14 EROSION CONTROL PLAN.dwg — 01/02/26

SCHOCH ROAD

ACCESSIBLE PEDESTRIAN PATH

RETAIL

TSC RETAIL

ACCESSIBLE PEDESTRIAN PATH

RETAIL

SERVICE STATION

ACCESSIBLE PEDESTRIAN PATH

HARRISON ROAD

ACCESSIBLE PEDESTRIAN PATH

QSR

HOTEL
(4 STORY, 95 ROOMS)

QSR

CAR WASH

MARCO

RETAIL

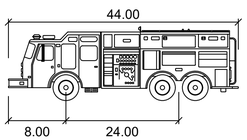
QSR

ACCESSIBLE PEDESTRIAN PATH

SALA ROAD

101

VEHICLE USED:



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

CIRCULATION PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

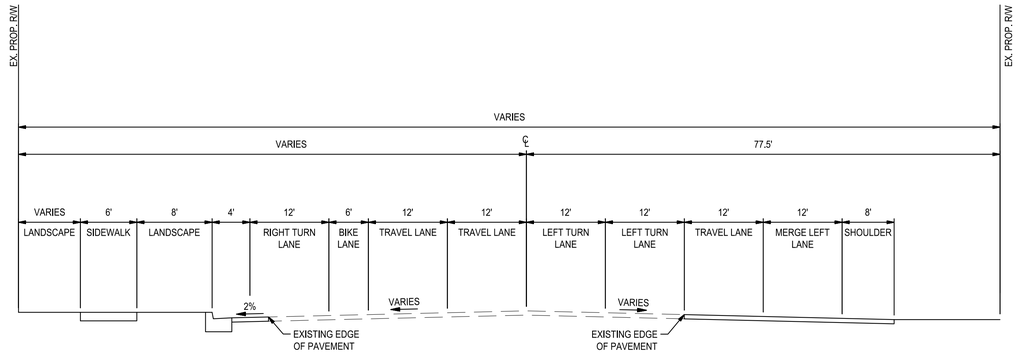
0' 30' 60' 120'

SCALE: 1"=60'

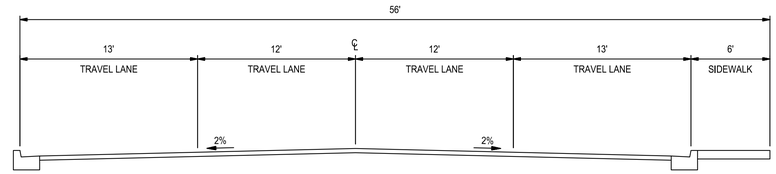
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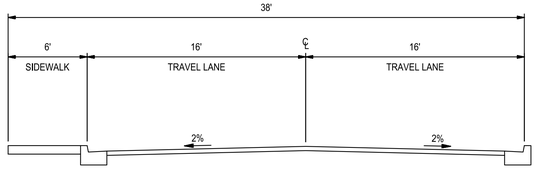
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A **SECTION A - HARRISON ROAD**
SCALE: NTS



B **SECTION B**
SCALE: NTS



C **SECTION C**
SCALE: NTS

CROSS SECTIONS

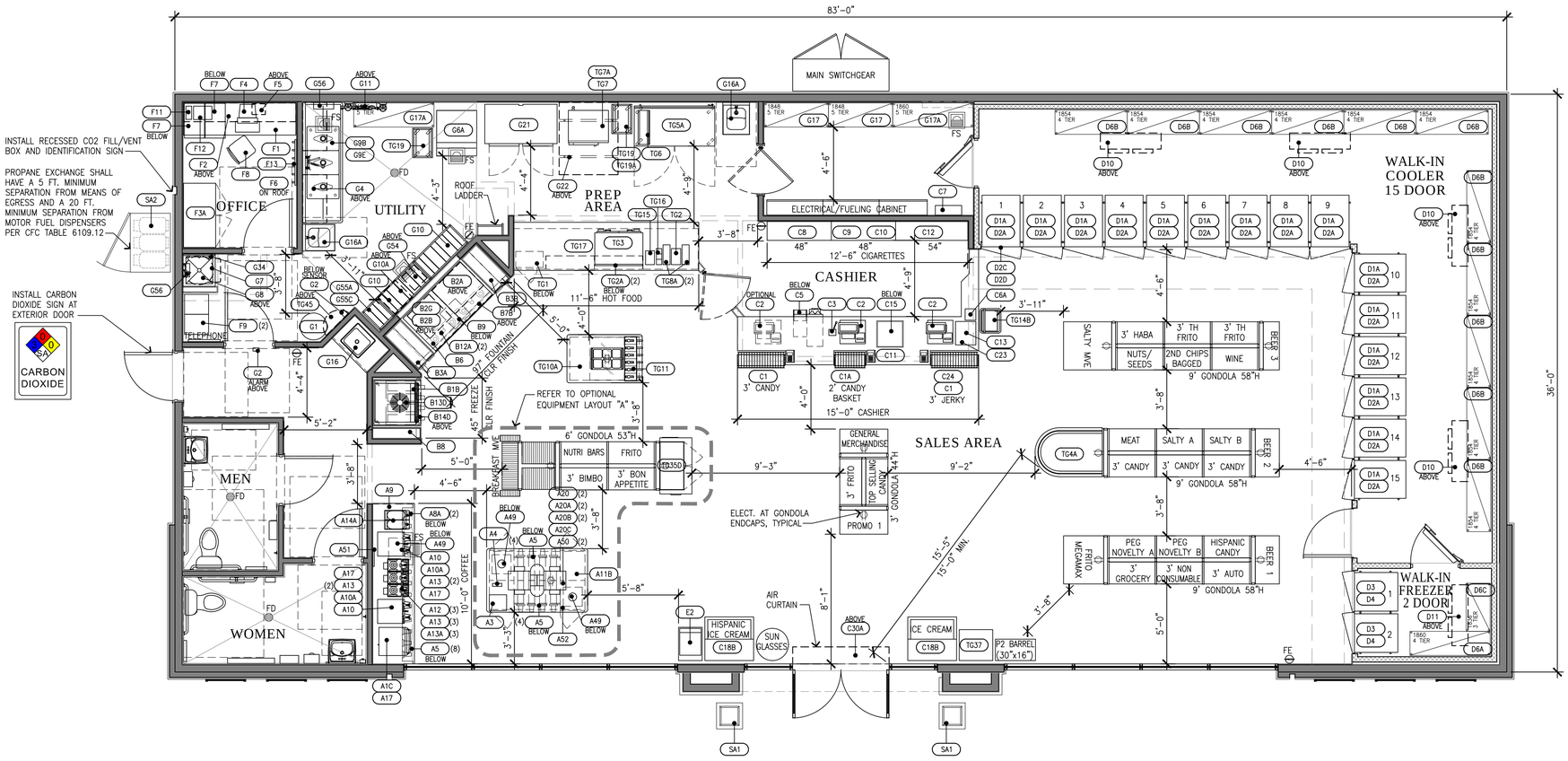
TENTATIVE PARCEL MAP

SALA ROAD CENTER

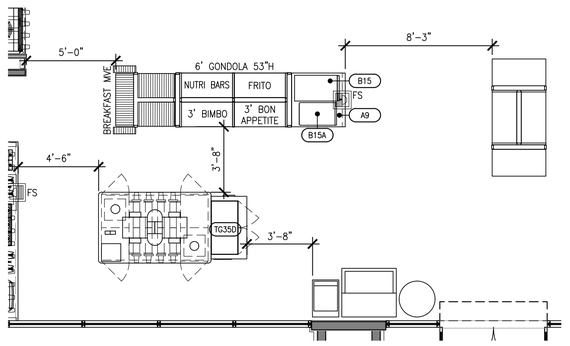
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01 EQUIPMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



02 OPTIONAL EQUIPMENT
SCALE: 1/4"=1'-0"

DATE:
JANUARY 2, 2026

NOTE:
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY BP MARKETING MANAGEMENT ON 04/26/2019.

ANY DEVIATION TO THIS PLAN NEEDS TO BE APPROVED THROUGH NANCY KNOTT FORMAT DEVELOPMENT MANAGER, BP RETAIL MARKETING AND INCORPORATED INTO THE PERMIT DOCUMENTS. CONTACT FRANCHISEE FOR MORE DETAILS.

NOT FOR CONSTRUCTION

CLIENT:
bp
ARCO
BP WEST COAST PRODUCTS, LLC

NO.	DATE	REVISION DESCRIPTION

SEAL:

THIS SHEET IS FOR INFORMATION ONLY

THIS DRAWING IS PROTOTYPICAL AND MUST BE REVIEWED AND ADAPTED FOR LOCAL SITE CONDITIONS, BUILDING CODES AND CLIMATE CONDITIONS. NEITHER BP CORPORATION NOR THEIR CONSULTANTS WARRANT OR GUARANTY ITS ACCURACY OR APPLICABILITY IN YOUR LOCAL AREA AND THEREFORE ASSUME NO LIABILITY FOR SITE SPECIFIC USE. THESE DOCUMENTS ARE PROVIDED ONLY AS A PROTOTYPICAL GUIDE AND THE PLANS MUST BE DESIGNED AND SEALED BY REGISTERED PROFESSIONAL ARCHITECT AND ENGINEERS.

DEVELOPMENT INFORMATION:
ARCO NTI
2900/19 AM/PM PROTOTYPE

SITE ADDRESS:
ADDRESS
CROSS STREET
CITY, STATE
FACILITY # TBD

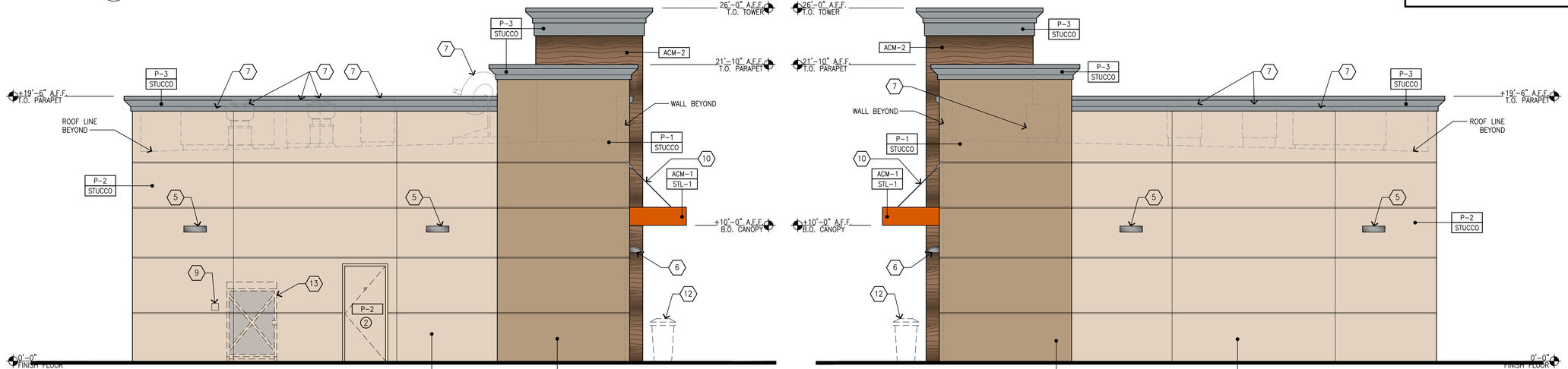
DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
VERSION: -	PROJECT NO: -

DRAWING TITLE:
EQUIPMENT FLOOR PLAN

SHEET NO:
Q1.1

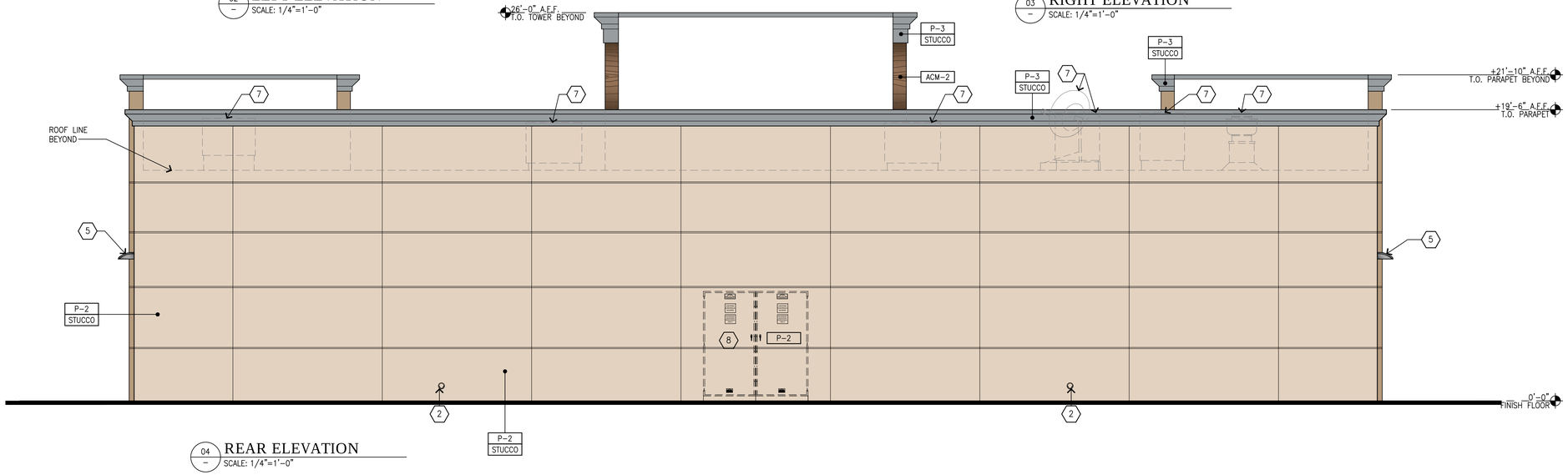


01 – FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 – LEFT ELEVATION
SCALE: 1/4"=1'-0"

03 – RIGHT ELEVATION
SCALE: 1/4"=1'-0"



04 – REAR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 FOR SPECIFICATION
2. OVERFLOW DRAIN
3. WALL POSTER
4. LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
5. WALL MOUNTED LED FIXTURE
6. WALL MOUNTED SIGN LIGHTING
7. ROOFTOP EQUIPMENT BEYOND
8. MAIN SWITCHGEAR
9. CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
10. AWNING ROD AND CLEVIS. REFER TO SHEET A1.4 AND STRUCTURAL PLANS FOR DETAILS
11. CANOPY DOWNSPOUT PAINTED TO MATCH STOREFRONT, REFER TO CIVIL PLANS FOR CONTINUATION
12. NATURAL BROWN STONE AGGREGATE TRASH RECEPTACLE, REFER TO SHEET Q2.1 FOR SPECIFICATION
13. PORTABLE PROPANE TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
14. EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS

DATE:
JANUARY 2, 2026

COLOR LEGEND

- P-1 — BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
- P-2 — BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-3 — BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

MATERIAL LEGEND

- ACM-1 — ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 — ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- STUCCO — ⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM — CLEAR ANODIZED ALUMINUM
- STL-1 — STEEL AWNING
- STONE — PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

CLIENT:
bp
ARCO
BP WEST COAST PRODUCTS, LLC

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
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SEAL:

THIS SHEET IS FOR INFORMATION ONLY

THIS DRAWING IS PROTOTYPICAL AND MUST BE REVIEWED AND ADAPTED FOR LOCAL SITE CONDITIONS, BUILDING CODES AND CLIMATE CONDITIONS. NEITHER BP CORPORATION NOR THEIR CONSULTANTS WARRANT OR GUARANTY ITS ACCURACY OR APPLICABILITY IN YOUR LOCAL AREA AND THEREFORE ASSUME NO LIABILITY FOR SITE SPECIFIC USE. THESE DOCUMENTS ARE PROVIDED ONLY AS A PROTOTYPICAL GUIDE AND THE PLANS MUST BE DESIGNED AND SEALED BY REGISTERED PROFESSIONAL ARCHITECT AND ENGINEERS.

DEVELOPMENT INFORMATION:
ARCO NTI
2900/19 AM/PM PROTOTYPE

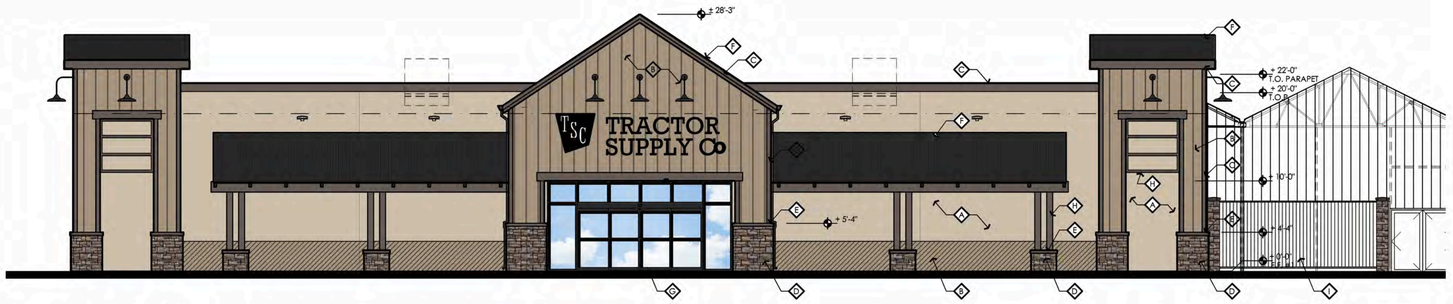
SITE ADDRESS:
ADDRESS
CROSS STREET
CITY, STATE
FACILITY # TBD

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
VERSION: - -	PROJECT NO:

DRAWING TITLE:
EXTERIOR ELEVATIONS

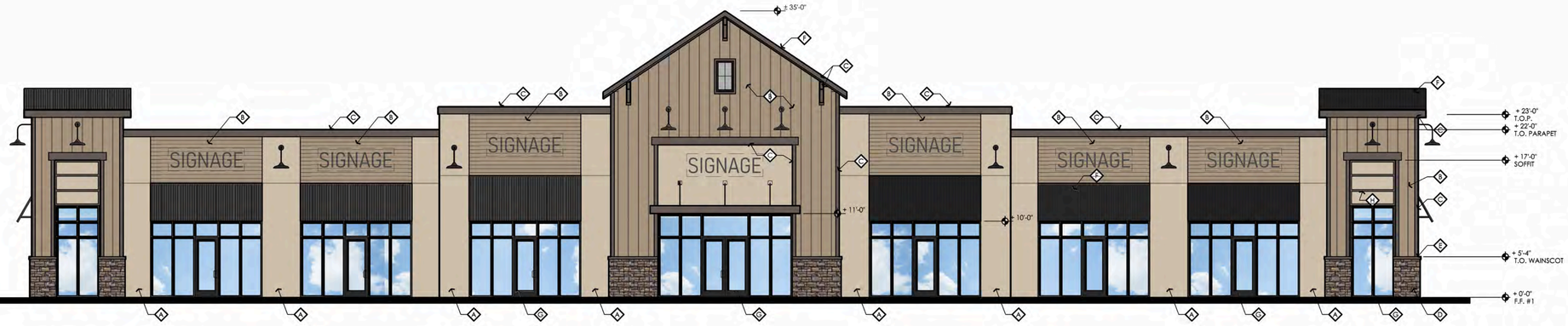
SHEET NO:
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NOT FOR CONSTRUCTION



EAST ELEVATION

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



NORTH ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISHES

BODY/TRIM COLOR:

- A "SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
- B "SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
- C "SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE

VENEER:

- D VENEER - CMU - SPLITFACE - COLOR: SW7513 SANDERLING
- E VENEER - SILL CAP - PRECAST - COLOR: SW7505 MANOR HOUSE

ROOFING:

- F "MBCI" - STANFING SEAM - GALVALUME PLUS

STOREFRONT SYSTEM:

- G "VISTAWALL" - FRAME COLOR: CLEAR ANODIZED- GLAZING: BRONZE TINTED

DECORATIVE METAL:

- H POWDER COATED - SW7505 MANOR HOUSE

FENCING:

- I DECORATIVE METAL - BLACK

SHEET INDEX

ARCHITECTURAL

A1	COVER SHEET / COLORED ELEVATIONS
A2	COLORED ELEVATION
A3	SITE PLAN
A4	FAST FOOD - FLOOR PLAN
A5	FAST FOOD - ELEVATIONS
A6	RETAIL - FLOOR PLAN
A7	RETAIL - ELEVATIONS
A8	TRACTOR SUPPLY - FLOOR PLAN
A9	TRACTOR SUPPLY - ELEVATIONS
A10	NOT USED
A11	HOTEL - FLOOR PLANS
A12	HOTEL - ELEVATIONS
A13	HOTEL - ELEVATIONS
Q1.1	ARCO - FLOOR PLAN
A2.1	ARCO - COLORED ELEVATIONS

LANDSCAPE

L0.1	COLORED PRELIMINARY PLANTING PLAN
L0.2	PRELIMINARY PLANTING ENLARGED PLAN
L0.3	PRELIMINARY PLANTING ENLARGED PLAN
L0.4	PRELIMINARY PLANTING IMAGES

CIVIL

T1	COVER SHEET
T2	EXISTING BOUNDARY MAP
T3	EXISTING CONDITIONS MAP
T4	PROPOSED SITE MAP
T5	OVERALL CONCEPTUAL ROUGH GRADING PLAN
T6	CONCEPTUAL ROUGH GRADING PLAN I
T7	CONCEPTUAL ROUGH GRADING PLAN II
T8	CONCEPTUAL ROUGH GRADING PLAN III
T9	CONCEPTUAL ROUGH GRADING PLAN IV
T10	CONCEPTUAL UTILITY PLAN
T11	CONCEPTUAL SEWER SYSTEM PLAN I
T12	CONCEPTUAL SEWER SYSTEM PLAN II
T13	EROSION CONTROL PLAN
T14	CIRCULATION PLAN
T15	CROSS SECTIONS

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

PLANNING
ARCHITECTURE
api

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NORTH ELEVATION

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



WEST ELEVATION

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

DATE:
JANUARY 2, 2026

PROPOSED NEW DEVELOPMENT:

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D-Series Size 0
LED Area Luminaire

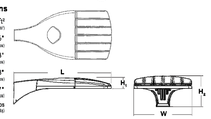
Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.95 ft² (.09m²)
Length: 26" (661mm)
Width: 13" (330mm)
Height$_1$: 3" (102mm)
Height$_2$: 7" (178mm)
Weight (max): 16 lbs (7.25kg)



A+ Capable options indicated by this color background.

Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P4 P7, P2 P5, P3 P6; Rotated optics: P10 P12*, P11 P13*	30K 3000 K, 40K 4000 K, 50K 5000 K	T1S Type I short (Automotive), T2S Type II short, T2M Type II medium, T3S Type III short, T3M Type III medium, T4M Type IV medium, BLC Backlight control, LCCO Left corner cutoff, RCCO Right corner cutoff	MVOLT[1,2], 120[3], 208[3], 240[3], 277[3], 347[3,4], 480[3,4]	Shipped included: SPA Square pole mounting, RPA Round pole mounting, WBA Wall bracket, SPUMBA Square pole universal mounting adaptor[5], RPUMBA Round pole universal mounting adaptor[5]; Shipped separately: KMA8 DDBXD H Mast arm mounting bracket adaptor (specify finish)[6]

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[7,8], PIRHN Network, high/low motion/ambient sensor[9], PER NEMA twist-lock receptacle only (control ordered separately)[10], PERS Five-pin receptacle only (control ordered separately)[10,11], PERT Seven-pin receptacle only (leads exit fixture) (control ordered separately)[10], DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[12]; PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc[9,13], PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[9,13], PIRHTFCW High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc, with a nLight wireless control enabled[9,13,14], FAO Field adjustable output[15]	Shipped installed: HS House-side shield[16], SF Single fuse (120, 277, 347V)[3], DF Double fuse (208, 240, 480V)[3], L90 Left rotated optics[1], R90 Right rotated optics[1], DDL Diffused drop lens[16], Shipped separately: BS Bird spikes[16], EGS External glare shield	DSSD Sand black, DBLXD Black, DNAXD Natural aluminum, DWHXD White, DDBTXD Textured dark bronze, DBLBXD Textured black, DNATXD Textured natural aluminum, DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0 LED
Rev. 02/05/20
Page 1 of 8

D-Series Size 0
LED Area Luminaire

Specifications

EPA: 0.95 ft² (.09m²)
Length: 26" (661mm)
Width: 13" (330mm)
Height$_1$: 3" (102mm)
Height$_2$: 7" (178mm)
Weight (max): 16 lbs (7.25kg)

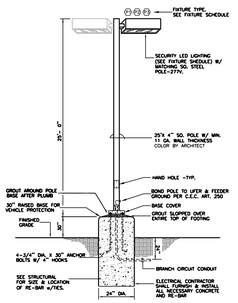
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A+ Capable options indicated by this color background.

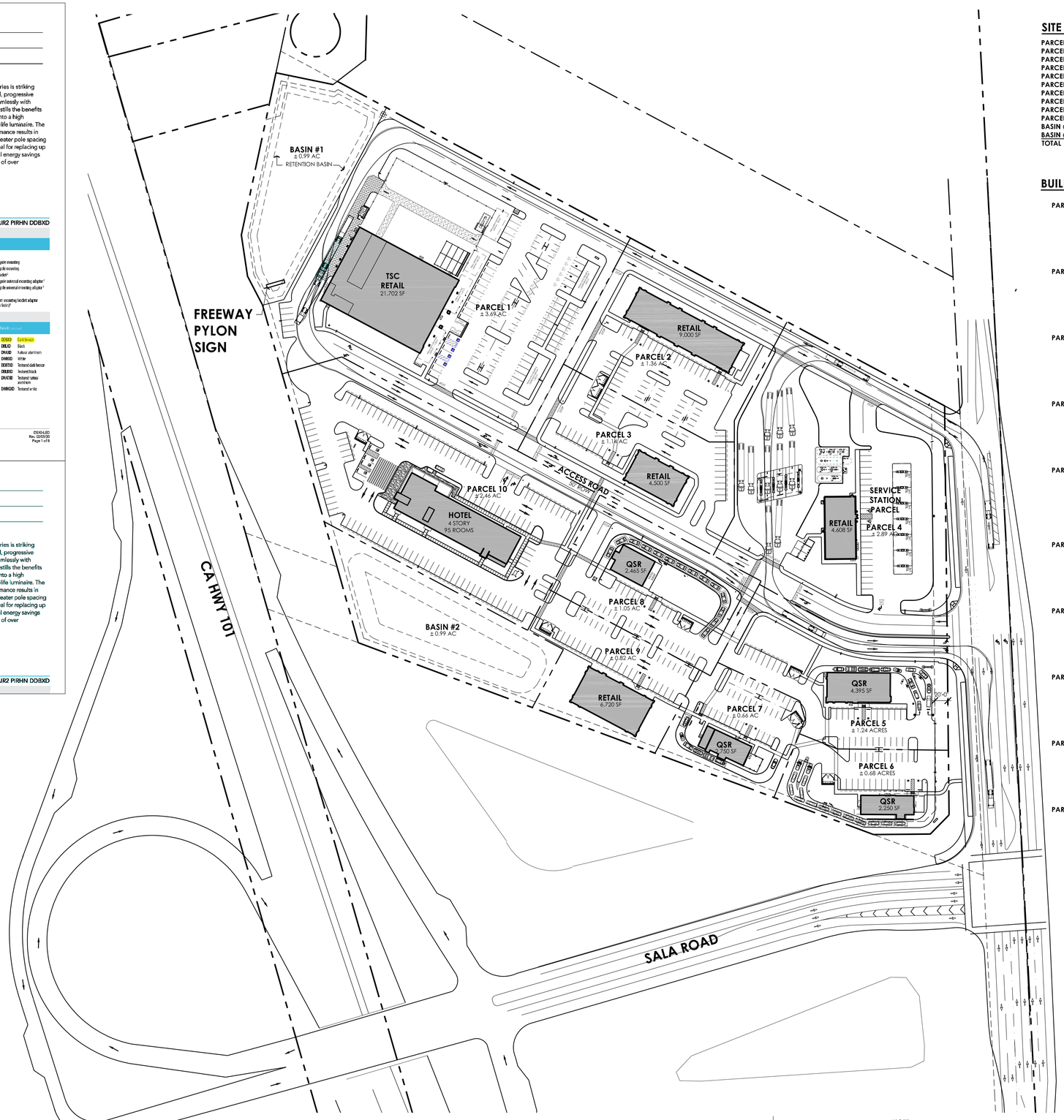
Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED



TYPICAL LIGHT STANDARD

SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

NORTH

0 20' 40' 100'
SCALE: 1" = 80'-0"

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TSC REQUIREMENTS.

SITE DATA

PARCEL 1 - TSC SITE	± 160,710 S.F. (± 3.69 AC)
PARCEL 2 - RETAIL	± 59,308 S.F. (± 1.36 AC)
PARCEL 3 - RETAIL	± 49,562 S.F. (± 1.14 AC)
PARCEL 4 - GAS STATION	± 125,553 S.F. (± 2.88 AC)
PARCEL 5 - FASTFOOD	± 53,894 S.F. (± 1.24 AC)
PARCEL 6 - FASTFOOD	± 29,778 S.F. (± 0.68 AC)
PARCEL 7 - FASTFOOD	± 28,613 S.F. (± 0.66 AC)
PARCEL 8 - FASTFOOD	± 45,890 S.F. (± 1.05 AC)
PARCEL 9 - RETAIL	± 35,695 S.F. (± 0.82 AC)
PARCEL 10 - HOTEL	± 107,077 S.F. (± 2.46 AC)
BASIN #1	± 43,089 S.F. (± 0.99 AC)
BASIN #2	± 42,934 S.F. (± 0.99 AC)
TOTAL	± 782,068 S.F. (± 17.96 AC)

BUILDING/PARKING DATA

PARCEL 1 (TSC):
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 21,702 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 87 STALLS
PROVIDED = 87 STALLS

PARCEL 2:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 9,000 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 36 STALLS
PROVIDED = 50 STALLS

PARCEL 3:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 4,500 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 18 STALLS
PROVIDED = 36 STALLS

PARCEL 4:
OCCUPANCY M (RETAIL)
RETAIL / FUEL BUILDING = 4,608 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 500 SF = 9 STALLS
PROVIDED = 24 STALLS

PARCEL 5:
OCCUPANCY: B (BUSINESS)
FASTFOOD = 4,395 S.F.
PARKING REQUIRED: RETAIL FOOD
1 SPACE PER 3 SEATS +3 + 3 EMP. = 25 STALLS
DRIVE-THRU STACKING = 15
PROVIDED = 32 STALLS + 15 CARS

PARCEL 6:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,250 S.F.
1 SPACE PER 3 SEATS +3 + 3 EMP. = 15 STALLS
DRIVE-THRU STACKING = 15
PROVIDED = 24 STALLS + 15 CARS

PARCEL 7:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,750 S.F.
1 SPACE PER 3 SEATS +3 + 3 EMP. = 20 STALLS
DRIVE-THRU STACKING = 6
PROVIDED = 35 STALLS + 6 CARS

PARCEL 8:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,465 S.F.
1 SPACE PER 3 SEATS +3 + 3 EMP. = 20 STALLS
DRIVE-THRU STACKING = 14
PROVIDED = 33 STALLS + 14 CARS

PARCEL 9:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 6,720 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 27 STALLS
PROVIDED = 44 STALLS

PARCEL 10:
OCCUPANCY: R-1 (HOTEL)
HOTEL (4 STORY, 95 ROOMS) = 41,693 S.F.
PARKING REQUIRED : HOTEL
1 SPACE PER ROOM + 2 + 3 EMP. = 100 STALLS
PROVIDED = 121 STALLS



VICINITY MAP

PROJECT LOCATION
HARRISON ROAD
SALINAS, CA

PROJECT TEAM

DEVELOPER:
THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212
(310) 277-4697
CONTACT: BRAD SOBEL

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

DATE:
JANUARY 2, 2026

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Salinas, CA.

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api

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MODESTO, CA 95356

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fx. 209.577.0213

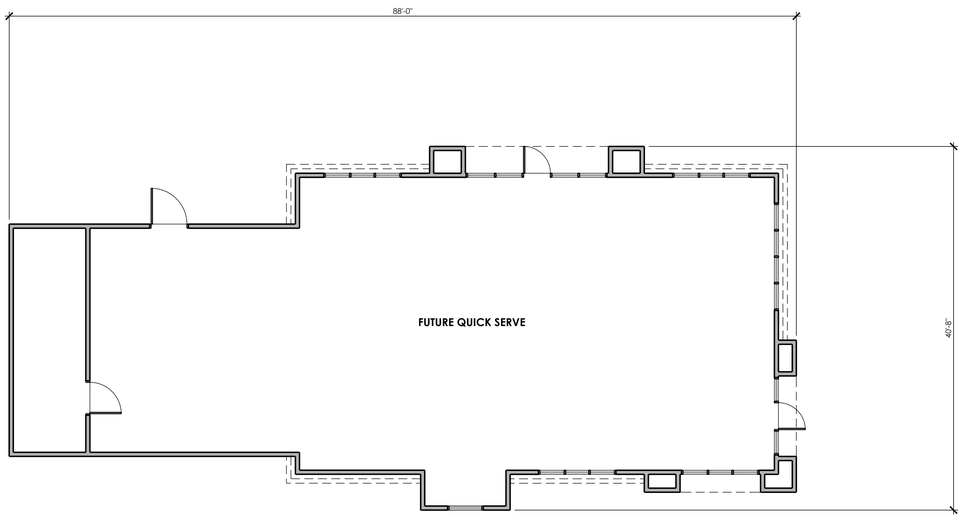
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PROJECT DEVELOPER:
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BEVERLY HILLS, CA 90212

ph. 310-277-4697
fx. 310-277-4699

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QUICK SERVE (T.B.D.)

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

APPROX. FLOOR AREA:
FLOOR - ± 2,750 S.F.

NORTH

0 5' 10' 15'

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

DATE:
JANUARY 2, 2026

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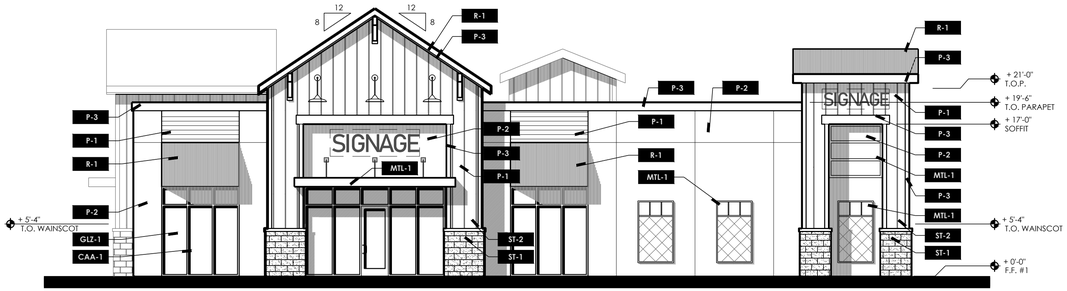
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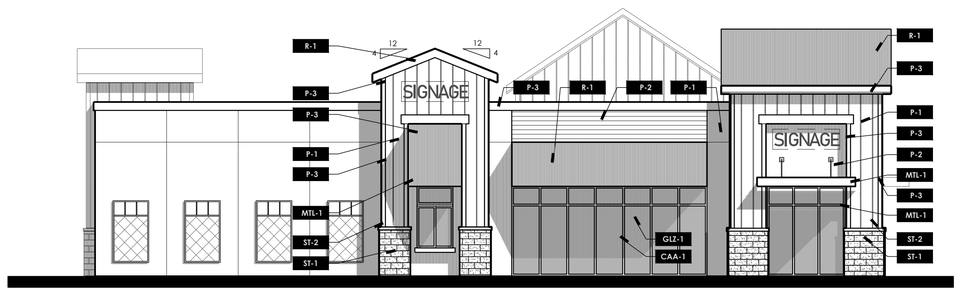
FRONT ELEVATION

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



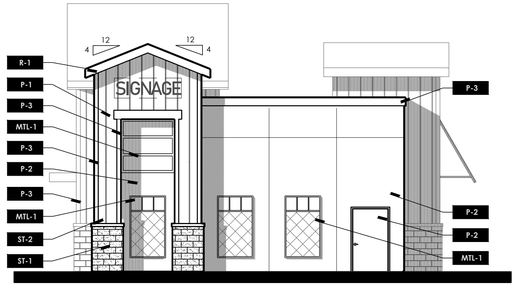
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
ST-1	CMU WAINSCOT - "BASELITE" - RIVER ROCK - COLOR:
ST-2	SILL CAP- "BASELITE" - COLOR:
R-1	ROOF AT CANOPIES & AWNINGS - CORRUGATED PANELS - "MBCI" - COLOR - #SIG 300 GALVALUME PLUS
MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

DATE:
JANUARY 2, 2026

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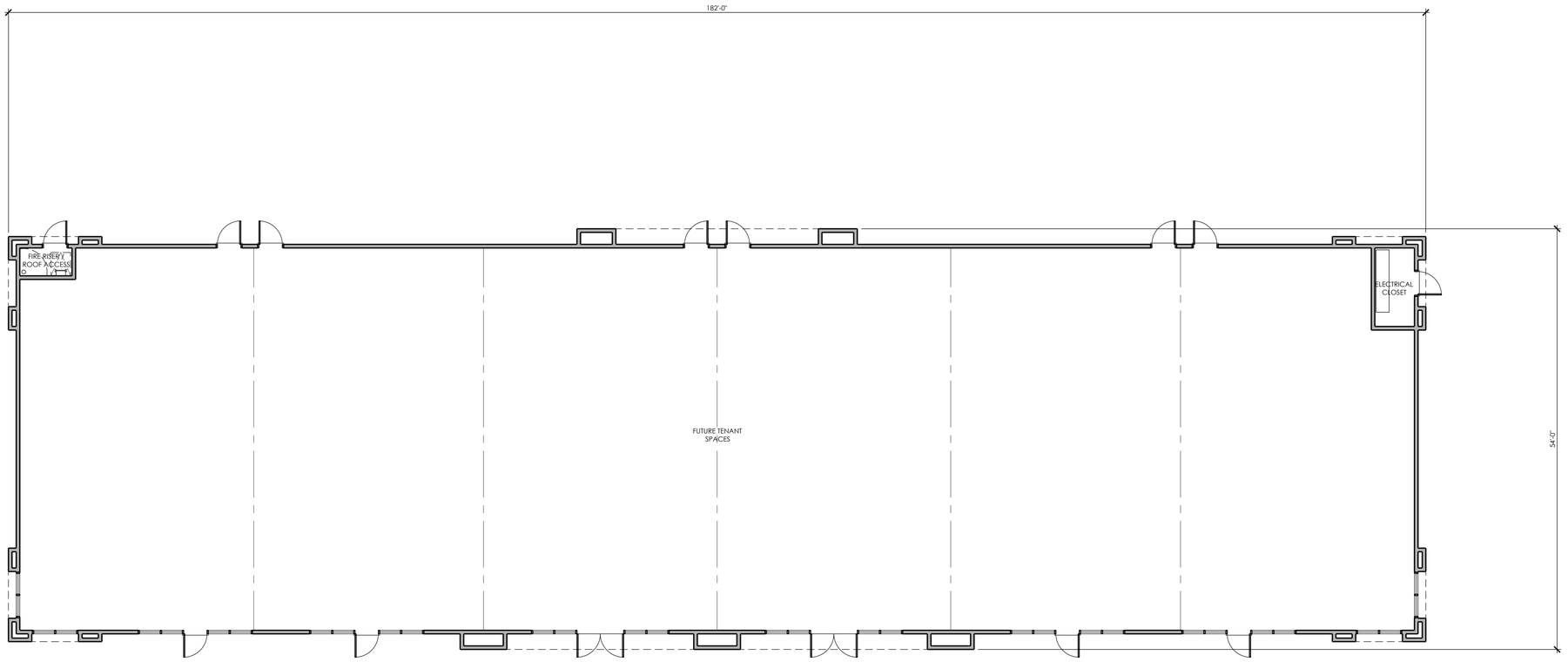
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0 5' 10' 15'

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

FLOOR PLAN - RETAIL BUILDING

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

FLOOR AREA:
FLOOR - 9,000 S.F. ±

NORTH

DATE:
JANUARY 2, 2026

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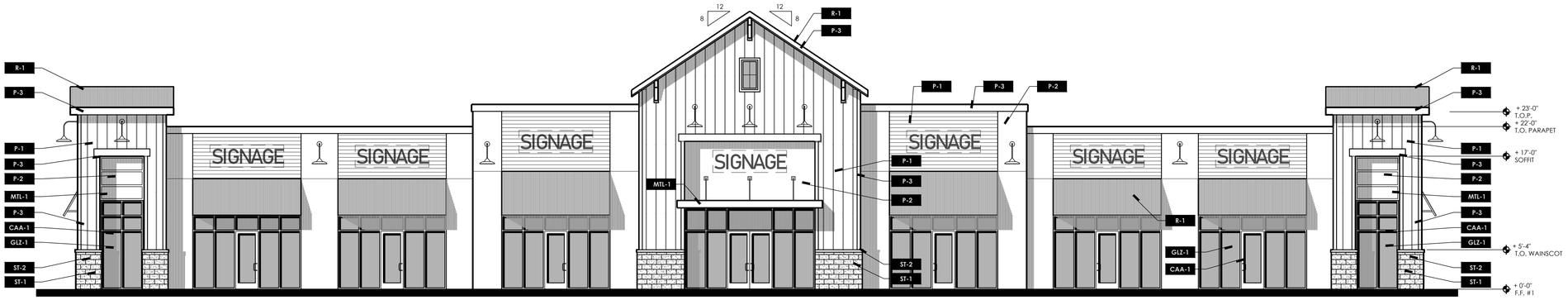
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OF 13

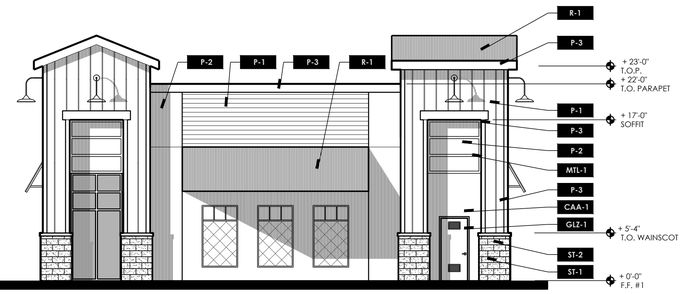
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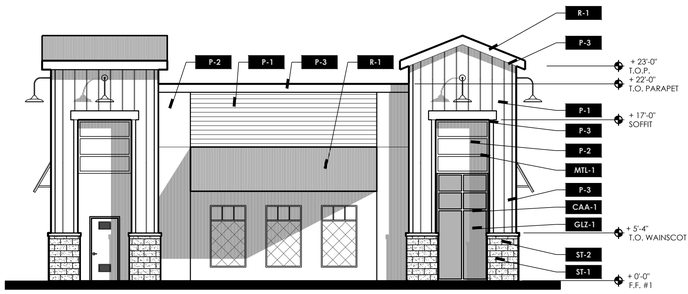
NORTH ELEVATION

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



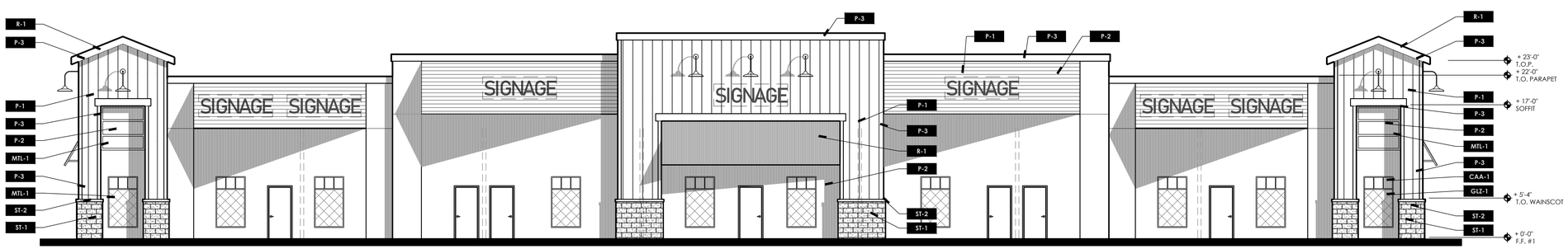
WEST ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
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GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

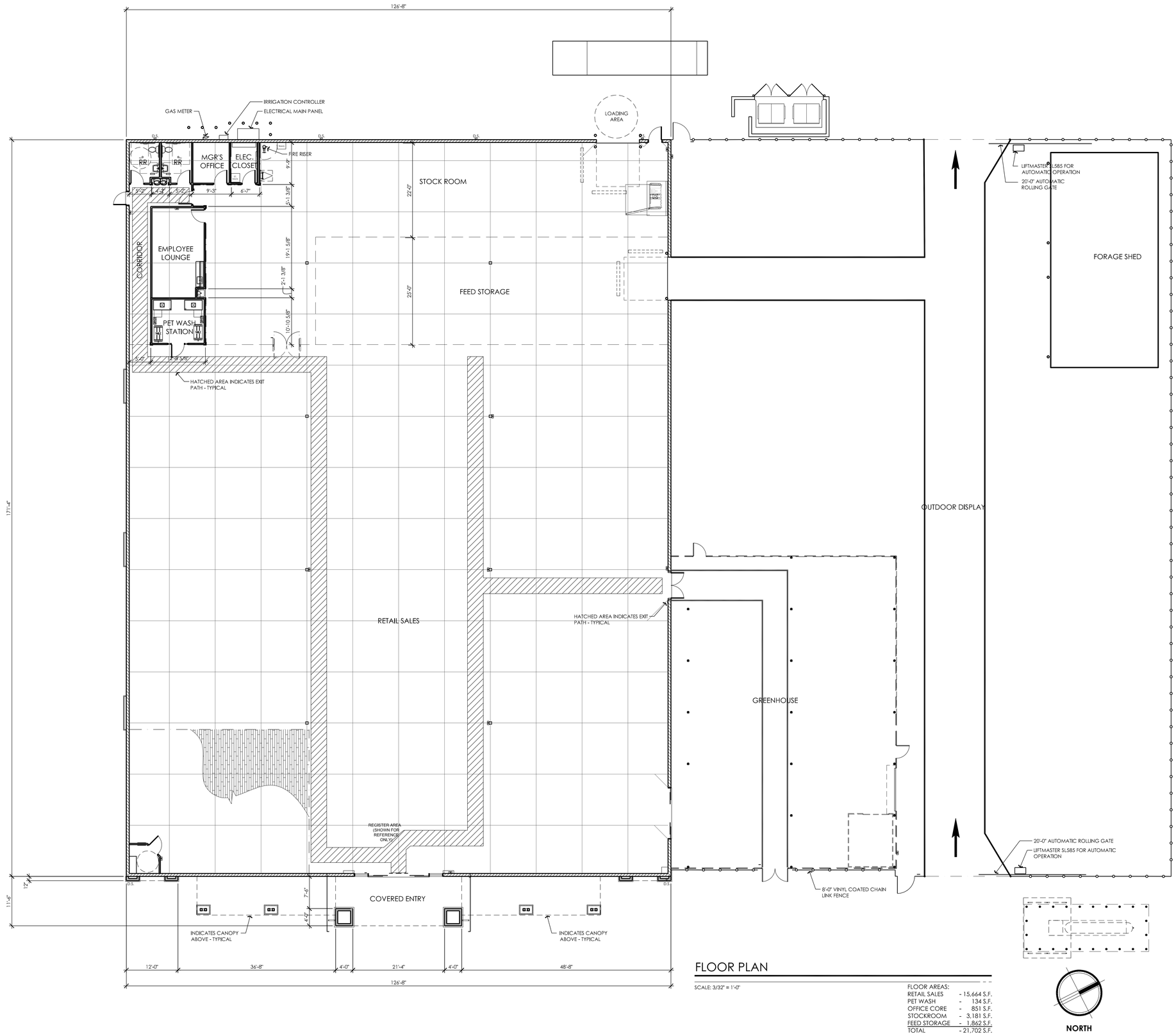
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FLOOR PLAN

SCALE: 3/32" = 1'-0"

FLOOR AREAS:	
RETAIL SALES	- 15,664 S.F.
PET WASH	- 134 S.F.
OFFICE CORE	- 851 S.F.
STOCKROOM	- 3,181 S.F.
FEED STORAGE	- 1,862 S.F.
TOTAL	- 21,702 S.F.

NORTH

0 4' 10' 20'

SCALE: 3/32" = 1'-0"

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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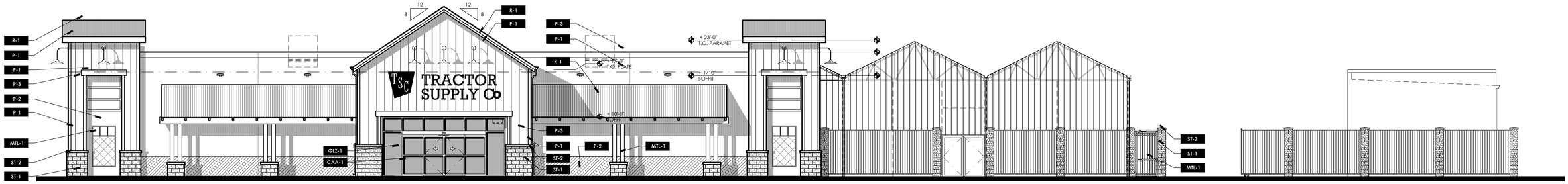
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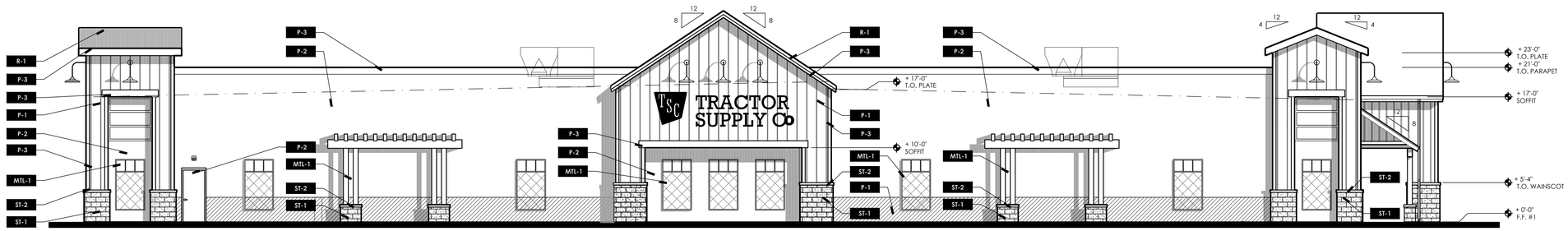
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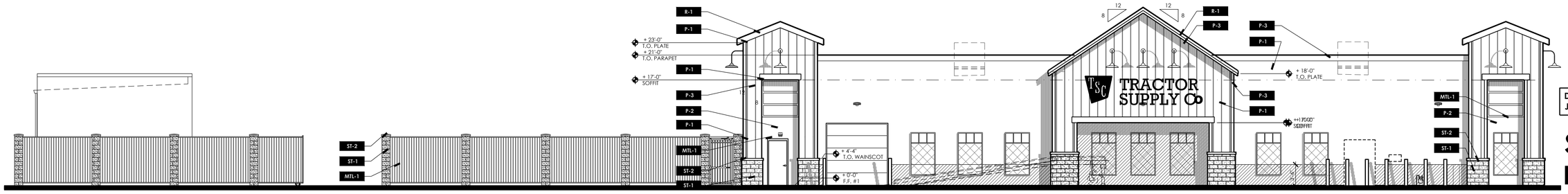
EAST ELEVATION

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



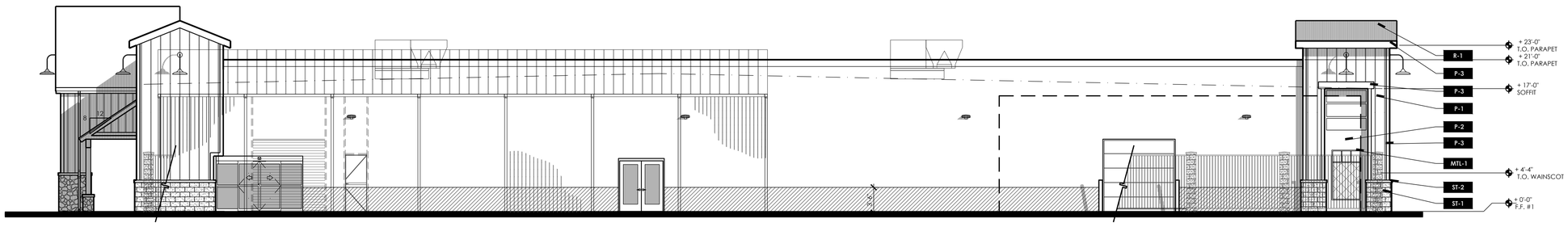
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
ST-1	CMU WAINSCOT - "BASELITE" - RIVER ROCK - COLOR:
ST-2	SILL CAP- "BASELITE" - COLOR:
R-1	ROOF AT CANOPIES & AWNINGS - CORRUGATED PANELS - "MBCI" - COLOR - #SIG 300 GALVALUME PLUS
MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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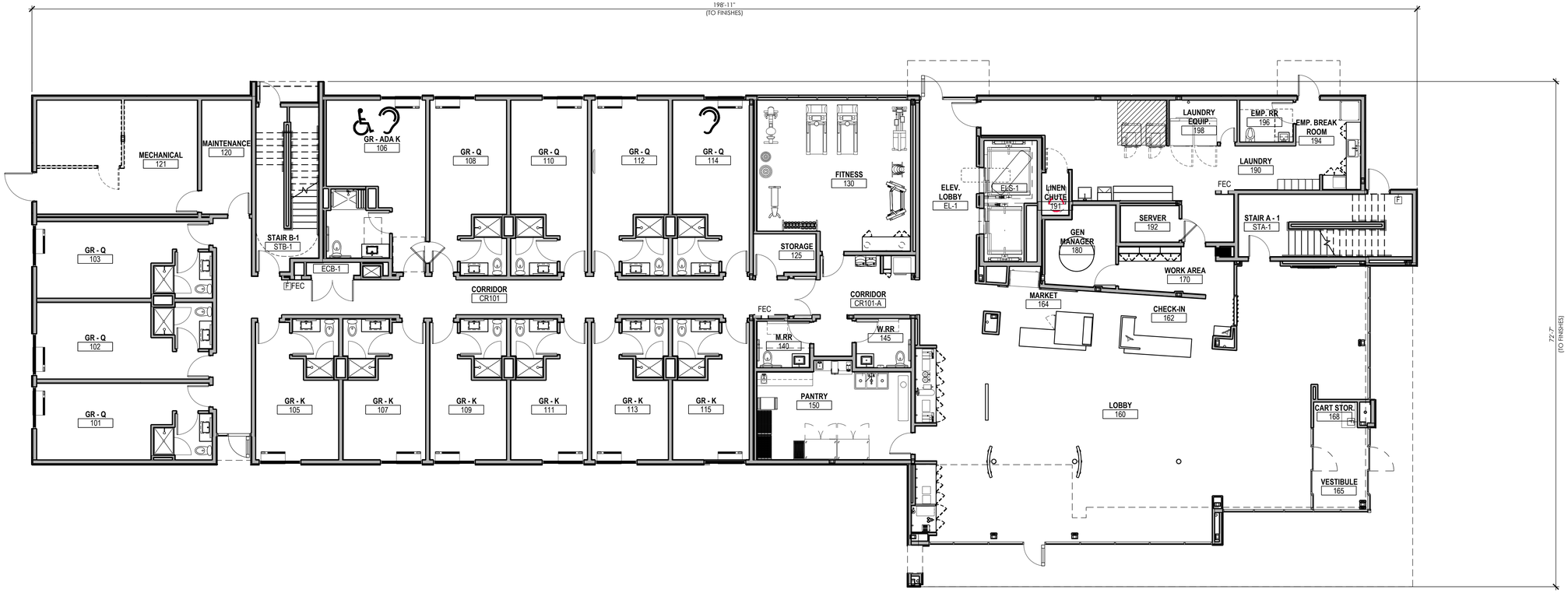
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MAIN FLOOR PLAN

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

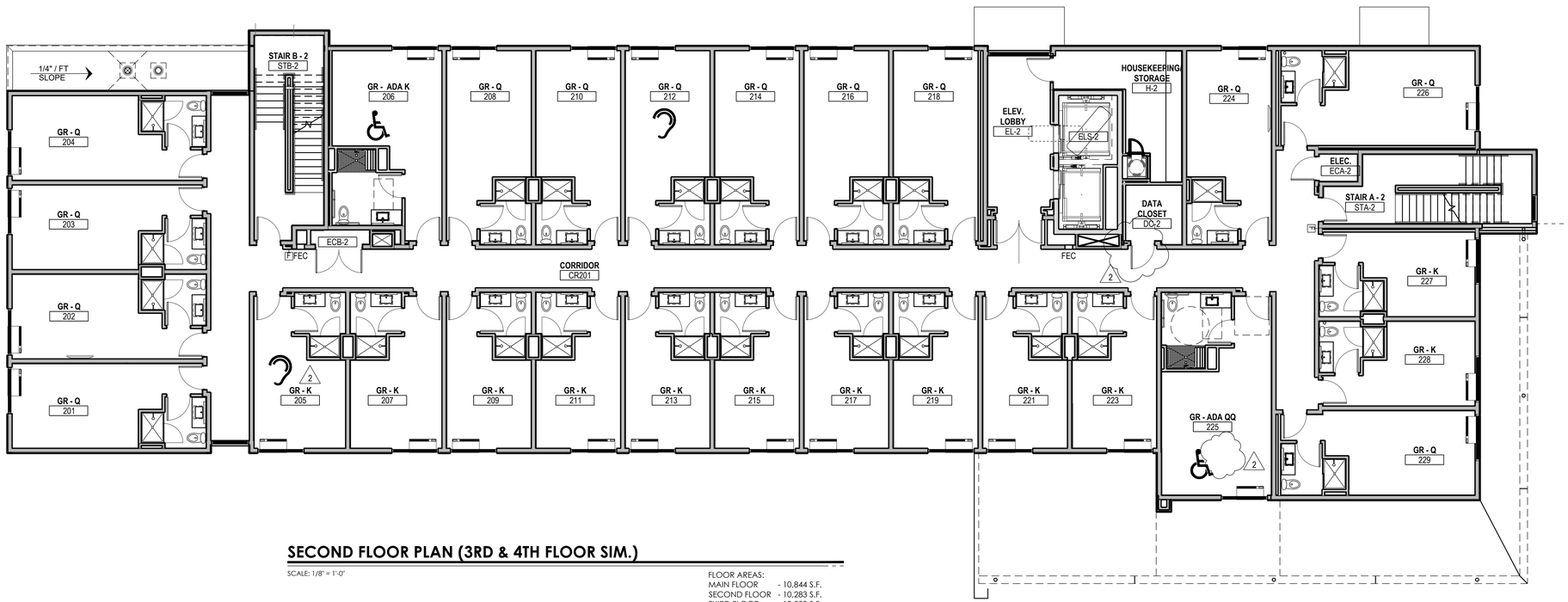
FLOOR AREAS:

MAIN FLOOR	- 10,844 S.F.
SECOND FLOOR	- 10,283 S.F.
THIRD FLOOR	- 10,283 S.F.
FORTH FLOOR	- 10,283 S.F.
TOTAL	- 41,693 S.F.

NORTH

0 5' 10' 15'

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



SECOND FLOOR PLAN (3RD & 4TH FLOOR SIM.)

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

FLOOR AREAS:

MAIN FLOOR	- 10,844 S.F.
SECOND FLOOR	- 10,283 S.F.
THIRD FLOOR	- 10,283 S.F.
FORTH FLOOR	- 10,283 S.F.
TOTAL	- 41,693 S.F.

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
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NORTH ELEVATION

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



WEST ELEVATION

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

0 5' 10' 15'

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

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
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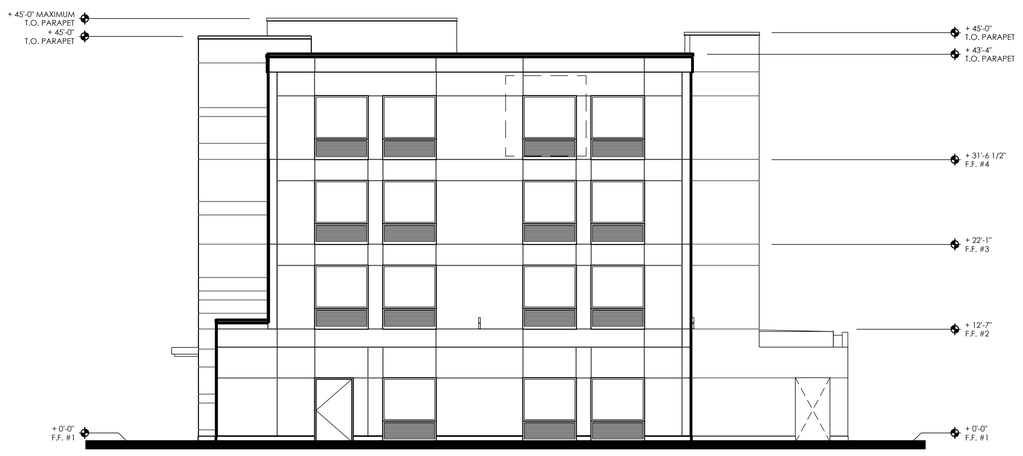
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SOUTH ELEVATION

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



EAST ELEVATION

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

0 5' 10' 15'

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

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

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Amended General Development Plan

Sala Road Project

May 6, 2025

Prepared by

EMC Planning Group

AMENDED GENERAL DEVELOPMENT PLAN

SALA ROAD PROJECT

PREPARED FOR

Monterey County Resource Management Agency

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May 6, 2025

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Summary

The Sala Road Project General Development Plan (GDP) area is located at the northwest corner of the Sala Road/Harrison Drive intersection approximately 0.70 miles north of the City of Salinas. The area is within the County of Monterey *Greater Salinas Area Plan*. The 17.93-acre property is currently vacant and fallow. A drainage channel bisects the property from east to west. The property is bordered by Harrison Road to the east, a Caltrans detention pond and Sala Road to the south, a Caltrans detention pond and U.S. Highway 101 to the west, existing residential uses to the northwest, and a vacant parcel to the north, which has been used as a Caltrans staging area for construction equipment and construction materials.

A GDP was approved for the Sala Road Project as part of the Combined Development Permit entitlement package when the project was approved by the Monterey County Planning Commission in December 2023. Subsequent to the project approval, the project applicant determined that amendments to the original approvals were needed to reflect desired changes to the approved site plan and approved tentative map. This Sala Road Project GDP Amendment (GDP Amendment) has been submitted to identify amendments to the approved GDP needed to ensure its consistency with the amended site plan and amended tentative map. The GDP amendments are primarily associated with a minor (downward) change in total building capacity and with changes to parcel numbering, acreages, and building capacity for several of the parcels. The content of the original approved GDP, including development standards and uses, remains substantially unchanged in this GDP Amendment. This GDP Amendment has been included in an application to the County for a Minor and Trivial Amendment to the approved Combined Development Permit pursuant to Monterey County Code Chapter 21.74.120, Amendments to Use Permits.

As was the case for the original approved GDP, this GDP Amendment calls for the property to be developed with commercial development consistent with *2010 Monterey County General Plan* Commercial land use designation and Light Commercial zoning standards that apply to it.

The purpose of this GDP Amendment is to provide guidance for developing an integrated mix of commercial uses designed to meet demand for retail and highway-oriented commercial uses that serve the high volume of pass-by traffic on U.S. Highway 101.

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1.0 Introduction

This section states the purpose of the GDP Amendment, summarizes the authority for preparing the GDP, and identifies the GDP Amendment conformance with applicable County of Monterey ("County") policies.

1.1 PURPOSE

This GDP Amendment has been prepared pursuant to requirements of the County. Its purpose is to address the existing and potential long-range development and operations of the property. This GDP shall govern the future uses, facilities, amenities and operations of the future uses.

The *2010 Monterey County General Plan* (general plan) land use designation for the property is "Commercial." This GDP establishes the allowable commercial uses and commercial development standards for future development.

1.2 AUTHORITY

Section 21.18.030 (A) of the zoning code requires that a GDP be prepared prior to developing a site zoned Light Commercial when the lot is in excess of one acre, or the development includes more than one use, or the development includes any form of subdivision. The plan area is in excess of one acre, includes more than one use, and includes a subdivision.

1.3 CONFORMANCE WITH LOCAL PLANS

The GDP must conform to applicable policies of the general plan and the area plan. An evaluation of GDP consistency with applicable policies of the general plan, the Greater Salinas Area Plan (area plan), which is a component of the general plan, and the County of Monterey Zoning Ordinance ("zoning ordinance" or "code") has been prepared and is included in the project application submitted to the County. The proposed project has been found to be consistent with general plan and area plan policies, and with applicable development standards in the zoning code.

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2.0
Existing Setting

This section identifies the GDP site location, setting and characteristics.

2.1 LOCATION

The Sala Road General Development Plan Area ("plan area") is located in unincorporated Monterey County, approximately 0.70 miles north of the City of Salinas ("City"), northwest of the intersection of Sala Road and Harrison Road and adjacent to U.S. Highway 101. The approximately 17.93-acre plan area is identified as Assessor's parcel number 13-091-017. Regional access is via the U.S. Highway 101 interchange at Sala Road and Harrison Road. Sala Road is a short four-lane roadway connecting Harrison Road to U.S. Highway 101. The plan area location is illustrated in Figure 2-1, Project Location.

2.2 PLAN AREA DESCRIPTION

The plan area is vacant. The property is disturbed from periodic mowing or discing. A drainage channel bisects the property east to west. Elevations range from a low of 118 feet in the western portion to 127 feet in the eastern portion. The plan area was in agricultural use and being cultivated in whole or part until about 2012 (Krazen and Associates 2018; Google Earth 2020). Since 2012, the property has not been used for agricultural purposes. There are no utilities available at the plan area. Plan area conditions are illustrated in Figure 2-2, Aerial Photograph of Plan Area Boundaries and Figure 2-3, Plan Area Photographs.

The plan area is bordered by Harrison Road to the east, a Caltrans retention pond to the south, a Caltrans retention pond and U.S. Highway 101 to the west, a small residential area to the northwest, and a vacant parcel to the north, a portion of which is used as a Caltrans staging area for highway construction. Other surrounding land uses include active agriculture to the east across Harrison Road, a self-storage (mini-storage) facility to the south on Harrison Road, active agriculture to the west of U.S. Highway 101, and an automotive collision repair shop and a towing facility to the north on Harrison Road. Harrison and Sala Roads are each paved and consist of two lanes. Sala Road has an interchange with U.S. Highway 101 located approximately 550 feet to the west of the plan area. Harrison Road runs along the eastern border of the site and continues south into the City of Salinas.

As shown on Figure 2-2, a Caltrans access easement is located on the northwest corner on the property. Its purpose is to allow Caltrans the right to access U.S. Highway 101 and the lands adjacent to it that are under Caltrans' control. The "relinquishment of abutters rights" shown along the western boundary and southern property boundaries denotes the owner of the project property (and his/her successors) do not have the right to access to the adjacent lands owned by Caltrans.

According to the Federal Emergency Management Agency, the plan area is not within a flood hazard zone (Federal Emergency Management Agency 2020); and therefore, is at low risk for flooding. According to the *Monterey County GIS/Maps* (Monterey County 2020), the plan area is not located within an active or potentially active fault zone. There are no known physical environmental or environmental hazards condition constraints to developing the plan area.

2.3 General Plan Land Use and Zoning

General Plan Land Use

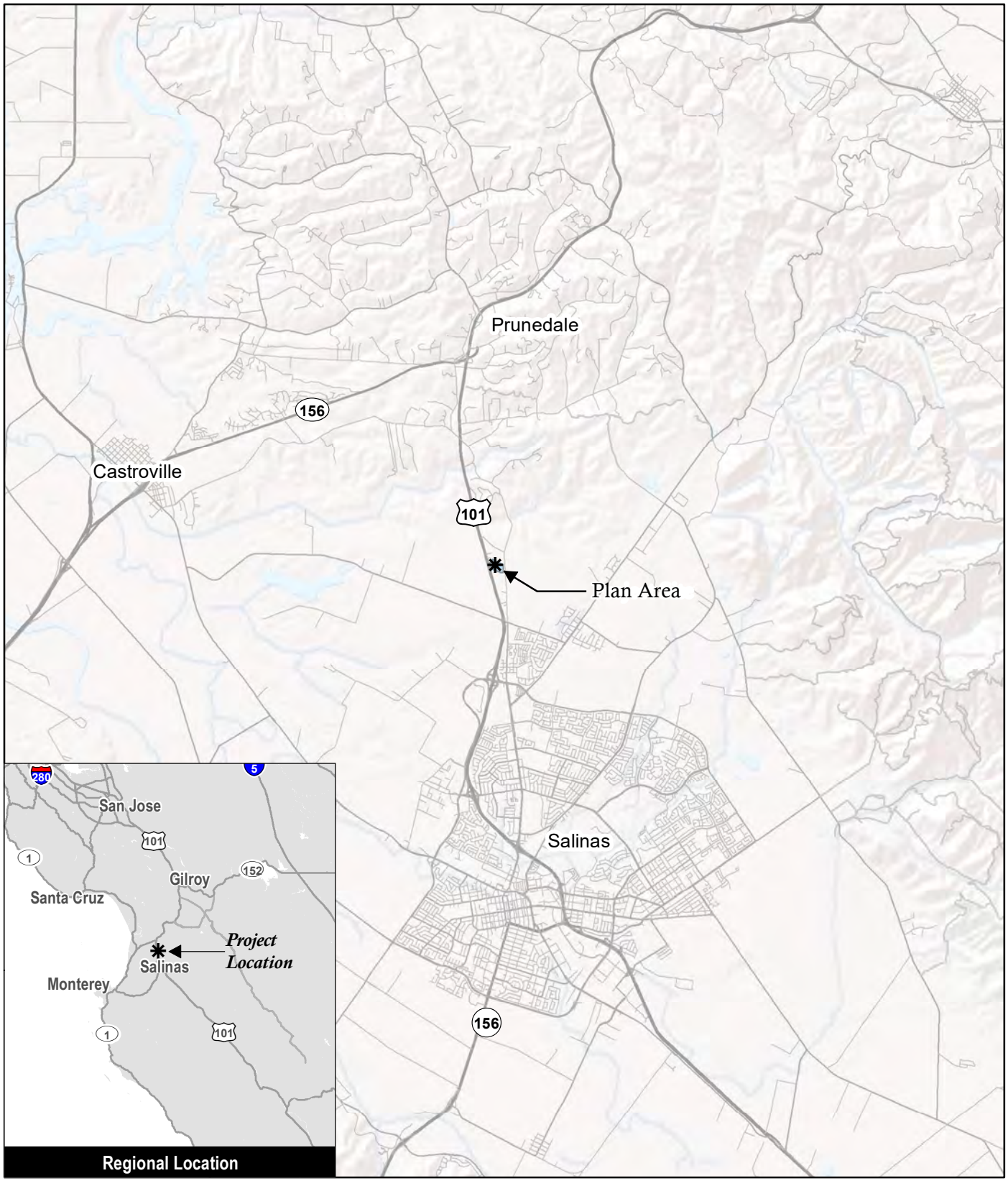
The plan area has a general plan land use designation of Commercial. The general plan establishes goals and policies for commercial development. The general plan also states that sufficient land must be allocated for commercial activities to support and serve the projected population, and must be located in areas that offer convenient access.

According to general plan policy LU-4.1, the County is to designate and establish regulations for three categories of commercial use, one of which is Light Commercial. This use is intended to accommodate a broad range of commercial uses such as stores, shops, restaurants, theaters, service stations and general office uses suitable for the convenience of nearby residential areas. General plan policy LU-4.8 states that "commercial areas shall be designated in locations that offer convenient access."

The project applicant plans to provide a range of commercial uses within the plan area. The plan area has convenient access to U.S. Highway 101 via the adjacent U.S. Highway 101/ Sala Road interchange and convenient to local destinations in Salinas via Harrison Road.

Zoning

The plan area is zoned Light Commercial. Areas with this zoning are intended to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas.



Source: ESRI 2014

Figure 2-1

Project Location

Sala Road General Development Plan

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0 1250 feet

Source: ESRI 2018, Google Earth 2018

Figure 2-2

Aerial Photograph of Plan Area Boundaries

Sala Road General Development Plan

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1 View south with Harrison Road at left and Sala Road overpass at right



2 Harrison Road facing west across the project site



Plan Area
Drainage Feature

Source: Google Earth 2018
Photographs: EMC Planning Group 2020



3 View to northwest from Sala Road/Harrison Road intersection



4 Southbound U.S. 101 facing southeast across the project site

Figure 2-3

Plan Area Photographs

Sala Road General Development Plan

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As identified in section 21.18 of the zoning ordinance, uses allowed in the Light Commercial District with an administrative permit include:

- Appliance store;
- Barber shop;
- Beauty shop;
- Book store;
- Clothing and apparel store;
- Drug store;
- Banks less than five thousand (5,000) square feet;
- Shoe shop;
- Shoe store;
- Art gallery;
- Convenience market;
- Stationery and office supply store;
- Photography studio;
- Florist;
- Gift and card store;
- Office;
- Locksmith, key and lock shop;
- Bicycle shop;
- Hardware store, excluding lumber sales and outside storage of materials;
- Accessory structures and uses appurtenant to any permitted use provided there is not intensification of the permitted use;
- Reduction in setback requirements of ten (10) percent or less of the required setback;
- Small water system facilities including wells and storage tanks for five to fourteen (14) service connections;
- Picture framing business;
- Storage, rental and sale of irrigation equipment;
- Other uses of a similar character, density and intensity to those listed in this Section;
- Pet shop;

- Additions to existing, approved wireless communications facilities, pursuant to Section 21.64.310; and
- Cannabis retailer pursuant to Chapter 21.67.

Uses allowed in the Light Commercial District with a use permit include:

- Hotels and motels (Zoning Administrator approval needed);
- Animal hospitals (Zoning Administrator approval needed);
- Parking lots (Zoning Administrator approval needed);
- Auto sales;
- Banks greater than five thousand (5,000) square feet;
- Open air retail and wholesale sales (Zoning Administrator approval needed);
- Mini warehouse storage warehouses;
- Theaters (Zoning Administrator approval needed);
- Restaurants (Zoning Administrator approval needed);
- Service stations (Zoning Administrator approval needed);
- Caretaker unit for the purpose of providing on-site security (Zoning Administrator approval needed);
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (Zoning Administrator approval needed);
- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten (10) days and not involving construction of permanent facilities (Zoning Administrator approval needed);
- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections (Zoning Administrator approval needed);
- Other uses of a similar character, density and intensity as those listed in this Section;
- Legal nonconforming use of a portion of a structure extended throughout the structure (Zoning Administrator approval needed);
- Legal nonconforming use changed to a use of a similar or more restricted nature;

- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Commercial kennel (Zoning Administrator approval needed);
- Any lot or establishment where alcoholic beverages are served, commercial place of amusement or recreation, or any place where live entertainment is provided within two hundred (200) feet of the boundary of a residential district (Zoning Administrator approval needed);
- Ridgeline development;
- Removal of minerals and natural materials for commercial purposes;
- Development in the Carmel Valley Floodplain (Zoning Administrator approval needed);
- Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure;
- Day care centers (Zoning Administrator approval needed);
- The exploration for and the removal of oil and gas (Zoning Administrator approval needed);
- Auto repair facilities (Zoning Administrator approval needed);
- Storage garage (Zoning Administrator approval needed);
- Funeral homes (Zoning Administrator approval needed);
- Development laboratories;
- Service centers; and
- Wireless communications facilities.

Note that "auto sales" is assumed in this GDP as allowing sale of new and/or used vehicles.

Uses proposed within the plan area are consistent with the uses allowed in the County's Light Commercial zoning district.

Site Development Standards

Site development standards for the Light Commercial district found in County code section 21.18.070 include the following:

- The maximum structure height is thirty-five feet unless superseded by a structure height limit noted on the zoning map;

- Setbacks for developments in the Light Commercial District are established by the approval of the GDP. Building sire coverage is a maximum of 50 percent, excluding parking and landscaping;
- All parking must be established pursuant to chapter 21.58 of the zoning code;
- All developments must have landscaping covering a minimum of ten percent of the developed site area, and landscaping shall be in place prior to the commencement of use; and
- All external lighting is required to be consistent with the County's *Design Guidelines for Exterior Lighting* (section 21.63.020).

The proposed plan area development standards are consistent with these standards.

3.0 General Development Plan Vision and Development Standards

This chapter articulates the land uses envisioned for the plan area, identifies land uses that are and are not allowable, presents plan area development standards, and provides a land use summary.

3.1 VISION

The fact that the plan area is designated commercial and zoned light commercial as shown on Figure 3-1, General Development Plan Zoning, indicates the County's vision that it is an appropriate location for light commercial development.

A broad range of commercial uses would be appropriate. In particular, highway-oriented commercial development, such as service stations, restaurants, and visitor accommodations would be appropriate given the plan area location at the U.S. Highway 101/Sala Road interchange. A variety of retail uses would be appropriate at this location given the ease of access. Commercial development would provide employment opportunities and essential services along a major transportation corridor.

3.2 USES ALLOWED AND USES NOT ALLOWED

All uses identified in zoning code section 21.18 of the zoning ordinance are allowed within the plan area with the exception of those listed below.

Uses Not Allowed

- Banks greater than five thousand (5,000) square feet;
- Theaters;
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use;
- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities;

- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Commercial kennel;
- Any place where live entertainment is provided within two hundred feet of the boundary of a residential district;
- Removal of minerals and natural materials for commercial purposes;
- Day care centers;
- The exploration for and the removal of oil and gas; and
- Funeral homes.

3.3 DEVELOPMENT STANDARDS

Development standards for land uses within plan area are presented below. It is the responsibility of the Resources Management Agency to administer and enforce the development standards. Where specific standards are not addressed in this GDP, regulations for the Light Commercial zoning district apply.

Maximum Development Capacity

A maximum of 125,000 square feet of building is allowed within the plan area.

Structure Size and Placement

Lot dimensions, height standards, and landscaping requirements are summarized in Table 3-1, Lot Dimension, Height Standards, and Landscaping. Setback standards are provided in Table 3-2, Setback Standards.



0 1250 feet

Plan Area

Light Commercial Zoning

Source: ESRI 2018, Google Earth 2018

Figure 3-1

General Development Plan Zoning

Sala Road General Development Plan

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Table 3-1 Lot Dimensions, Height Standards, and Landscaping

Standard	Maximum
Lot Coverage[1]	50%
Structure Height	35 feet
Height Accessory Building[2]	15 feet
Minimum Landscaping Requirement	10%

SOURCE: EMC Planning Group 2020
NOTE:
1. Excluding parking and landscaping.
2. Accessory structures include, but are not limited to, trash and recycling bin enclosures, utility enclosures or screens, outdoor parking lot event structures, etc.

Table 3-2 Setback Standards

Standard	Minimum
Front Setback	0 feet
Rear Setback	10 feet
Side Setback	5 feet
Side Setback to Internal Streets/Driveways	15 feet
Setback from Harrison Road	20 feet

SOURCE: EMC Planning Group 2020

Parking

Parking shall be provided in accordance with zoning code chapter 21.58, with combined parking reductions allowed as described below.

Combined Parking Reductions

Notwithstanding County code section 21.58.050 (L), parking may be reduced to reflect shared parking between uses and/or parcels with use and implementation of a Reciprocal Easement Agreement or some other similar or appropriate mechanism. A Reciprocal Easement Agreement for reduced parking would require County approval. Reductions of up to 20 percent of the required parking spaces may be allowed as supported by evidence in a shared parking report prepared by a registered traffic engineer. The Reciprocal Easement Agreement or similar mechanism for Parking would allow for one or both of the following:

1. Shared parking between uses on one parcel; and/or
2. Shared parking and access across multiple parcels or lot lines.

Shared parking would allow flexibility to reduce the number of parking spaces to reflect demands that vary by the time of day or day of the week relative to other uses.

Parking standards for the plan area are summarized in Table 3-3, Parking Standards, below.

Table 3-3 Parking Standards

Use	Parking Requirement[1]
Retail (Large Item i.e., Appliance Stores)	1 space/500 square feet
Retail	1 space/250 square feet
Fast-food	1 space/3 seats enclosed plus 3 and Drive-Through spaces/services window and 3 employee spaces
Hotel	1 space/unit plus 2 spaces/3 employees on largest shift plus other applicable requirement (i.e., restaurant, lounge, etc.)
Gas Station	1 space/500 square feet floor area
Other Light Commercial Use	Per County Code

SOURCE: EMC Planning Group 2020
NOTE:
1. Parking requirements may be reduced up to 20 percent to reflect shared parking between uses and/or parcels with a Reciprocal Easement Agreement for Parking.

Lighting

The guidelines for exterior lighting design are in accordance with the County's adopted *Design Guidelines for Exterior Lighting*. The following guidelines apply:

- Exterior and accessory building lighting shall provide adequate illumination that ensures pedestrian safety, while being unobtrusive to adjacent buildings or parkland;
- Lighting shall be designed with fixtures that provide visual interest, but are appropriate to the architectural context of the primary structure;
- Lighting fixtures shall be compatible with and complement the building's design and architectural style. Fixtures shall be appropriately sized and in scale with the building façade and surrounding context;
- Exterior building lighting shall be used to accentuate the building design and highlight architectural details and features integral to the building design;
- Building entrances and street numbers shall be illuminated and visible from the street; and
- Parking lot light sources shall be designed, located and/or shielded to prevent light spill on abutting residential units or parkland.

Landscaping

A landscape plan shall be provided to the County for review with building plans. As identified in Table 3-1 above, landscape coverage shall be at least ten percent of the developed site area. Low and medium water use hardy trees, shrubs, and groundcover are preferred and plant species that perform well in the Salinas Valley weather conditions should be used.

The following landscape guidelines apply:

- The landscaping plan must comply with the County's landscaping guidelines and commercial water conservation measures (Ordinance 3539 and Ordinance 3190, Chapter 18.44).
- In the interest of improving overall quality of life, all parcels shall include trees and plants in the landscape and streetscape to create an inviting landscape aesthetic.
- Evergreen trees and shrubs should be used whenever a landscape screen or buffer is required.
- Planting should be placed along the base of the building with flowering shrubs, vines, and narrow upright shrubs to accentuate the architectural forms.
- Areas adjacent to driveways and outdoor seating areas should utilize accent planting beds and/or color pots with flowering annuals to emphasize focal points. Canopy trees and landscape structures should be used in these outdoor public or quasi-public areas to create "outdoor rooms" and to define spaces.
- Window box type planting beds at entries to buildings are appropriate to the context and are encouraged. Ground and hanging pots with colorful accent plantings should be used to accent entries and add color and visual interest to buildings.
- Regionally appropriate plantings (e.g., agricultural plant materials with ornamental value, low water use plants) are encouraged.
- Low water use or native drought-resistant plant material is required for all landscaped areas. If irrigated, landscaped areas shall use low precipitation sprinkler heads, bubblers, drip irrigation system and timing devices.
- Trash and recycling bin enclosures, utility enclosures or screens, carports, storage buildings, etc. shall be screened with landscaping and architecturally compatible materials consistent with the primary buildings. Storage and utility structures shall be placed out of view from the public right-of-way to the extent feasible.

Parking lot and streetscape landscape guidelines are as follows:

- Narrow upright accent trees should be placed along the main drive aisles with low growing plants.
- Planters and plantings at the perimeter of parking lots shall be designed and located for the purpose of creating a visual screen from the street or adjoining parcels. The parking lot and perimeter landscape should also be designed for safe and convenient pedestrian circulation, including designated paths across perimeter planters to connect pedestrians to sidewalks and to adjacent parcels.
- Within parking lots, a minimum of one (1) tree shall be planted for every ten (10) parking stalls, evenly spaced throughout the parking lot to provide shading of the parking lot area.
- A street tree program consisting of trees to be planted 40 feet on center shall apply to the street frontages and street medians adjacent to each parcel. Additional landscaping in the form of low shrubs is encouraged. Decorative pavement may be used but should not predominate. The use of protective and decorative tree wells is encouraged for street trees.
- The cutout area for the tree island should be of adequate size to accommodate a mature tree (typically five (5) foot clear minimum island width). Trees shall be separated from light poles by a minimum of ten (10) feet.

Sign Program

The sign program shall adhere to the applicable requirements of zoning code chapter 21.60. as well as to the additional standards and guidelines listed below.

Sign Type

Preferred building-attached signs include:

- Wall signs, flush-mount attached to the building façade or painted, including sign panels, individual letters, and graphics;
- Blade/Projecting signs, generally mounted on support brackets that extend at a 90-degree angle from the building façade so that the sign face is visible from two sides;
- Canopy signs, usually applied to an awning valance or canopy fascia for permanent business identification;
- Under canopy signs hang from the underside of a canopy or awning over the sidewalk or building entrance; and
- Window signs consisting of lettering or graphics painted or etched on the glass surface.

Preferred freestanding signs include:

- Monument signs constructed upon a solid base or pedestal with a generally horizontal orientation;
- Pylon signs attached to a single narrow support structure with a vertical orientation;
- Free standing pylon signs; and
- Portable signs, such as A-frame or sandwich board signs that are not permanently affixed to the ground, such as those used for temporary business identification during open hours.

Sign Design

- Signs shall be compatible with a building's architectural style with regards to size, color, materials, and illumination.
- Building-attached signs shall complement, rather than compete with, the architectural features and overall façade composition of the building. Such signs shall be proportional to the building so as not to dominate the appearance. Lettering style shall be appropriate to the building design.
- Signs may be located on parapets, towers, turrets, recessed wall areas, and/or other architectural features specifically designed for them.
- Awning and blade/projecting signs are encouraged for first floor façades.
- Signs shall be creative and emphasize artistic expression.
- Signs shall be positioned on buildings to complement the style and proportion of the entire building façade and should not extend above the roof fascia.
- Signs should relate in placement and size to other building elements and shall not obscure architectural elements such as windows, cornices or decorative details. Individual storefront shop signs along a single building façade should relate to each other in design, size, color, placement, and lettering size.
- Blade/projecting signs, hanging signs, icon or graphic signs, and window signs are encouraged for their pedestrian orientation.
- Signs shall be illuminated, internally and/or externally, from a concealed light source.
- Freestanding signs shall be designed to complement the architectural style of the primary building(s) and be small in scale and incorporated into the landscape plan of the site; the base of freestanding signs shall be located in landscaped areas.

- Freestanding pylon signs in highway-serving commercial areas shall be designed to ensure adequate visibility of signage for all commercial center tenants. A maximum pylon sign height of up to 57 feet is permitted.
- Portable signs must be located near the building entrance or ingress path and shall not obstruct pedestrian walkways. Portable signs shall not be located in the public right-of-way.
- Signs posted in windows (i.e., cardboard, etc. and not qualifying as window signs) shall not exceed a total of three (3) square feet for any one business.
- Signs not attached to structures shall be set back three (3) feet from property lines for each one (1) foot of sign height.

4.0
Proposed Site Improvements

The Sala Road GDP allows for a maximum of 125,000 square feet of commercial development within the plan area. A specific development project has been proposed for the plan area that is within the maximum development capacity and is consistent with the development standards set forth in this GDP. The specific project is known as the Sala Road Project. At full build out, the Sala Road Project Is projected to include a total of 98,676 square feet of commercial uses. A site plan, tentative parcel map, an architectural plan, and a landscape plan, have been prepared that together, constitute the primary components of the proposed project description.

This chapter summarizes the Sala Road Project and includes information which demonstrates that it is consistent with County land use and zoning designations for the plan area and the vision and development standards contained herein.

4.1 Site Plan

The Sala Road Project includes subdividing the site into ten parcels. A mix of commercial uses are planned, including retail, quick service restaurants (fast food restaurants), a gas station (including a convenience store, 14 fueling bays for passenger vehicles and three truck fueling bays) and a hotel are planned. Refer to Figure 4-1, Sala Road Project Site Plan, which illustrates the planned subdivision as well as the arrangement of planned uses. Each of these uses is described in more detail below.

A total of 482 parking spaces would be allocated throughout the plan area. A total of 386 spaces are required. The parking capacity provided exceeds the County's parking requirements for each of the proposed uses and is consistent with parking standards contained in this GDP.

Retail

A mix of retail uses allowed in Chapter 3.2 of this GDP is proposed. The retail parcels total 9.92 acres.

Parcel 1, which is 3.73 acres, would contain a 21,702 square foot Tractor Supply Company store which is considered a large item retail use. This single-story building would be up to 32 feet in height. A total of 93 parking spaces would be provided. This exceeds the minimum parking ratio of one space/500 square feet. Parcel 1 also includes a retention basin.

Parcels 2, 3, 4, and 9 would consist of general retail uses. The proposed one-story buildings would be approximately 25 feet in height and total 24,011 square feet of building area. Up to 50 parking spaces would be provided on Parcel 2, 31 spaces on Parcel 3, 24 spaces on Parcel 4, and 41 spaces on parcel 9, all of which exceed the minimum parking requirement of one space per 250 square feet for general retail use on each parcel.

Representative elevations of retail buildings showing architectural style, features and materials were submitted as part of the original approved project application.

Quick-Service (Fast-food) Restaurants

Parcels 5, 6, 8 and 10 would all consist of fast-food uses. The parcels total approximately 3.63 acres. Parcel 5 would include a 4,395 square-foot building, Parcel 6 would include a 2,250 square-foot building, Parcel 10 would include a 2,750 square-foot building, and Parcel 8 would include an 1,875 square-foot building. All buildings would be one-story with a maximum height of 25 feet.

Parking for each parcel site plan and adheres to the parking standards of one space per three seats enclosed, plus three spaces per drive through/service window, plus three employee spaces for "restaurant, drive-in" uses. Parking for each parcel would be as follows:

- Parcel 5 – 32 spaces (2 more than required);
- Parcel 6 – 24 spaces (6 more than required);
- Parcel 10 – 35 spaces (11 more than required); and
- Parcel 8 – 31 spaces (21 more than required).

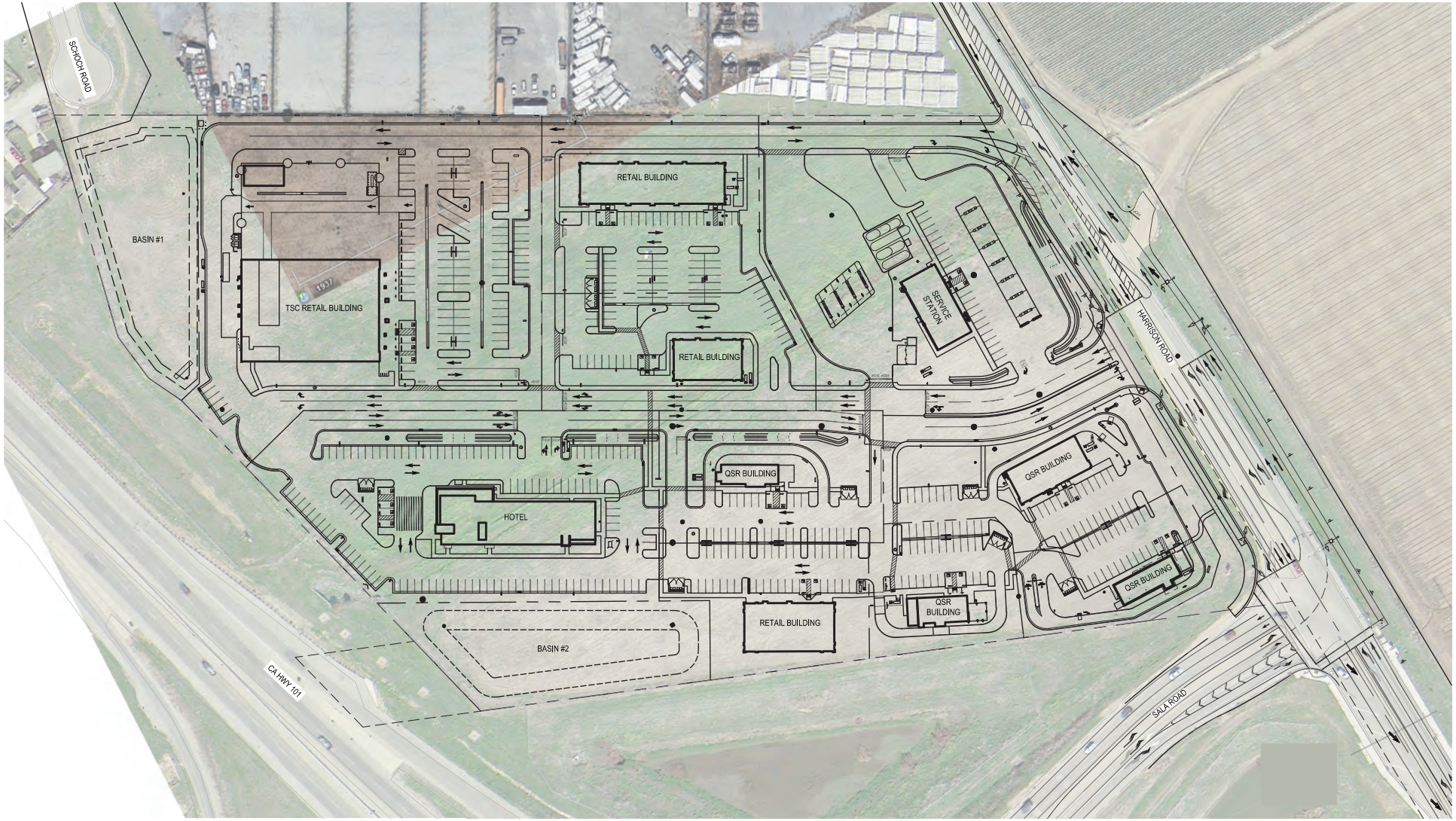
Representative elevations of quick-serve restaurant buildings showing architectural style, features and materials were submitted as part of the original approved project application.

Hotel

Parcel 7 is about 2.45 acres and is planned for a hotel use with 95 rooms. The hotel would be constructed as a 41,844 square-foot multi-story building with a maximum height of 50 feet. Amenities such as a gym, restaurant, or lounge may be included inside the building.

Parking would include 121 spaces, which the applicable parking regulations of 1 space/room, plus 2 spaces/3 employees (on the largest shift) and other applicable parking requirements for auxiliary uses (i.e., restaurant, lounge, etc.).

Representative elevations and floor plans for the hotel showing architectural style, features and materials were submitted as part of the original approved project application.



0 165 feet

Source: Siegfried Engineering, Inc. 2025

Figure 4-1
Sala Road Project Site Plan

Sala Road General Development Plan

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Gas Station

Parcel 4 is planned for a gas station and convenience store on 2.87 acres. The gas station includes 14 vehicle fueling positions, 3 truck fueling positions, and a 4,608-square foot convenience market. The building would be constructed as one-story structure with a height of 26 feet. Twenty-four parking spaces have been included, which is 6 more than required by the standard of 1 space/500 square feet of floor area.

Storm Water Retention Basin

A storm water management system would be required to ensure that the post-construction peak storm water runoff volume and rate does not exceed the pre-project conditions and to comply with other Monterey County storm water standards. This would ensure that the runoff would not exceed the capacity of the storm drain system or result in significant localized flooding.

Two detention basins are planned. Drainage from individual parcels will be directed into the basins. Additional underground retention vaults would be incorporated into the plan. A complete storm drainage plan was submitted as part of the approved project.

4.2 Land Use Summary

The parcel sizes, planned use on each parcel, and planned building area for each parcel are described in Table 4-1, Sala Road Project Land Use Summary. The types and locations of planned uses are flexible and subject to change based on market demand as described in Section 5.0.

As shown in Table 4-1, at full build out, the Sala Road Project would include a total of 98,676 square feet of building area, less square footage than allowed by the GDP.

4.3 Employment

The Sala Road Project is projected to generate approximately 221 new jobs.

4.4 Operational Characteristics / Phasing

Business hours of operation are expected to vary widely depending on the nature of the use. However, retail operations may be limited to 6:00 A.M. to 12:00 P.M. Fast food restaurants, the gas station/convenient market, and the hotel could operate 24 hours a day. Employment levels would vary as well, depending on the use types that locate within the site.

Table 4-1 Sala Road Project Land Use Summary

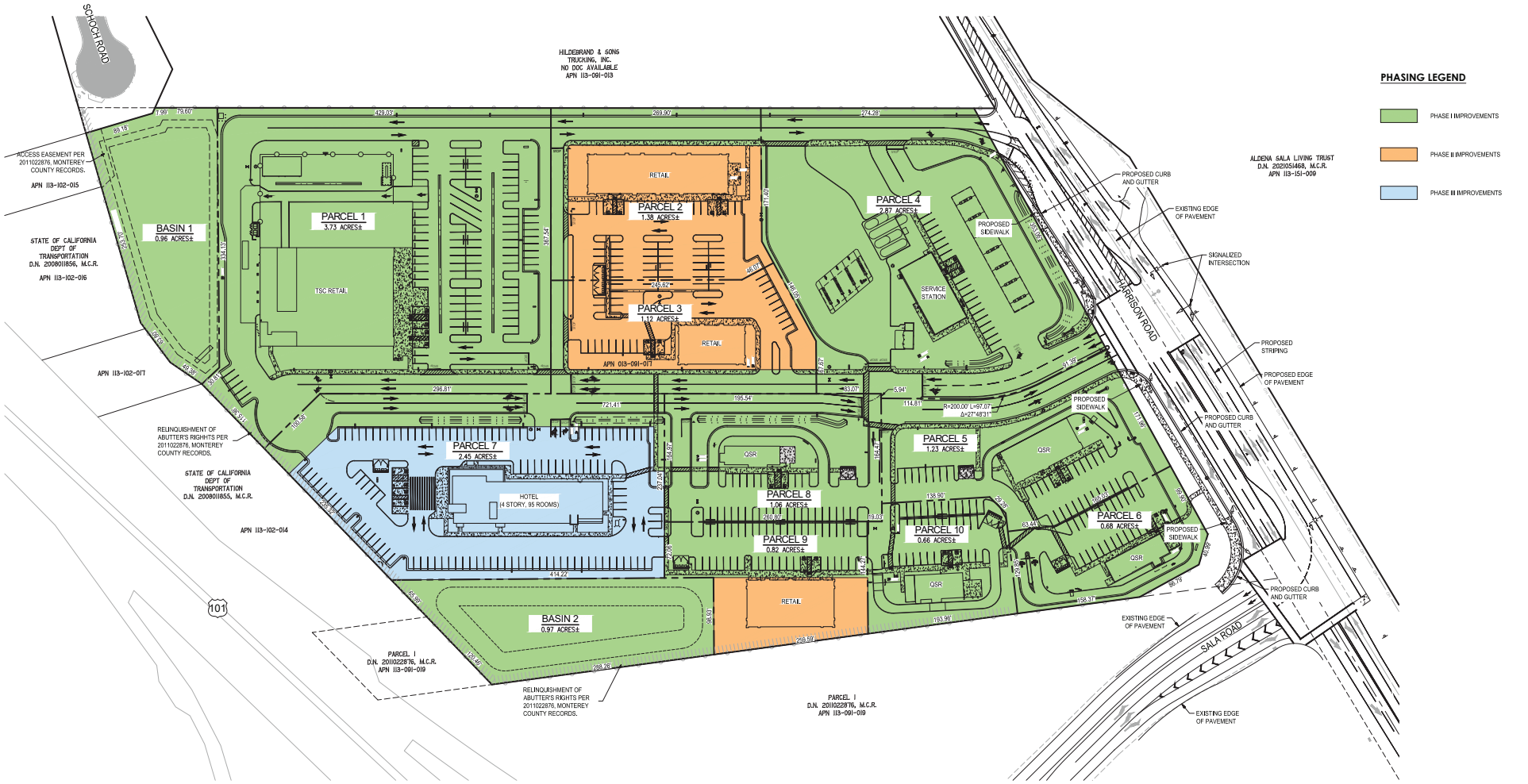
Parcel Number[1]	Parcel Area[2] (Acres)	Building Area (Square Feet)[2]	Proposed Land Use
1	3.73	21,702	Retail
2	1.38	9,000	Retail, general
3	1.12	4,500	Retail, general
4	2.97	4,609	Gas station/retail
5	1.23	4,395	Fast food
6	0.68	2,250	Fast food
7	.66	2,750	Hotel
8	1.06	1,875	Fast food
9	0.82	5,903	Retail, general
10	2.45	41,693	Fast food
Total	17.93		
Total New Development		98,676	45,713 SF retail, 11,270 SF fast food, gas service station including a 4,608 SF foot convenience market, and a 41,693 SF hotel

SOURCE: EMC Planning Group 2025
NOTE:
1. As identified on the Sala Road Project Site Plan (refer to Figure 4-1)
2. Approximate

Preliminary development phasing is assumed to be as follows:

- Phase 1 –Retail (Tractor Supply store) at parcel 1; fast food restaurants at retail at parcels 5, 6, 7, and 8, convenience market/gas station at parcel 4; and retention ponds 1 and 2;
- Phase 2 – Retail at parcels 2, 3 and 9 (building only); and
- Phase 3 – hotel.

The phases are illustrated in Figure 4-2, Sala Road Project Development Phasing. Phasing may change depending on market conditions. Development phasing would be primarily market driven; the applicant would market and sell or lease sites to end users and each parcel would be developed as demand dictates and infrastructure would be installed accordingly.



Source: Siegfried Engineering, Inc. 2025

Figure 4-2

Sala Road Project Development Phasing

Sala Road General Development Plan

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4.5 CIRCULATION IMPROVEMENTS

Access

Two driveways into the site from Harrison Road are planned. The locations have been presented to and discussed at length with the County. The south driveway would be the main driveway. The north driveway would be the secondary driveway, whose primary purpose is to serve the gas station/convenience store component. The site plan and tentative map show the access driveways.

The internal driveways are designed to meet County road design standards to ensure adequate circulation and fire/emergency access.

Extensive planning has been conducted in coordination with the Monterey County Department of Public Works regarding required frontage improvements on Harrison Road. The agreed-on geometrics for these improvements have been included on the amended site plan and amended tentative map submitted along with this GDP Amendment.

Pedestrian Circulation

The proposed uses are largely highway-oriented and would not likely generate significant volume of pedestrian traffic or need for pedestrian access from off-site properties.

The proposed project provides pedestrian improvements along its frontage with Harrison Road. The sidewalks would connect to existing crosswalks across Sala Road and across Harrison Road. There are existing sidewalks along a portion of the segment of Harrison Road located between the plan area and existing larger neighborhoods in the city. Those neighborhoods are about 0.7 miles to the south. The existing sidewalks do not extend the entire length of Harrison Road, so at present, do not provide connectivity between the plan area and the Salinas neighborhoods. As undeveloped/underdeveloped properties on Harrison between the plan area and neighborhoods in the city limits (properties included in "Area K" as referenced in the City of Salinas General Plan, Economic Development Element) are developed over time, the missing segments of sidewalk would be constructed.

Bicycle Circulation

Future commercial uses within the plan area would generate little bicycle traffic, as the uses are largely highway-oriented. Bicycle connectivity to the plan area from urban areas in Salinas would be created as the undeveloped/underdeveloped properties within Area K are developed over time. The Transportation Agency for Monterey County Bicycle Plan includes bicycle facilities on this segment of Harrison Road.

Transit

The dominant sources of vehicle trips to the plan area would be diverted-link trips from U.S. Highway 101 and pass-by trips on Sala Road and Harrison. The potential to shift such trips to transit, if transit service existed, would likely be nominal. The potential for expanding local transit service, including potential for service to the plan area, could be significantly increased in the future with development of Area K.

The Sala Road Project is projected to generate about 221 jobs. At this low employment density, it would be financially infeasible for the applicant to operate and maintain an alternative to public transit, such as an employee shuttle service.

Roadway Network Improvements

When traffic from the Sala Road Project is added to existing traffic volumes, several circulation improvements would be needed. The improvements would be phased, commensurate with development phasing that generates the need for the respective improvements. The improvements are as follows:

- Harrison Road/Sala Road Intersection: Add a second eastbound Sala Road left turn lane; widen northbound Harrison Road north of Sala Road to accommodate a second receiving lane for the additional eastbound Sala Road left turn lane; and modify the existing traffic signal to accommodate the additional lanes and include a southbound Harrison Road right turn overlap signal phase. Add a second southbound Harrison Road through lane. Add a second southbound Harrison Road right turn lane;
- Harrison Road/South Project Driveway: Signalize intersection. Add two northbound Harrison Road left turn lanes, add a southbound Harrison Road right turn lane, provide separate project driveway eastbound left and right turn lanes, provide two westbound project driveway entry lanes; and add an eastbound south project driveway right turn overlap signal phase;
- Harrison Road / North Project Driveway: Add a northbound Harrison Road left turn lane and add median striping to prohibit left turns by existing traffic; and
- Harrison Road, Sala Road to the Project Site (Frontage Improvements): The project would construct frontage improvements to add northbound left turn lanes and southbound right turn lanes or taper at project driveways. Harrison Road would be widened to four lanes (two northbound and southbound through lanes) along the project frontage between the project South Driveway and Sala Road.

The applicant would also pay the Transportation Agency for Monterey County regional development impact fee, the applicable Monterey County traffic impact fee, and fair-share fees for specific improvements to County and City roads. Monterey County staff would quantify the applicable fee to the project at the time of development.

The traffic improvement requirements have been reviewed with the County and City and are based on the traffic impact analyses and supplemental transportation analyses for the project.

4.6 LANDSCAPING

The proposed landscape plan design concept is to provide an enjoyable and aesthetic space for customers and employees that fits within the surrounding area and meets Monterey County requirements. A landscape plan was included in the original approved project application. The landscape plan has been updated to reflect the site plan amendment and has been submitted to the County along with this GDP Amendment.

Plant material has been selected that performs well in the special conditions of the Salinas area. Irrigation has been designed to be compliant with the designed to meet the County's commercial water conservation measures (Ordinance 3539 and Ordinance 3190, Chapter 18.44) as well as the City of Salinas's Water Efficient Landscape Ordinance.

Special considerations have been provided in selection of plant material that respect the needs of the proposed project and its customers. Small accent trees would announce driveway entries; upright street trees would be provided along the main drive aisles; and parking lot shade trees are planned throughout the parking lot areas. The existing drainage channel that runs through the center of the plan area has been incorporated into the landscape and site design to create a transition between the ornamental site landscape design and the U.S. Army Corps of Engineers' requirements for the channel.

Landscape coverage would be at least ten percent of the developed site area.

Proposed landscape plan features include:

- Low and medium water use hardy trees, shrubs, and groundcover are proposed for the landscape around the site;
- Plant species have been selected that perform well in the Salinas Valley, windy conditions, and foggy and cool conditions;
- Small accent trees announce driveway entries; upright street trees are provided along the main drive aisles; and parking lot share trees are placed throughout the parking lots;
- Shopping center entry with synthetic lawn or low growing lawn substitute;
- Street frontage landscape with public sidewalk and street trees;
- Vine-covered trash enclosures; and
- Planting along the base of the hotel building to accentuate architectural forms.

4.7 PUBLIC SERVICES

Water Service

California Water Service Company (Cal Water), Salinas District provides water service to the area. There is no water supply infrastructure available at the plan area. There is an existing 12-inch water line in Harrison Road that terminates about 970 feet south of the plan area near the existing mini-storage facility. The main would need to be extended north to the plan area. Refer to the utility plan on Sheet T-10 of the tentative map, which shows a segment of the required water line extension.

The applicant received a Will-Serve letter from Cal Water, which stated that Cal Water would provide water service assuming all required permits from the County were received.

The plan area has historically been in agricultural use. The baseline agricultural water demand is estimated to be approximately 47.92 acre-feet per year. Water demand from the proposed project is projected at 22.98 acre-feet per year. The proposed project would have a net benefit on groundwater sustainability by reducing groundwater demand relative to baseline conditions.

Wastewater Collection

There is no wastewater collection infrastructure available to serve the Sala Road Project. Sewer collection service would need to be provided by the City of Salinas. A sewer main would need to be extended north on Harrison Road to the plan area from the nearest terminus of Salinas' system, which is located about 4,100 feet to the south at North Main Street and Russell Road. Salinas has agreed to allow a tie-in to its collection system provided the applicant provides the new extended sewer trunk line to the plan area and pays fees to Salinas for the use of its system.

To determine the effect of new flows into the collection system that hadn't previously been contemplated by Salinas, the applicant prepared the *Sobel Commercial Development Sewer Capacity Study* (V&A Consulting Engineers 2019). This analysis has been reviewed and accepted by Salinas as a basis for permitting the use of its system and for the associated costs the applicant must pay for this purpose. The analysis is included in the project application package. A sewer collection system use agreement between the applicant and Salinas has been completed and is part of the project application package.

Wastewater flow projections for the Sala Road Project are provided in the *Preliminary Sanitary Sewer Assessment* (Whitson Engineers 2019). The sewer assessment is included in the project application package. The sewer assessment also includes wastewater flow projections for two other potential development areas. The first is Area K, the largely undeveloped area along Harrison Road located between the plan area and the Salinas city limits. This area is unincorporated, but is included in the City of Salinas General Plan Economic Development

Element as a future development area. The new sewer main would pass by Area K and could be available to support future development of that area. The second potential development is a farmworker housing project being considered by the County for a site located about 2,700 feet north of the plan area on Harrison Road. The main to be extended from within the city limits to the plan area would terminate at the plan area. To obtain sewer collection service, the farmworker housing project could potentially extend the main north from the plan area to that site. The sewer generation projections for the three areas were used to determine that the main should be sized at 10 inches.

Refer to the utility plan on Sheet T-10 of the tentative map which shows the sewer line extension.

Gas and Electric

The area is serviced by Pacific Gas & Electric Company (PG&E) for natural gas and electricity. PG&E has primary power service lines in close proximity to the plan area, including service lines along Harrison Road that serve the residential area to the northwest of the plan area.

Fire Protection

The plan area is not located within an area of moderate, high, or very high Fire Hazard Severity for the State or Local Responsibility Area; the nearest high fire hazard severity being approximately 0.7 miles north of the plan area (Monterey County 2020).

The plan area is within the jurisdiction of the Monterey County Regional Fire District. The closest station is located at 45 E. Bolivar Street in Salinas, approximately 1.3 miles to the south. Because there is no water supply infrastructure available to the plan area, there is no fire suppression supply infrastructure. Fire hydrants and an on-site water supply system with fire flow and pressure needed to meet Monterey County Building Code and fire district standards would be constructed as part of the project.

Law Enforcement

The Monterey County Sheriff's Office, located at 1414 Natividad Road in Salinas, would be responsible for serving the plan area. There are mutual aid agreements between all cities within the county and the Sheriff's Office. Additionally, the County has mutual aid agreements with the surrounding counties, including Santa Cruz, San Benito, and San Luis Obispo.

Solid Waste

The Salinas Valley Solid Waste Authority, commonly known as Salinas Valley Recycles would provide solid waste collection and recycling services for the proposed project as a means to comply with solid waste diversion goals. As a condition of approval, future development will be required to submit a written plan on how recyclables will be collected and stored to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

Consumer Health Protection Services

Food facilities shall be designed to meet or exceed all criteria in the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. A food facility plan check from Environmental Health Bureau's Consumer Health Protection Services shall be required prior to issuance of construction permits.

Hazardous Materials Facility Operating Permits

The owner of the property is responsible to ensure that all uses are in compliance with Local, State and Federal requirements. As such, future tenants/uses of the property are unknown at this time. The lease agreement between the property owner and the tenant shall include the following information:

> No Hazardous Material Handling or Storage or Hazardous Waste Generation is allowed onsite without proper permits from Environmental Health. All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. No uses that involve any of the following will be allowed without a Hazardous Materials Facility Operating Permit from Environmental Health:
>
> - Storage and Handling of Hazardous Materials;
> - Generation of Hazardous Waste;
> - Above Ground Petroleum Storage Tank(s);
> - Underground Storage Tank(s); or
> - Storage and Handling of Acutely Hazardous Materials or Extremely Hazardous Substances.
>
> The tenant/applicant shall pay all applicable fees to the Environmental Health Bureau prior to commencement of operations.

4.8 ENVIRONMENTAL CONSIDERATIONS

Environmental impacts of constructing and operating the proposed project and mitigation measures for those impacts are provided in the CEQA document. As demonstrated based on information submitted to the County, development of the site consistent with guidance in this GDP Amendment would have no new or more severe environmental impacts than identified for the original approved project. Therefore, no further CEQA review will need to be considered unless there is a change in use type or density beyond the provisions of this GDP Amendment.

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5.0
Development Flexibility

This chapter summarizes the development flexibility that is built into this GDP. This GDP is not intended to be proscriptive regarding the precise building development capacity allowed or the location or arrangement of land uses proposed. Flexibility regarding both is described below.

5.1 Development Capacity and Site Design Flexibility

Development Capacity Flexibility

The Light Commercial zoning district standard for maximum building site coverage is 50 percent, excluding parking and landscaping. The plan area is 17.93 acres. Therefore, a maximum of approximately 390,515 square feet of building site coverage could be allowed under current zoning. This GDP permits a maximum of 125,000 square feet of building coverage, excluding parking and landscaping, or approximately 68 percent less building capacity than is potentially allowed by zoning. The Sala Road Project described in Section 4.0 consists of 98,676 square feet of building, or about 21 percent less building capacity than this GDP allows and about 75 percent less building capacity than allowed by zoning.

The applicant has the flexibility to increase building square footage up to a maximum of 125,000 square feet. However, the County has prepared CEQA documentation for the Sala Road Project. If the applicant proposes to increase development capacity above 98,676 square feet, additional CEQA documentation may be required unless the applicant provides evidence to the County, and the County accepts the evidence, that the increase is consistent with development standards contained in this GDP and County code standards, and results in no greater traffic generation, water demand, or wastewater generation than the Sala Road Project evaluated in the County's CEQA documentation.

An increase in building square footage up to 125,000 square feet is not considered a substantial change to this GDP and, therefore, should be considered in substantial conformance and would not require an amendment to this GDP.

Site Design Flexibility

This GDP allows for flexibility in location and arrangement of uses. Commercial use locations and arrangement of uses within the plan area, building square footage per parcel, parking and landscape design, and site design flexibility is built into this GDP provided. Changes are permitted provided they meet development standards herein and other applicable County code standards. Commercial use types may also be modified relative to those included in the Sala Road Project. For example, retail square footage may be converted to fast food and vise-versa. These types of changes of location, arrangement, and use types do not constitute a substantial change to this GDP as long as they do not increase density or change use types beyond the provisions of this GDP, and, therefore, should be considered in substantial conformance and would not require an amendment to this GDP.

Due to its proposed height, the hotel use is an exception to flexibility in use location. Due to its height, any proposal to relocate the hotel is allowed by the GDP, but could trigger supplemental CEQA analysis regarding visual impacts. Further, an amendment to PLN180441 may be triggered if a proposal is made to relocate the hotel to a different parcel.

6.0 Implementation

This chapter describes the legal function of this GDP, the permit process going forward to implement development, and the process necessary to amend the GDP.

6.1 GDP Entitlement

This GDP Amendment is considered a Master Use Permit for the development identified herein. All development identified in this GDP and summarized in Table 4-1, Sala Road Project Land Use Summary, is permitted by right upon County approval of this GDP Amendment, as is any commercial development up to 125,000 square feet in the building area as described in Chapter 5. No further use permits are required, unless there is a request for a substantial change to this GDP Amendment, or the addition of building capacity beyond 125,000 square feet, or a use proposed that is not permitted by this GDP Amendment.

6.2 Process

Discretionary review is not required prior to approving development projects within the plan area that are consistent with this GDP Amendment. Implementation of mitigations and conditions placed on the approval of this GDP by the County may be completed in phases over time, as appropriate to the buildout of the plan area.

The Monterey County Housing and Community Development review and approval of grading, building, or similar ministerial development permits for individual uses/improvements described in this GDP shall be limited to confirming that the individual uses and improvements substantially conform to this GDP.

Uses not conforming to this GDP may be subject to discretionary approval by amendment of this GDP or by approval of a separate Conditional Use Permit.

6.3 GDP Amendments

This GDP may be amended for purposes of a substantial change, or adding building capacity beyond the 125,000 square feet, or by adding uses that are not allowed or identified herein.

A substantial GDP amendment requires a discretionary approval from the Monterey County Planning Commission. Changes described in Chapter 5.0 regarding development capacity and site design flexibility do not constitute a substantial change and, therefore, constitute substantial conformance and do not require discretionary approval. Any proposed changes pursuant to the flexibility provisions contained herein are to be reviewed at an administrative level and fall under consideration for substantial conformance.

Minor amendments to this GDP may be approved administratively pursuant to Monterey County Code Chapter 21.74.120, Amendments to Use Permits.

6.4 ADMINISTRATION AND ENFORCEMENT

It is the responsibility of Monterey County Housing and Community Development to administer and enforce the provisions of this GDP. The provisions constitute the primary land use and development standards for the plan area. Where development standards are not addressed in this GDP, regulations for the Light Commercial zoning district and other applicable regulations in the County code apply.

7.0
List of References

California Department of Forestry and Fire Protection. November 2007. *Monterey County Fire Hazard Severity Zones in SRA Map*. https://osfm.fire.ca.gov/media/6726/fhszs_map27.pdf

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Exhibit C

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

In the matter of the application of:
SALINAS 101 LLC [FORMERLY MARTINS]
(THE SOBEL COMPANY INC.) (PLN180441)
RESOLUTION NO. 23-039

Resolution by the Monterey County Planning Commission:

1) Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
2) Approving a Combined Development Permit consisting of:
    a. Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels;
    b. a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel;
    c. a Use Permit to allow construction of a pylon sign;
    d. a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet;
    e. a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and
    f. a Variance to increase the allowable pylon sign dimensions to 768 square feet; and
3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

(PLN180441), SALINAS 101 LLC, intersection of Highway 101, Sala Road & Harrison Road, Salinas [no address assigned], Greater Salinas Area Plan (APN: 113-091-017-000)

CORRECTED
December 11, 2023
(This resolution corrects the previous resolution mailed on November 15, 2023)

The SALINAS 101 LLC application (PLN180411) came on for a public hearing before the Monterey County Planning Commission on November 8, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project and use, as conditioned and mitigated, is consistent with the policies of the Monterey County 2010 General Plan, Greater Salinas Area Plan, Monterey County Zoning Ordinance (Title 21), Monterey County Subdivision

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Ordinance (Title 19), 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;
- Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21); and
- Monterey County Subdivision Ordinance (Title 19).

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

b) Project Description. The Project is located at the intersection of Highway 101, Sala Road & Harrison Road, Salinas and consists of a new highway-oriented commercial development that entails the subdivision of an existing lot into 10 parcels and various other on- and off-site improvements. The Project includes construction of a total of 10 structures totaling 98,926 square feet. These structures consist of a 41,693 square foot 95-room hotel [Parcel 7], four retail buildings totaling 40,202 square feet (including a 21,702 square foot retail building for Tractor Supply) [Parcels 1, 2, 4, and 8], four fast food restaurants with drive-through windows totaling 11,520 square feet [Parcels 3, 5, 6, and 9], and a vehicle service station with 16 fueling positions, a 4,359 square foot convenience store, and a 1,152 square foot drive-through car wash [Parcel 10]. The Project also includes a 57-foot illuminated highway-facing pylon sign on the western portion of the site. Salinas 101 LLC ("Applicant") is applying for two Variances to increase the allowable height and overall dimensions of the proposed sign so that it can be seen by northbound drivers on Highway 101 above the existing Sala Road Overpass, which is over 23-feet tall and is located immediately south of the site (see Finding Nos. 8 and 9 and supporting evidence). The Applicant is also applying for a third Variance to increase in the allowable height of the hotel (Parcel 7) to 45 feet (see Finding No. 7 and supporting evidence). The Project includes grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. Major proposed landscape features include 174,430 square feet of shrubs and groundcover, 9,712 square feet of synthetic lawn, 4,522 square feet of cobble, and the planting of 160 trees. There are no trees on the Project site and therefore no tree removal is proposed.

c) The property is located at the intersection of Highway 101, Sala Road and Harrison Road (Assessor's Parcel Number [APN]: 113-091-017-000), Greater Salinas Area Plan. The parcel is zoned Light Commercial, which allows for the construction of convenience markets, hotels, parking lots, retail and wholesale sales, and service (gas) stations subject to the granting of a Use Permit in each case. Additionally, pursuant to Title 21 section 21.60.090, the Project includes a Use Permit to allow construction of a sign in a commercial zoning district. The Project also includes three Variances to increase the allowed height of the proposed hotel,

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increase to the height of the proposed sign, and an increase the allowed sign square footage. As detailed in the preceding evidence, the Project proposes uses allowed within the LC zoning district and therefore, the Project is an allowed land use for this site.

d) Lot Legality. The subject property (17.92 acres in size) is identified in its current configuration and under separate ownership as "Ranch A" in a Record of Survey dated January 2016, filed as Volume 22 of Surveys at Page 39, Monterey County Records. Further, the property is described as Lot 2 of "Parcel Two" as shown on a map entitled, "Partition Map Accompanying Report of Referees Showing Subdivisions, Espinosa Portion of the Rancho Bolsa De La Escarpinas, filed July 10, 1925, in Volume 2 of Surveys at Page 28, Monterey County Records. Therefore, the County recognizes the property as a legal lot of record.

e) General Development Plan. Title 21 section 21.18.030.D requires the development to submit for review and approval a General Development Plan (GDP) for all development allowed within the LC zoning district. Accordingly, the Applicant has prepared a General Development Plan that details the Project components and addresses the long-range development and operation of the facilities including physical expansion and new development, operational changes, circulation or transport improvements, site design flexibility, environmental considerations, and conformance to the policies of the local area plan (see attached GDP). The GDP finds that a "broad range of commercial uses" would be appropriate for the site, specifically highway-oriented commercial development, such as service stations, restaurants, and visitor accommodations. The GDP does not allow for uses which include, but are provided in more detail in the attached document, auto sales, banks, theaters, residential uses, public quasi-public uses and assemblage of people, zoos, day care centers, exploration for and removal of oil and gas, day care centers, and funeral homes. The GDP allows for a maximum development capacity of 125,000 square feet. As proposed, the Project only includes a total square footage of 98,926 (78% of maximum allowed). Commercial use locations and arrangement of uses within the Project site, building square footage per parcel, parking and landscape design, and site design flexibility are built into the GDP. However, due to the height and need for a Variance, the proposed hotel is an exception to the GDP's flexibility. Any relocation of the Hotel from Parcel 7 would require separate discretionary review and approval and may trigger supplemental environmental review. In accordance with Title 21 section 21.18.070, the GDP establishes maximum allowed heights of 35 feet for main structures (except for the Hotel) and 15 feet for accessory structures (such as trash enclosures and utility enclosures), site coverage of 50 percent, setbacks of 20 feet (front/from Harrison Road), 10 feet (rear), 5 feet sides, and 15 feet (sides to internal streets/driveways) and landscaping of at least 10 percent. GDP parking standards mirror Monterey County Code requirements, see subsequent Evidence "h". The GDP includes a Sign Program that establishes multiple requirements including that

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all signs to be compatible with a building's architectural style with regards to size, color, materials, and illumination. The Sign Program allows for the construction of a pylon sign with a maximum height of 57 feet. The Project is expected to generate approximately 221 new jobs at full build-out. The GDP allows details Project specific circulation improvements, road network improvements, public services, and future implementation of the GDP.

f) Project Phasing. Construction would be completed in three phases, with scheduling to be determined based on market conditions. Phase 1 of the Project includes construction of the Tractor Supply Company retail store, four-story 95-guestroom hotel, and combined convenience store, car wash, and fueling station. Phase 2 of the Project includes the construction of two fast-food restaurants. Phase 3 of the Project includes construction of two additional fast-food restaurants, as well as three buildings intended for retail use.

g) Site Development Standards. As proposed, the Project's main structures (restaurants, retail stores, gas station, and Tractor Supply building) will comply with the allowed height of 35 feet. A Variance has been granted to allow an increase of the allowable height for the Hotel (specific to Parcel 7) to 45 feet. The 17.92-acre site would allow a maximum site coverage of approximately 390,515 square feet. As proposed, the Project consists of 98,926 square feet of development (or up to 125,000 square feet per the GDP) and is therefore below the maximum allowed site coverage. As detailed in the attached plans, the proposed development complies with the required setbacks. The Project complies with the applicable site development standards established in the Title 21 section 21.18.070 and the Project's General Development Plan (see preceding Evidence "e."

h) Parking. The Project includes construction of two new vehicle driveways connecting to Harrison Road for site access. The Project would also include the installation of 534 parking spaces, which exceeds the minimum required pursuant to Title 21 section 21.58.040. As illustrated in the attached plans, 181 parking stalls will be associated with the proposed hotel, while 89 stalls will be provided for the Tractor Supply retail building.

i) Design. The Project is not located near a designated scenic vista. Additionally, the property is not located in area subject to a Design Control zoning overlay, which regulates the size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. However, the Project has been designed to be compatible with the surrounding rural character, as intended by the 2010 General Plan. The Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architectural design elements of the Project including natural building colors, roof and trellis designs, and security lighting. The proposed building colors would be a mix of neutral and earthtone colors including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Project. The hotel, Tractor

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Supply building, and illuminated 57-foot-tall pylon sign would be the most visible components of the Project from Highway 101. All structures were designed to conform to development standards for the Light Commercial zoning district, except for the proposed hotel and sign, which would have maximum heights of 45 feet and 57 feet, respectively (exceeding the 35-foot maximum). When directly adjacent to the Project site, the development and pylon sign will be less subordinate with the surrounding area. However, in the southbound and northbound directions, the development sign will be more subordinate with surrounding area as it is visually "busy" with the various Highway 101 directional signage, a Caltrans message boards and other traffic related signs, Salinas Self-Storage sign, and views of the surrounding mountain ranges and low lying residential and commercial development. All views of the illuminated pylon sign would be limited in duration and would not detract from the overall visual quality of the surrounding area. Although the pylon sign and hotel would create new prominent visual landmarks for northbound and southbound travelers on Highway 101, they would not substantially impact visual quality of the site. The Project includes planting of 160 trees throughout the site, including all parking areas, and a continuous evergreen hedge along the western property line to minimize views from Highway 101. The proposed landscaping would provide visual diversity and would reduce the apparent mass of the development. Finally, the Project requires an exterior lighting plan as a condition of approval consistent with LU-1.13 of the General Plan.

j) Greater Salinas Area Plan Policy GS-16/2010 General Plan Policy LU-4.8. Greater Salinas Area Plan Policy GS-1.6 allows development of commercial designated parcel between Harrison Road and Highway 101, such as the subject property, may be allowed if such uses are neighborhood serving commercial or planner general commercial uses. As proposed, the Project consists of a combination of neighborhood serving uses (restaurants, gas station, and small retail stores) and general commercial uses (95 room hotel and larger retail stores). The Project is located directly adjacent to Highway 101 would provide access to commercial services consistent with Policy LU-4.8 of the General Plan, which requires convenient access to commercial uses.

k) 2010 General Plan Policy LU-1.6. Policy LU-1.6 of the 2010 General establishes new development within designed urban services areas a priority. The Project site is designated for commercial use in the County's General Plan and Zoning Ordinance and is surrounded by existing development to the north and south. Additionally, the subject property is located within the City of Salinas's Economic Development Element (EDE) "Opportunity Area" identified as "North Entrance (Area K)" and adjacent to "Target Area K". The City of Salinas EDE identifies Area K as being a priority opportunity site for predominately office and retail space. All of Area K is currently within the County of Monterey's jurisdiction and would require approval of an annexation from the Local Agency Formation Commission of Monterey County to be a

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part of the City of Salinas jurisdictional boundaries. No annexation is currently being sought by the City of Salinas. If and when Area K is annexed into the City of Salinas and is developed according to the EDE, it will be considered an urbanized area, as defined by CEQA Guidelines and the Census Bureau. The proposed development and uses are consistent with the vision of Area K. California Water Service Company has provided a "can-and-will serve-letter" to confirm they will supply water to the Project. Additionally, because the site is located outside of the City's wastewater service area, the Applicant entered into an approved pre-annexation agreement with the city to allow for an extension of wastewater service boundaries. Monterey One Water has provided a "can-and-will serve-letter" formalizing its ability and agreement to accept the Project's wastewater.

l) 2010 General Plan Policies S-7.1 – 7.7/Noise. The nearest sensitive receptors are residences located approximately 200 feet northwest of the Project site. An Environmentally Noise Assessment (LIB200167) was prepared for the Project to analyze project related noise impacts. Construction activities will result in a temporary increase in noise levels in the vicinity of the Project and will expose occupants at the adjacent residences to temporary, short-term increases in noise and ground borne vibrations at a range between 61-74 dBA. This impact is not anticipated to be significant, however Mitigation Measure N-1 has been applied to ensure noise-limiting construction measures are adhered to. The noise assessment includes the results from traffic noise modeling on residential noise-sensitive receptors in the vicinity of the Project. The noise assessment concluded that the additional traffic would result in either no change or a 1 dBA increase in noise levels, and thus would not constitute a significant impact. The Project includes a Tractor Supply Company store that would include a loading dock on the west side of the building. The Tractor Supply Company could receive between five to six truck deliveries each week, typically occurring between the hours of 8:00 am and 6:00 pm and generating noise levels in the range of 60 to 66 dBA. The loading dock noise levels are be expected to be in the range of 50 to 68 dBA at a distance of 250 feet (i.e., the location of the nearest residence to the north). If loading activities occur during the nighttime hours of 10:00 pm to 7:00 am, noise levels could exceed the nighttime noise level standard of 65 dB Lmax. Therefore, Mitigation Measure N-2 and N-3 have been applied to limit loading dock and delivery activities at the Track Supply building to the hours of 7:00am to 10:00pm.

m) Development Evaluation System / 2010 Monterey County General Plan Policy LU-1.19. See Finding No. 10 and supporting evidence.

n) Long Term Water Supply. See Finding No. 6 and supporting evidence.

o) Traffic. The Project is anticipated to generate approximately 9,958 daily weekday trips, with 685 AM peak hour trips and 711 PM peak hour trips, or 13,395 daily weekend trips, with 1,090 mid-day peak hour trips. Based on the updated analysis, with the proposed mitigation improvements, Harrison and Sala Road would operate at

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a level of service (LOS) of C or better under existing plus project and cumulative plus project conditions. Harrison Road and the main access (south driveway) will operate at an LOS of B or better under existing plus project and LOS C or better under cumulative plus project conditions.

p) Off-Site Improvements. The Project includes off-site circulation improvements based on the recommendations of the Traffic Impact Analysis and Step 1 Intersection Control Evaluation prepared by Keith Higgins (Monterey County Library No. LIB200165 and LIB200166). The report identified that the Applicant would be responsible for constructing off-site improvements that would result in physical changes to the environment. In addition, HCD-Engineering Services has required off-site improvements to address the Project related traffic impacts. These off-site improvements are incorporated into Mitigation Measure No. TI-1. A description of the location and nature of these off-site improvements is provided below:

- *US 101 Northbound Ramps / Sala Road intersection:* 1) Signalize intersection (Modify existing all way stop-controlled intersection) and 2) add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements.
- *Harrison Road / Sala Road intersection:* 1) Restripe existing striped median to add second eastbound Sala Road left turn lane, 2) widen northbound Harrison Road north of Sala Road to accommodate second receiving lane (from second eastbound left turn lane), 3) add southbound Harrison Road right turn overlap signal phase, 4) add second southbound Sala Road through lane, and 5) add second southbound Harrison Road right turn lane.
- *Harrison Road / Project Driveway (South) intersection:* 1) Signalize intersection, 2) add two northbound Harrison Road left turn lanes, 3) add a southbound Harrison Road right turn lane, 4) provide separate Project driveway eastbound left and right turn lanes, 5) provide two westbound Project driveway entry lanes, and 6) add an eastbound Project Driveway (South) right turn overlap signal phase.
- *Harrison Road/Project Driveway (North) intersection:* 1) Add a northbound Harrison Road left turn lane and 2) provide a combined eastbound left/right turn exit land and single entrance lane.
- *Harrison Road:* Widen Harrison Road to include four through lanes (two northbound and southbound through lanes) along the Project frontage between the Project South Driveway and Sala Road.

Additionally, the Project includes pedestrian improvements along its frontage with Harrison Road. The proposed pedestrian improvements will connect to the existing crosswalks across Sala Road at Harrison Road and will integrate the Project with the existing pedestrian facilities on Harrison Road, as well as with

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future pedestrian facilities constructed on Harrison Road as part of the future development of Area K.

q) 2010 General Plan Policy AG-1.2. The Project would develop new urban land uses adjacent to active agricultural operations, including active farmland. Active agricultural operations occur on the parcel across Harrison Road to the east and across Highway 101 to the west. The subject parcel is not directly adjacent to these or any other agricultural uses as existing Harrison Road and Highway 101 provide physical separation between these agricultural uses and the property site. In addition, the Project includes a 20-foot building setback from Harrison Road. The Project is located outside more than 200 feet from nearby agricultural uses.

r) The Project was not referred to a Land Use Advisory Committee (LUAC) for review because there is no LUAC in the Project area.

s) Agricultural Advisory Committee. On December 3, 2020, the Agricultural Advisory Committee (AAC) reviewed the project and voted 12 - 0 (12 ayes, 0 nays) to recommend approval of the project as proposed to the Planning Commission. AAC members noted that the proposed development appeared to be adequately laid out and raised questions regarding traffic improvements. See Finding No. 1, Evidence "p".

t) The project planner conducted a site inspection on September 9, 2023 to verify that the Project on the subject parcel conforms to the plans listed above.

u) The application, Project plans, and related support materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN180441.

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, Monterey County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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 Traffic and Vehicles Mile Traveled, Noise, Soils, Hazards, Cultural resource, Biological resources, Hydrogeological resources, Air Quality, Greenhouse Gas Emissions, Energy, and Drainage. The following reports have been prepared:

- "Sobel Company Commercial Development Traffic Impact Analysis" (LIB200166) prepared by Keith Higgin, Gilroy, CA on April 9, 2019, as amended on February 1, 2021 and June 22, 2023.
- "Vehicle miles Traveled Analysis for the Sobel Mixed-Use Development" (LIB200165) prepared by Ollie Zhou, San Jose, CA on June 22, 2020.

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- "Environmental Noise Assessment" (LIB200167) prepared by WJVA Acoustics Inc., Visalia, CA on July 27, 2020.
- "Geotechnical Engineering Investigation" (LIB200168) prepared by Ryan Privett, Pleasanton, CA on June 18, 2018.
- "Phase I Environmental Site Assessment" (LIB200169) prepared by Arthur Farkas, Clovis, CA on May 25, 2018.
- "Cultural and Biological Resources Assessment" (LIB200170) prepared by Gail Bellenger, Monterey, CA on July 18, 2018.
- "Sobel Commercial Project Hydrogeologic Assessment" (LIB230238) prepared by Clinton Sorensen, Santa Cruz, CA in May 2023.
- "Air Quality, Greenhouse Gas Emissions, and Energy Report" (LIB230239) prepared by Tanya Kalaskar, Monterey, CA on August 5, 2020.
- "Preliminary Stormwater Control Plan" (LIB230240) prepared by Adam Merrill, Duarte, CA on May 13, 2020.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed, as designed and mitigated. County staff has independently reviewed these reports and concurs with their conclusions.

c) Biological Resources. Surrounding land uses include agricultural fields located to the east, a residential subdivision and commercial uses to the north, Highway 101 and Caltrans detention pond facilities to the west, and a Caltrans detention pond on the south. The dominant plant community on the Project site and in the off-site improvements area on Harrison Road is ruderal (non-native) open grassland. The prepared biological and cultural resources assessment (LIB200170) identified potential habitat for Congdon's tarplant, which is classified as a Rare Plant Rank 1B by California National Plant Society. Therefore, a focused plant survey was conducted on September 25, 2018 (LIB200170). No Congdon's tarplant were observed at the Project site. The non-native grassland within the Project site and within the Harrison Road improvement impact area could provide marginally suitable foraging habitat for Burrowing owl. Therefore, Mitigation Measure BIO-1 has been applied to require a pre-construction survey for this species. Red-winged blackbirds and other avian species were also observed flying near the property and perching on adjacent fences. Construction activities have the potential to impact nesting birds protected under the Federal Migratory Bird Treaty Act and California Fish and Game Code. Therefore, the County's standard "RAPTOR/MIGRATORY BIRD NESTING" condition of approval (Condition No. 14) has been applied which requires the Applicant to retain a qualified biologist to conduct pre-construction bird nesting survey during the typical nesting season (February 22 - August 1), if construction occurs during this period.

d) Drainage. The subject property contains a drainage channel that crosses the site from east to west. This drainage channel was determined to not be a wetland but subject to the jurisdiction of the U.S. Army Corps of Engineers ("USACE"). USACE determined

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that an after-the-fact Nationwide 39 permit was required to address past disturbances to the drainage channel. Therefore, Mitigation Measure BIO-2 has been applied to require that the Applicant obtain a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from USACE. As part of the application for the NWP 39 Permit, a wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland will be required for review and approval by USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board is also required.

e) Stormwater Control. Development of all three Phases of the Project would result in approximately 626,348 square feet of new impervious surfaces on the site. These surfaces include proposed roads, walkways, structures, and parking areas. A preliminary stormwater control plan has been prepared (LIB230240). The Project includes several subsurface detention basins to detain stormwater runoff on the site. The on-site storm water retention features are designed to provide a volume greater than what is required to ensure that post-construction peak flows associated with development of the Project do not exceed the peak flows identified under existing site conditions.

f) Groundwater is the primary source of water supply for both agricultural and municipal water demands in the Salinas Valley, with agricultural water use representing approximately 90 percent of all water demand in the Salinas Valley. California Water Service ("Cal Water") would provide water to the Project. Cal Water extracts groundwater from two hydraulically connected subbasins of the Salinas Valley Groundwater Basin known as the 180/400 Foot Aquifer (or Pressure Subarea) and the East Side Aquifer. Impacts have resulted over time related to groundwater availability and quality due to the increased demand for groundwater within the Salinas Valley. However, Cal Water's 2020 Urban Water Management Plan ("UWMP") concluded that sufficient water supply is available to meet demand through 2035 under all hydrologic year-type scenarios (normal, dry, and multiple dry years).

g) Water Demand. A comprehensive hydrological assessment for the Project was prepared by Balance Hydrologics, Inc. (LIB230238). The hydrological assessment examined existing hydrological conditions to determine whether there is an intensification of water use associated with the Project compared to baseline conditions. The water use baseline used for this analysis is based on the average water use over a 20-year baseline period spanning from 2000-2019. Balance Hydrologics determined that the Project site has had an average on-site water usage of 24.42 acre feet ("AF") based on the 20-year baseline period. The Project would have a water demand of 23 AF per year. As a result, the Project would result in a 1.42 AF reduction of water use compared to historical demand.

h) Air Quality. An Air Quality Assessment (LIB230239) was prepared for the Project. Construction activities will generate a maximum of

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39.06 pounds per day of PM10 emissions, which is below the PM10 threshold of 82 pounds per day established by Monterey Bay Air Resources District (MBARD). Construction of the Project would include ground-disturbing construction activities that would result in localized emissions of dust and toxic air contaminants from heavy equipment diesel exhaust. These emissions could result in temporary impacts to adjacent land uses that include sensitive receptors (i.e., residences 200 feet north). Implementation of Mitigation Measures AQ-1 through AQ-3 would reduce the potential exposure of nearby sensitive receptors to pollutant concentrations during construction to a less-than-significant level by requiring implementation of dust construction measures and a Construction Staging Management Plan, and adherence to manufacture guidelines regarding the maintenance of construction equipment.

i) Greenhouse Gas (GHG) Emissions. Construction GHG emissions would be generated primarily by equipment used during site preparation, grading, and building construction, while direct operational GHG emissions would be generated primarily by vehicle trips accessing the subject property site. The Project would also include indirect sources of GHG emissions, including electricity and natural gas used on site, electricity used to pump water supply and treat wastewater, and decomposition of solid waste generated by the Project. The Project would generate approximately 24.70 MT CO_2e (metric tons of carbon dioxide equivalent) of GHG emission per year per service population (5,457.90 MT CO_2e per year/221 service population). As such, the Project would exceed the threshold of significance of 3.82 MT CO_2e per year per service population for the year 2024 by a total of 4,614.48 MT CO_2e per year. Therefore, the Project would generate GHG emissions that would have a potentially significant impact on the environment. However, implementation of Mitigation Measure GHG-1 would reduce GHG emissions from the Project to below the threshold of significance of 3.82 MT CO_2e per year per service population. Mitigation Measure GHG-1 establishes three reduction approaches: 1) include additional on-site GHG emissions reduction measures; 2) participate in one or more off-site GHG reduction program(s); and/or 3) purchase carbon off-sets. The Applicant must implement one of more of the above approaches and provide evidence to HCD-Planning demonstrating the required reduction.

j) Staff conducted a site inspection on September 9, 2023 to verify that the site is suitable for this use.

k) The application, Project plans, and related support materials submitted by the Project applicant to Monterey County HCD - Planning for the proposed development found in Project File PLN180441.

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

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injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The Project was reviewed by the HCD-Planning, Monterey County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Water Resources Agency. 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) The Project is located in Area K, which is a planned growth area defined in the City of Salinas' General Plan. The pre-annexation agreement for the Project site has been approved, with the expectation that the site and the surrounding area, as part of Area K, would be annexed into the City in the future. The Applicant has received a can-and-will serve letter from Monterey One Water and the City of Salinas, indicating that the City would provide future sanitary sewer service to the Project. In addition, the Applicant has received a can-and-will serve letter from California Water Service Company (Cal Water), indicating that Cal Water would have sufficient water supply to provide service to the Project. The Project includes the installation of both new sewer lines to connect to the City's existing system and new water lines to connect to Cal Water's existing system (Condition Nos. 8 and 9).

c) Staff conducted a site inspection on September 9, 2023 to verify that the site is suitable for this use.

d) 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 PLN180441.

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 subject property.

b) Staff conducted a site inspection on September 9, 2023 to verify that the site has no violations.

c) There are no known violations on the subject parcel.

d) 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 PLN180441.

5. **FINDING:** **CEQA (Mitigated Negative Declaration) -** On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a)

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and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the Project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.

b) Monterey County as Lead Agency, through HCD-Planning, prepared an initial study pursuant to CEQA. The initial study is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN180441).

c) There is no substantial evidence, based upon the record as a whole, that the Project may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the initial study, HCD-Planning prepared a mitigated negative declaration.

d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN180441 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on September 21, 2023; and circulated for public review from September 21, 2023 through October 23, 2023 (State Clearinghouse Number 2023090503).

e) Resource areas that were analyzed in the IS/MND included: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN180441) and are hereby incorporated herein by reference.

g) The County also identified potentially significant impacts to biological resources, land use and planning, greenhouse gas emission, air quality, noise, and transportation. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Mitigation Measure BIO-1 and BIO-2 will reduce the potentially significant impacts to biological resources to a level of less than significant by requiring pre-construction surveys and issuance of the Clean Water Act Section 404 Nationwide Permit 39. Mitigation Measure Mitigation GHG-1 will reduce potentially significant impacts to greenhouse gasses by requiring a minimum reduction of 4,614.48 MT CO_2e per year (or 20.88 MT CO_2e per year per service population) to ensure the Project's GHG emissions are below the threshold of significance of 3.82 MT CO_2e per year per service population. Construction of the Project could expose

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sensitive receptors to localized emissions of dust and toxic air contaminants and therefore Mitigation Measures AQ-1, AQ-2, and AQ-3 have been applied to require installation and adherence to dust control measures, preparation of a Construction Staging Management Plan, confirmation that all construction equipment is maintained in accordance with manufacturer's specifications and checked by a certified emissions evaluator. Implementation Mitigation Measure AQ-1 through AQ-3 will reduce the potential exposure of nearby sensitive receptors to pollutant concentrations during construction to a less-than-significant level. Mitigation Measure N-1, N-2, and N-3 will reduce potentially significant impacts to noise to a level of less than significant by requiring construction activities to adhere to noise-limiting measures and limiting the Track Supply Company's loading dock activities and truck deliveries to hours of 7:00am to 7:00pm. Mitigation Measure TI-1 will reduce transportation related impacts to a level of less than significant by requiring installation of off-site traffic improvements, see Finding No. 1, Evidence "o". These mitigation measures have been incorporated into the Project as conditions of approval (Condition Nos. 21 through 29).

h) Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD–Planning initiated consultation with local Native American tribes on May 31, 2023. No local Native American tribes requested tribal consultation. The Project site is mapped in a low sensitivity area for archaeological resources and has been highly disturbed by past agricultural uses. Therefore, the potential presence of unique archaeological resources on the site is considered low. Adherence to the County's standard cultural resource condition of approval (Condition No. 3) will result in less than significant impacts on cultural and tribal cultural resources.

i) All Project changes required to avoid significant effects on the environment have been incorporated into the Project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during Project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of Project approval (Condition No. 15).

j) Analysis contained in the initial study and the record as a whole indicate the Project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the Project will have no effect on fish and wildlife resources. In this case, for purposes of the Fish and Game Code, the Project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The initial study was sent to CDFW for review, comment, and to recommend necessary conditions to Protect biological resources in this area. Although no comments

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from CDFW have been received, the Project will be required to pay the state fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 13).

k) During the public review period for the draft Initial Study, the County received comment from the Esselen Tribe of Monterey County (ETMC). EMTC requested 1) tribal consultation with the Lead Agency in accordance with AB52, 2) preparation of a comprehensive Phase I and Phase II geoarchaeological coring program evaluation to determine presence/absence of cultural landforms, 3) monitoring of the geoarchaeological program by EMTC representatives, and 4) participation with the Lead Agency in selection of cultural consultants. Additionally, pursuant to California Government Code 65352.3 and California Public Resources Code Section 21080.3.1, EMTC requested copies of Project alternatives. Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD–Planning staff-initiated consultation with local Native American tribes, including EMTC, on May 31, 2023. EMTC did not responded within 30 days or prior to the preparation of the Initial Study (September 2023). As detailed in the draft IS/MND, the vacant property has been highly disturbed by historical agricultural purposes and is mapped in an area of low archaeological resource. Thus, the potential presence of unique archaeological resources on the site is considered low. Additionally, the prepared cultural resources assessment indicated that there are no recorded prehistoric properties, structures, or sites within the boundaries of the Project and there was no evidence of cultural resource were discovered during the pedestrian survey. There is no evidence that any cultural resources would be disturbed as part of this Project, and the potential for inadvertent impacts to cultural resources is limited and 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. Finally, pursuant to CEQA Guidelines section 15126.6, only projects resulting in unavoidable/unmitigated significant environmental impacts are required evaluate a range of reasonable project alternatives. As detailed in the draft IS/MND, mitigation measures have been incorporated to reduce impacts to a level of less than significant. County staff reviewed the comment received based on the specific circumstances of this Project, and determined that the comment does not conflict with or challenge the analysis and/or conclusions of the draft Initial Study, and no revisions to the draft Initial Study are necessary in response to the comment.

l) During the public review period for the draft Initial Study, the County also received a comment letter from the California Department of Transportation (Caltrans). The Caltrans letter informed County staff that an encroachment permit would be required to allow the traffic control improvements at the Sala Road Highway 101 intersection/on ramp. This requirement has been applied as a condition of approval. The Caltrans letter also

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confirmed that the conclusion contained in the prepared Step 1 Intersection Control Evaluation (ICE) analysis was satisfactory and no additional traffic assessments were required.

m) The Planning Commission finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.

n) The Monterey County Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at duly noticed public hearings held on November 8, 2023.

o) Pursuant to CEQA Guidelines Section 15073(e), no public agencies submitted comments on the Initial Study and Mitigated Negative Declaration.

p) Monterey County HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

q) 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 PLN180441.

6. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM:** The Project has an adequate water supply system to serve the development. The Project is required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1.

EVIDENCE:

a) The Project is new development consisting of 10 commercial structures totaling 98,926 square feet. These structures consist of a 41,693 square foot 95-room hotel, four retail buildings totaling 40,202 square feet (includes a 21,702 square foot retail building for Tractor Supply), four fast food restaurants with drive-through windows totaling 11,520 square feet, and a vehicle service station with 16 fueling positions, a convenience store, and drive-through car wash totaling 4,359 square feet. The Project also includes for a 57-foot illuminated highway-facing pylon sign on the western portion of the site.

b) The new development will use or require the use of water. The existing water use on site has historically averaged 24.42 acre feet (AF) per year over a 20 year baseline period spanning 2000-2019. The projected water demand for the development is 23 AF. As a result, the Project would result in a 1.42 AF reduction of water use compared to historical demand.

c) Historically, water on the Project site was provided by groundwater wells located on the Project site. No groundwater would be pumped on site for the Project. Instead, Cal Water would provide water to the Project. Cal Water's supply comes from multiple subbasins within their service area. Cal Water's 2020 UWMP concluded that sufficient water supply is available to meet demand through 2035 under all hydrologic year-type scenarios (normal, dry, and multiple dry years). The UWMP notes that some shortfalls may occur in 2040 and 2045 under single-year drought or multi-year drought

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conditions. However, the UWMP notes that shortfalls would be alleviated by proactive drought planning on the part of Cal Water. Groundwater monitoring, including the potential effects on neighboring wells, for this water supply is the responsibility of Cal Water. Based on the conclusions made in the project specific Hydrogeological Report (LIB230238), the anticipated future water demand associated with the Project (23 AF) would have a minimal impact on groundwater supply due to the existing overall volume of water pumped by Cal Water to serve their overall system. The 2020 available excess source capacity for groundwater basins underlying Cal Water's Salinas District was 7,102 AF, while projected excess capacity ranged from 3,727 AF per year to 6,950 AF per year between 2021 and 2045. The water demand for the Project (23 AF) would be accommodated by existing supplies as forecasted in the UWMP. Moreover, Cal Water has issued a "will serve" letter indicating that they have available water supply to serve the Project.

d) Cal Water has the technical, managerial, and financial capability to provide water to the subject site consistent with 2010 General Plan Policy PS-3.2(c) and has a proven record and has demonstrated its technical, managerial and financial capabilities to deliver water.

e) 2010 General Plan Policy PS-3.2(d) requires consideration to the rights to water from the source. In this case, Cal Water's UWMP provides detailed information on the Salinas District's historical and projected water demands, water supplies, supply reliability and vulnerabilities, water shortage contingency planning, and demand management programs, including water conservation planning. The Draft IS/MND sufficiently analyzed water supply availability and reliability. As stated above, Cal Water projected that its groundwater supply will fully meet future demands through 2040 under all hydrologic conditions.

f) 2010 General Plan Policy PS-3.2(e) and (g) state:

e. Cumulative impacts of existing and projected future demand for water from the source, and the ability to reverse trends contributing to an overdraft condition or otherwise affecting supply; and to those resources and species.

g. Completion and operation of new projects, or implementation of best practices, to renew or sustain aquifer or basin functions.

Although the Salinas Valley Groundwater Basin is currently in overdraft, actions taken by both Cal Water and Monterey County Water Resources Agency (MCWRA), including conservation, system improvements, and future projects are projected to continue to provide for a reliable water supply. Relevant efforts include the Salinas Valley Water Project, Conservation Master Plan, and Greater Monterey County Integrated Regional Water Management Program.

g) Substantial evidence related to proof of sustainable water to support the Project, including the prepared Hydrogeological Report (LIB230238), Cal Water's can-and-will-serve-letter, and the analysis and references in the Draft IS/MND, including Section 10.0 (*Hydrology and Water Quality)*, were reviewed and approved MCWRA and EHB.

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h) The Proposed Project is new development within benefit assessment Zone 2C of MCWRA. The Project will have a reduced water demand when compared to the past 20 years.

i) The project planner conducted a site inspection on September 9, 2023 to verify that the Project would not conflict with zoning or building ordinances.

j) 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 PLN180441.

7. **FINDING**: **VARIANCE (HEIGHT)** - The Project meets the findings for a Variance as required by Title 21 section 21.72 (Variances). Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. The Planning Commission finds that a Variance can be supported for Parcel 7, and the necessary findings made based on the following:

EVIDENCE: a) In September 2004, construction of the Sala Road Interchange and southbound Highway 101 Overcrossing at Russell Road and Espinosa Road in north Salinas was completed by California Department of Transportation (Caltrans). The work was done to ensure safer travel along Highway 101 between Sala Road and Boronda Road in north Salinas. Part of that construction involved an off-ramp from Highway 101 adjacent to the subject site. With the elevated construction of this off-ramp, the subject property is not visible when traveling northbound. According to Caltrans data, the clearance for the bridge connecting to the adjacent off ramp is at 19 feet and 9 inches and the roof of the bridge is at 23 feet and 5 inches. Vegetation along the bridge and off ramp intersection increases the height to approximately 25.5 feet.

b) To determine most appropriate siting and height of the site, the Applicant conducted various visibility tests using a boom crane to elevate a 12-foot by 8-foot wood placard above the ground to identify the height at which the lowest tenant sign could be visible in both direction on Highway 101. The results concluded that for adequate visibility the bottom of the lowest tenant sign on the proposed pylon sign would need to be at least 37 feet above average natural grade due to elevation changes and intervening development (Highway 101/Sala Road interchange). The allowable height for main structures within the LC zoning district is 35 feet.

c) Special circumstances are applicable to this property due to the substantial change in grades introduced by the highway improvements. Strict application of the LC zoning district's main height limitations would significantly limit all visibility of any structure or sign when traveling northbound along Highway 101, as well as restrict the size of the hotel. To assure adequate visibility from the highway and accommodate the minimum number of rooms and associated support uses, a typical highway-oriented hotel is four to five stories high. This is equivalent to a height of 40-45 feet. There are no highway-oriented hotels along the Highway 101

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corridor within County of Monterey jurisdictional boundaries. All highway-oriented hotels along Highway 101 are located within incorporated jurisdictions (i.e. City of Salinas, City of Greenfield, and City of Soledad). At 95 rooms and 45 feet tall, the proposed hotel will be comparable to other Highway 101 oriented hotels in the City of Salinas, which establishes a height limit of 50 feet for hotels. Although the LC zoning district contemplates and allows for hotels, subject to appropriate discretionary review and approval, there are no other LC zoned properties along Highway 101 which are both within County of Monterey judication as well as being within a local City's sphere of influence or economic development plan (Area K). Although the subject property is not currently immediately adjacent to the existing urban edge of the city, it is expected to be annexed to the City in the foreseeable future. This is evident by the city's request that the Applicant enter into a pre-annexation agreement.

d) This circumstance does not constitute a grant of special privilege. To staff's knowledge, there are no highway oriented commercial properties with existing or proposed highway serving uses that are as visibly constrained as the subject property. There are a very limited number of properties of notable size within the County of Monterey that are zoned to allow commercial center development at interchanges on Highway 101. Exceptions are properties located in the Prunedale area at the State Route 156/Highway 101 and the San Miguel Canyon Road/Highway 101 interchanges, a property in Soledad at the Highway 101/Front Street interchange, and a property in Gonzales at the U.S. Highway 101/Gloria Road interchange. The Prunedale shopping center properties adjacent Highway 101 are developed with retail and other commercial uses. These properties are elevated above Highway 101 and the nearby interchanges to not interfere with sign visibility, thus have greater visibility that the subject property. The properties along Highway 101 and near Soledad and Gonzales are in locations adjacent to agricultural land, where exceeding the allowable height for structures would likely not be necessary, as views to these sites are largely, if not completely, unobstructed.

e) The Variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for the establishment of hotels.

f) The granting of this Variance to increase the allowable height is limited to Parcel 7, which contains the proposed hotel. Should design changes result in relocating the hotel, an Amendment to this permit would be required (see Condition No. 17).

8. **FINDING**: **VARIANCE (SIGN HEIGHT)** - The Project meets the findings for a Variance as required by Title 21 section 21.72 (Variances). Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. The

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Planning Commission finds that a Variance can be supported, and the necessary findings made based on the following:

EVIDENCE:

a) See preceding Finding No. 7, Evidence "a".

b) The economic viability of highway-oriented commercial uses, and the associated sales tax, is highly correlated with the extent to which highway travelers can identify the services provided and exit the highway in a safe timely manner.

c) To determine most appropriate siting and height of the site, the Applicant conducted various visibility tests using a boom crane to elevate a 12-foot by 8-foot wood placard above the ground to identify the height at which the lowest tenant sign could be visible in both direction on Highway 101. The results concluded that for adequate visibility the bottom of the lowest tenant sign on the proposed pylon sign would need to be at least 37 feet above average natural grade. The tenant advertisement area is approximately 20 feet tall (four rows of 3.5-foot-tall tenant signs with 6 inches of spacing in between). Accordingly, the Project includes a 57-foot-tall pylon sign.

d) Special circumstances are applicable to this property due to the substantial change in grades introduced by the highway improvements that significantly limit the visibility of any signage from Highway 101 which would meet the height limits for this site. In the southbound direction along Highway 101, the proposed sign would be entirely visible for approximately 0.8 miles. Due to the interchange height (25.5 feet with vegetation), the 57-foot-tall sign will now appear to be approximately 32 feet tall when travelling northbound on Highway 101. When approaching the Sala Road northbound exist, the proposed sign would be generally subordinate to the surrounding area as the area is visually "busy" with the various Highway 101 directional signage, a Caltrans message boards and other traffic related signs, Salinas Self-Storage sign, and views of the surrounding mountain ranges and low lying residential and commercial development. In the southbound direction, with a placard bottom height of 37 feet (top height of 45 feet), the entire placard is blocked by an intervening soundwall and neighboring trees until about 50 yards prior to the Sala Road offramp exit or when traveling adjacent to the Project site. At the proposed height (57 feet), the Applicant found that the sign height would not be sufficient to safely capture a significant percentage of the southbound traffic via the Sala Road exit; however, the Applicant found that the northbound visibility was still sufficient.

e) This circumstance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and zoning area since nearby businesses' commercials signs were also affected by the elevation change of Highway 101. The Salinas Self-Storage Center (commercial business adjacent to the subject property) was allowed construction of 50-foot commercial sign through the granted of a Use Permit and Variance (PLN190348, Zoning Administrator Resolution No. 21-001). Special circumstances noted in Resolution No. 21-001 included that Highway 101 interchange

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significantly limited visibility of the Salinas Self-Storage sign when travelling southbound on Highway 101.

f) The Variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for advertisement of businesses.

9. **FINDING**: **VARIANCE (SIGN SIZE)** - The Project meets the findings for a Variance as required by Title 21 section 21.72 (Variances). Pursuant to Section 21.18.010 of the Light Commercial (LC) zoning district, the purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. The Planning Commission finds that a Variance can be supported, and the necessary findings made based on the following:

EVIDENCE: a) See preceding Finding No. 8, Evidence "b".

b) Special circumstances are applicable to this property. There are no known vacant sites in Monterey County at U.S. Highway 101 interchanges that are designated for commercial development and are of sufficient size to accommodate a highway-serving commercial center with multiple tenants. Title 21 section 21.60.090 limits all signs within the commercial and industrial zoning district to no more than 300 feet. Further, Title 21 section 21.60.090(C)(2) requires the granting of a Use Permit for any commercial or industrial sign that exceeds, in the aggregate, a total of 75 square feet. As such, the 75 square foot limitation is applied to tenant sign of the proposed pylon sign. Title 21 section 21.60.100 regulations apply to those properties adjacent to any state highway or freeway that approaches, passes through, or goes near a city or community. Community entrance signs are allowed to be no greater than 400 square feet. Although the subject property is zoned light commercial, it is also a highway-oriented property near the entrance of the City of Salinas. Therefore, due to the location of the proposed sign being adjacent to a state highway that approaches, passes through, or goes near a city, the HCD-Director interpreted the 400 square foot limitation of Title 21 section 21.60.100(A) to apply to the proposed pylon sign. The proposed sign includes four major tenants and four minor tenants, with individual sign faces of 70 square feet and 12 square feet, respectively, for a total of 384 square feet per overall sign face, or 768 total square feet of sign face area (front and back). Total sign face area exceeds limitation of 400 square feet of total sign face by 368 square feet. Although the Project contemplates 16 tenants, only four major tenants and four minor tenants will be advertised on the proposed pylon sign. Monterey County Code Chapter 21.60 (Regulations for Signs) do not contemplate free-standing pylon signage needs that are common for advertising the presence of multiple tenants within a single commercial center. Rather, Chapter 21.60 only establishes regulations oriented to signage needs of individual businesses with single signs, single community entrance signs, real estate signs, temporary (construction) signs, or clustered residential signs. The Project requires multiple signs faces of sufficient size for multiple

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tenants (e.g., major and minor tenants) that are visible at distances before the Sala Road/Highway 101 offramps to enable travelers sufficient time to safely exit the highway and access the commercial center. The Applicant has demonstrated that 37 feet is the minimum visible sign (and building) height. However, a 20-foot-tall sign is required to adequately advertise eight tenants (8 of 16). Thus, the Project includes a 57-foot-tall pylon sign. See preceding Finding No. 8, Evidence "c" and "d". Therefore, the substantial change in grades introduced by the highway improvements significantly limit the visibility of any signage from Highway 101 that would meet the height limits for this site.

c) This circumstance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and zoning area. The northbound exit at Sala Road is located approximately 0.30 miles north of the proposed sign location. The southbound exit at Sala Road is located approximately 0.05 miles south of the proposed sign location. For drivers to see the signage in sufficient time to make a decision to exit, the signage should be visible for a minimum of up to .25 miles before the offramp, or a minimum of about .55 miles from the subject property itself. Signage must be of sufficient size at this distance for travelers to identify the commercial center tenants. Although no appropriate sign height or size would allow the sign to be visible for southbound travelers, the proposed height and size will be adequate for northbound travelers.

d) The Variance would not grant a use not authorized within the Light Commercial zoning designation since Commercial zoning districts in Monterey County allow for advertisement of businesses.

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

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

EVIDENCE: a) Consistency. The Project as designed and conditioned is consistent with the 2010 Monterey County General Plan and Greater Salinas Area Plan (see Finding No. 1 and supporting evidence).

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b) Design. The lot design is consistent with the Lot Design Standards of Title 19 section 19.10.030. The proposed lots exceed 60 feet in width and 85 feet in depth, are parallel to the adjacent streets (Sala Road and Harrison Road), and will not impact any riparian corridor.

c) Site Suitability. The site is suitable for the Project including the type and density of the development (see Finding No. 2 and supporting evidence).

d) Environment. The subdivision design and improvements will not cause environmental damage to fish or wildlife habitat (see Finding 2, Evidence "c" and Finding No. 5 and supporting evidence).

e) Health and Safety. The Project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3).

f) Water Supply. Title 19 section 19.10.070 requires provision shall be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. Title 19 sections 19.03.015.L require Water Supply and Nitrate Loading Information in order to assess these conditions and proof that there is a long-term water supply with the Project. The Project site has had an average on-site water usage of 24.42 acre feet ("AF") per year based on the 20-year baseline period spanning 2000-2019. The Project will have a water demand of 23 AF per year. As a result, the Project would result in a 1.42 AF reduction of water use compared to historical demand. California Water Service Company (Cal Water) will provide water supply to the Project. Cal Water has provided a "can-and-will serve-letter" that confirms they will supply water to the subject property and proposed development. See Finding No. 2, Evidence "f" and "g", and Finding No. 6 and supporting evidence.

g) Sewage Disposal Title 19 sections 19.03.015.K requires issuance of a "can-and-will serve-letter" if the proposed subdivision will receive sewage disposal from a public or private entity. The City of Salinas and Monterey One Water will provide sewer service and appropriate documentation has been provided to the Environmental Health Bureau (see Finding 3, Evidence "b").

h) Easements. The subdivision or the type of improvements will not conflict with easements as no easements are currently conveyed over the property.

i) Traffic. With implementation of the proposed mitigation improvements (TI-1), Harrison and Sala Road would operate at an LOS of C or better under existing plus project and cumulative plus project conditions. Harrison Road and the main access (south driveway) will operate at an LOS of B or better under existing plus project and LOS C or better under cumulative plus project conditions. See Finding No. 1, Evidence "o" and "p".

j) Affordable Housing. The Project does not create four or mor residential units and therefore is not required to meet the County's Inclusionary Housing Ordinance #04185 (Monterey County Code Chapter 18.40).

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k) Parks and Recreation. The Project does not include a residential subdivision and therefore compliance with Section 19.12.010 of Title 19/Quimby Act is not required.

l) The project planner conducted a site inspection on September 9, 2023 to verify that the Project would not conflict with zoning or building ordinances.

m) 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 No. PLN180441.

11. **FINDING:** **DEVELOPMENT EVALUATION SYSTEM /MONTEREY COUNTY 2010 GENERAL PLAN POLICY LU-1.19** – The Project, as proposed and conditioned, is consistent with Policy LU-1.19 of the 2010 General Plan.

a) The Project is outside of a Community Area, Rural Center or official Affordable Housing Overlay and is thus subject to Policy LU-1.19. While the Project is being considered in advance of adoption of the Development Evaluation System (DES), the County applies the criteria in Policy LU-1.19 to projects as applicable, pending adoption of the Development Evaluation System. Based on the specific facts associated with this application, it is determined that the Project meets the evaluation criteria set forth in Policy LU-1.19 and would pass the DES. Policy LU-1.19 states:

"*Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity. The system shall be a pass-fail system and shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development. Evaluation criteria shall include but are not limited to:*

- *a Site Suitability*
- *b Infrastructure*
- *c Resource Management*
- *d Proximity to a City, Community Area, or Rural Center Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element*
- *e Environmental Impacts and Potential Mitigation*
- *f Proximity to multiple modes of transportation*
- *g Jobs-Housing balance within the community and between the community and surrounding areas*
- *h Minimum passing score…"*

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Policy LU-1.19 seeks to direct development to locations designated for development (Community Areas, Rural Centers and Affordable Housing Overlay districts). The subject parcel is designated for Light Commercial development and the site is suitable for the Project as the LC zoning district allows for the establishment of various commercial uses that serve the neighboring community, including highway serving uses, subject to the granting of a Use Permit. As noted in Finding No. 1, Evidence "b" above, the development on the site is consistent with the land use and zoning.

b) Infrastructure exists to the Project site in the adjacent roadways and has the capacity to support the level of development proposed. The Project includes off-site roadway improvements. The Project will not encourage growth on parcels currently lacking utility connections.

c) The site is not located in a Community area, Rural Center, or City; however, it is located within Area K of the City of Salina's Economic Development Element and thus is anticipated to be annexed into the City boundaries and developed with various compatible commercial uses.

d) Public services that will be needed by residents of the Project are sufficient and located adequately. The Project is expected to have less than significant impacts on public services such as police, fire, library, and medical services due to the nature of the project, and the existing services available within a serviceable distance.

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

EVIDENCE: Pursuant to Title 21 section, the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Planning Commission.

DECISION

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

1) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
2) Approve a Combined Development Permit consisting of:
    a. Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels;
    b. a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel;
    c. a Use Permit to allow construction of a pylon sign;
    d. a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet;
    e. a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and
    f. a Variance to increase the allowable pylon sign dimensions to 768 square feet.
3) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

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PASSED AND ADOPTED upon motion of Commissioner Mendoza, seconded by Commissioner Roberts, and carried this 8th day of November, 2023, by the following vote:

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work
NOES: Shaw
ABSENT: Gomez, Daniels
ABSTAIN: None

DocuSigned by:
Melanie S Beretti
F8C3AC03D78644E...

Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON 11/15/2023.

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 11/27/2023.

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.

Revised 10/22/2014

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County of Monterey HCD Planning

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

PLN180441

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 to 45 feet; 5) a Variance to increase the allowable pylon sign height to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet. The property is located at the intersection of Highway 101, Sala Road & Harrison Road, Salinas [NO ADDRESS ASSIGNED TO PARCEL; OWNER HAS TO CONTACT HCD-ENGINEERING SERVICES) (Assessor's Parcel Number 113-091-017-000), Greater Salinas 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 RMA - 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. (RMA - 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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 23-039) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 113-091-017-000 on November 8, 2023. The permit was granted subject to 36 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 RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - 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 RMA - 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 RMA - 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.
(RMA - 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 RMA - 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. PW0044-CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) and Traffic Control Plan (TCP) TO County HCD - Engineering Services and Public Works review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit, Owner/Applicant/Contractor shall prepare a CMP and Traffic Control Plan and shall submit the CMP and Traffic Control Plan to the County HCD- Engineering Services and Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5. PW0045-COUNTYWIDE TRAFFIC IMPACT 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 County HCD-Development Services.

6. PW0043-REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

7. PW0007 - PARKING STANDARDS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of HCD-Engineering Services

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

8. PW0010 - SEWER CONNECTION

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Submit utility improvement plans and construct sewer connection(s). The design and construction are subject to review and approval of HCD-Engineering Services and PWF&P. Owner/Applicant shall pay all applicable connection fees. Sewer connection permits are required prior to issuance of Encroachment Permit, and 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 County HCD-Engineering Services and PWF&P; obtain a connection permit from City of Salinas/Monterey One and encroachment permit from the HCD-Engineering Services prior to issuance of building or grading permits; and construct and complete improvements prior to occupancy. Sewer improvements shall be constructed in compliance with approved plans. Applicant is responsible to obtain all permits and environmental clearances, and to pay all applicable fees.

9. PW0011 - SEWER (MONTEREY ONE)

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Obtain sewer permits from the Monterey One Water and City of Salinas. Pay all applicable fees.

Compliance or Monitoring Action to be Performed: Prior to Building Permits, Owner/Applicant shall obtain permits from Monterey One Water, City of Salinas and provide proof of payment to HCD-Engineering Services

10. EHSP03 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code, Chapter 19.13, Improvement Agreements, the owner shall install the water system improvements to and within the subdivision and any appurtenances needed.
OR
The owner shall enter into a Subdivision Improvement Agreement with the County that shall provide security guaranteeing the installation of the water system improvements.

Compliance or Monitoring Action to be Performed: Prior to filing the final map, the applicant shall:
- Install the water system improvements to and within the subdivision and any appurtenances needed and obtain approval of installation from the State Water Resources Control Board – Division of Drinking Water.
OR
- Execute a Subdivision Improvement Agreement that is acceptable to EHB. Record the Subdivision Improvement Agreement with the final map.

11. EHSP02 - FIRE FLOW STANDARDS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, execution of a Subdivision Improvement Agreement, or issuance of construction permit, the applicant shall submit plans for the proposed water system improvements to the local fire protection agency for review and acceptance.

Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and acceptance.

12. EHSP01 – DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The water system improvements proposed with this application shall meet the California Waterworks Standards (Title 22 of the California Code of Regulations) and relevant sections of Title 17 of the California Code of Regulations pertaining to cross-connection control.

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, execution of a Subdivision Improvement Agreement, or issuance of construction permit, the applicant shall submit engineered water system improvement plans to the State Water Resources Control Board – Division of Drinking Water (SWRCB-DDW) and California Water Services (CWS) for review and acceptance. Submit to the EHB a copy of the approved plans and documentation confirming that the plans are acceptable to SWRCB-DDW and CWS.

13. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

14. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

15. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

16. 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.

17. PDSP001 - NOTE ON FINAL MAP

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the final map or a separate sheet to be recorded with the final map stating "The Variance to allow an increased height limit of 45 feet is restricted to Parcel 7, containing the hotel. Should rearrangement result in placement of the hotel to any other parcel than Parcel 7, an Amendment will be required." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor and HCD-Planning
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of final/parcel map, the Owner Applicant shall submit the final map with notes to the HCD - Planning and HCD - Public Works (County Surveyor) for review and approval.

18. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

19. 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.

20. 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.

21. MM AQ1 - DUST CONTROL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce the exposure of nearby sensitive receptors to dust emissions from grading and construction activities on the project site, the following language shall be included on all grading and construction plans for the project prior to issuance of grading permits, subject to review and approval by County of Monterey HCD:

Dust control measures shall be employed to reduce visible dust leaving the site. The following measures recommended by the air district, or equally effective substitute measures shall be used:

a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day until all grading activities are complete and disturbed soils are revegetated and/or developed, to prevent visible dust from being blown by the wind;

b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
c. Apply non-toxic binders and/or hydro seed to disturbed soils where grading is completed, but not on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;

d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;

e. Maintain at least 2.5 feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop grading and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;

i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of MBARD shall also be visible to ensure compliance with Rule 402 (Nuisance); and

j. Limit the area under construction at any one time.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, the Applicant shall include a note on the construction plans that includes the language contained in Mitigation Measure AQ-1.

The applicant/contractor shall adhere and implement the measures contained in Mitigation Measure AQ-1 until completion of grading and construction of the Project.

Prior to final of any grading and/or building permit, the Applicant shall provide evidence to County of Monterey HCD that Mitigation Measure AQ-1 has been successfully implemented.

22. MM AQ2 - CONSTRUCTION STAGNIG MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any grading and/or building permits, the Applicant shall prepare a Construction Staging Management Plan. The Construction Staging Management Plan shall be provided to Monterey County HCD for review and approval. The plan shall include the following restrictions:

a. Heavy-duty diesel vehicles shall be required to have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and shall not be staged within 500 feet of nearest sensitive receptors; and

b. Construction equipment and heavy-duty diesel trucks idling shall be avoided, where feasible, and if idling is necessary, it shall not exceed five minutes.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, the HCD-Planning and Engineering Services shall review and approve the Construction Staging Management Plan to ensure that it contains the restrictions on construction equipment identified in Mitigation Measure AQ-2.

23. MM AQ3 - CONSTRUCTION EQUIPMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any grading and/or building permits, the Applicant shall provide construction documents to the County of Monterey HCD for review and approval. The following language shall be included in all construction documents: "All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment shall include the use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel."

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, HCD-Planning shall review and approve the construction documents to ensure that they contain the language contained in Mitigation Measure AQ-3.

24. MM BIO1 - BURROWING OWL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To avoid/minimize impacts to Burrowing owls potentially occurring onsite or within the Harrison Road widening impact area, the Applicant shall retain a qualified biologist to conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat in these areas no less than 14 days prior to the start of construction or ground disturbance activities. The Applicant shall initiate consultation with the California Department of Fish and Wildlife if these pre-construction surveys locate occupied burrows in or near construction areas. If Burrowing owls are found present, the Applicant will work with the California Department of Fish and Wildlife to interpret survey results and develop a project-specific avoidance and minimization approach.

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and/or building permits, the Applicant shall retain a qualified biologist to provide a report documenting survey results shall be submitted to the HCD-Planning for review and approval. If the survey results are negative, construction may proceed without consultation with the California Department of Fish and Wildlife. If the survey results are positive, construction may not proceed until consultation with the California Department of Fish and Wildlife has occurred.

25. MM BIO2 - WETLAND MITIGATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to any additional grading, filling, or rerouting of the existing drainage channel, a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from the U.S. Army Corps of Engineers ("USACE") shall be obtained. As part of the application for the NWP 39 Permit, a wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland is required for review and approval by the USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board ("RWQCB") shall also be obtained.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, HCD-Planning shall be provided with copies of the NWP 39 Permit from USACE and a Water Quality Certification from the Central Coast RWQCB.

26. MM GHG1 - GHG EMISSIONS REDUCTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the Proposed Project's GHG emissions are below the threshold of significance of 3.82 MT CO2e per year per service population, a minimum reduction of 4,614.48 MT CO2e per year (or 20.88 MT CO2e per year per service population) shall be achieved through implementing one or more of the following approaches:

A. Include additional on-site GHG emissions reduction measures;

B. Participate in one or more off-site GHG reduction program(s); and/or

C. Purchase carbon off-sets.

If additional on-site GHG emissions reduction measures are utilized, the Applicant shall prepare a GHG Reduction Plan. The GHG Reduction Plan shall identify the proposed additional GHG reduction measures, GHG emissions reductions volumes associated with each, and evidence to support the level of reduction calculated for each. The GHG Reduction Plan shall be subject to review and approval of the County of Monterey Housing and Community Development Department prior to approval of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, evidence of such participation shall be provided to the County of Monterey Housing and Community Development Department by the agency/interest that is implementing the project or program. Evidence shall describe how the Applicant is participating, the expected GHG reduction volume that can be assigned to the project as a result of the Applicant's participation, and verification that the Applicant has met participation requirements. The evidence shall be subject to review and approval of Monterey County Housing and Community Development Department prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets to secure all or the balance of GHG emission reductions not achieved through onsite measures or participation in off-site reduction programs, the Applicant shall provide evidence to the Monterey County Housing and Community Development Department that a contract for such purchase has been executed through a credible carbon off-set registry such as the Climate Action Reserve, a certified carbon off-set Applicant, or a broker. The evidence shall be subject to review and approval of the Monterey County Housing and Community Development Department prior to issuance of a grading and/or building permit.

If participating in one or more off-site GHG reduction programs the Applicant shall procure evidence of participation issued by the agency/interest overseeing the program. The Applicant shall provide this evidence to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

Compliance or Monitoring Action to be Performed: If additional on-site GHG reduction measures are proposed the Applicant shall provide a GHG Reduction Plan to HCD-Planning for review and approval, prior to issuance of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

27. MM N1 - CONSTRUCTION RELATED NOISE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant shall implement the following measures to limit construction-related noise:

a. Limit noise-generating construction operations to non-holidays, Monday through Saturday, between the least noise-sensitive periods of the day (i.e. 7:00 am to 7:00 pm);

b. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses (i.e. residential uses to the northwest);

c. Ensure that construction equipment is properly maintained and in good condition. All internal combustion engine driven machinery shall use intake and exhaust mufflers and engine shrouds, as applicable. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The Applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions;

d. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use; and

e. Install temporary noise barriers when activities would affect daytime noise-sensitive receptors (i.e. residential uses to the northwest).

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permits from Monterey County HCD, the Applicant shall provide copies of all contractor work documents, including all plan sheets, containing the conditions identified in Mitigation Measure N-1 to HCD-Planning for review and approval.

28. MM N2 - TRACTOR SUPPLY CO. LOADING DOCK HOURS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the County of Monterey HCD prior to approval of an occupancy permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any occupancy permit for the Tractor Supply Company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on loading dock activities identified in Mitigation Measure N-2 to HCD-Planning for review and approval.

On and ongoing basis, loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm.

29. MM N3 - TRACTOR SUPPLY CO. DELIVERY HOURS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the HCD-Planning prior to approval of an occupancy permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any occupancy permits for the Tractor Supply company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on truck deliveries identified in Mitigation Measure N-3 to Monterey County HCD for review and approval.

On and ongoing basis, truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm.

30. MMT1-TRAFFIC IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant/Owner shall install and construct following measures to ensure compliance with the County's level of service standards.

1. Implement the following at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements,
2. Implement the following at the Harrison Road / Sala Road intersection: 1) Restripe existing striped median to add second eastbound Sala Road left turn lane, 2) Widen northbound Harrison Road north of Sala Road to accommodate second receiving lane (from second eastbound left turn lane), 3) Add southbound Harrison Road right turn overlap signal phase, 4) Add second southbound Sala Road through lane, 5) Add second southbound Harrison Road right turn lane.
3. Implement the following at the Harrison Road / Project Driveway (South) intersection: 1) Signalize intersection, 2) Add two northbound Harrison Road left turn lanes, 3) Add a southbound Harrison Road right turn lane, 4) Provide separate Project driveway eastbound left and right turn lanes, 5) Provide two westbound Project driveway entry lanes, 6) Add an eastbound Project Driveway (South) right turn overlap signal phase.
4. Widen Harrison Road to include four through lanes (two northbound and southbound through lanes) along the Project frontage between the Project South Driveway and Sala Road.
5. Implement the following at Harrison Road/Project Driveway (North) intersection: 1) Add a northbound Harrison Road left turn lane, 2) Provide a combined eastbound left/right turn exit land and single entrance lane.

Compliance or Monitoring Action to be Performed: Prior to Final Map recordation, the Applicant shall enter into a Subdivision Improvement Agreement and provide to HCD-Planning, Engineering Services, and the County Survey for review and approval a Subdivision Improvements Plan illustrating the required traffic improvements.

31. PWSP001 - ENCROACHMENT PERMIT

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct curb, gutter, driveway connections, sidewalk, and road widening, together with required drainage facilities, along the frontage of Harrison and Sala Road. The required improvements shall be designed in general conformance to Exhibit 21 of "The Sobel Company Commercial Development Traffic Impact Analysis" dated April 9, 2019 The design and construction is subject to the review and approval of HCD and PWF&P. Construction of the traffic signal at the at the US 101 Northbound Ramps / Sala Road intersection, is subject to review and approval of Caltrans. Signalization of intersection US 101 Northbound Ramps/ Sala Road shall be completed prior to issuance of building permits associated with Phase II improvements (quick serve restaurants, Parcel 3 and 6), subject to Caltrans review and approval. Encroachment Permits are required for all work within the public right-of-way. The Applicant/Owner is responsible for obtaining an encroachment permit from Caltrans. HCD and PWF&P shall be notified with a copy of the issued Caltrans encroachment permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit the final design of the required traffic improvements for review and approval of the PWFP, obtain an encroachment permit from the HCD-Engineering Services, construct and complete improvement. Applicant is responsible to obtain all permits and environmental clearances including Caltrans encroachment permits.

Prior to issuance of building permits associated with Phase II improvements (quick serve restaurants; Parcels 3 and 6) and subject to Caltrans review and approval, the Applicant/Owner shall obtain and submit a copy of the issued Caltrans Encroachment Permit and complete the traffic improvements at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), and 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements.

32. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: CALIFORNIA CONSTRUCTION GENERAL PERMIT
The proposed project would disturb greater than one or more acres of soil, and therefore, is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

If the project is exempt from obtaining coverage under the California Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver, with a valid waiver identification number, from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

33. OPERATION AND MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to HCD-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the signed and notarized Agreement to HCD-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to HCD-Environmental Services.

A copy of the standard Agreement can be obtained at HCD – Environmental Services.

34. OPERATION AND MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietary devices.

The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the O&M Plan to HCD-Environmental Services for review and approval.

35. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan and Stormwater Control Report prepared by a registered professional engineer, to HCD-Environmental Services for review and approval. The plan and report shall address the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include retention/detention facilities designed to limit post-development runoff rates to pre-development rates for the 2, 5, 10, 25, 50, and 100-year 24-hour design storms. The plan shall include the location of the drainage facilities, construction details and construction inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with their geotechnical recommendations.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a Stormwater Control Report and a Stormwater Control Plan to HCD-Environmental Services for review and approval.

Prior to issuance of any grading or construction permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the stormwater control plan
for conformance with their geotechnical recommendations.

36. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

General Development Plan

Sala Road Project

October 23, 2023

Prepared by

EMC Planning Group

GENERAL DEVELOPMENT PLAN

SALA ROAD PROJECT

PREPARED FOR

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October 23, 2023

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Summary

The Sala Road Project General Development Plan (GDP) area is located at the northwest corner of the Sala Road/Harrison Drive intersection approximately 0.70 miles north of the City of Salinas. The area is within the County of Monterey *Greater Salinas Area Plan*. The 17.93-acre property is currently vacant and fallow. A drainage channel bisects the property from east to west. The property is bordered by Harrison Road to the east, a Caltrans detention pond and Sala Road to the south, a Caltrans detention pond and U.S. Highway 101 to the west, existing residential uses to the northwest, and a vacant parcel to the north, which has been used as a Caltrans staging area for construction equipment and construction materials.

This GDP calls for the property to be developed with commercial development consistent with *2010 Monterey County General Plan* Commercial land use designation and Light Commercial zoning standards that apply to it.

The purpose of this GDP is to provide guidance for developing an integrated mix of commercial uses designed to meet demand for retail and highway-oriented commercial uses that serve the high volume of pass-by traffic on U.S. Highway 101.

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1.0 Introduction

This section states the purpose of the Sala Road Project General Development Plan (GDP), summarizes the authority for preparing the GDP, and identifies the GDP conformance with applicable County of Monterey ("County") policies.

1.1 PURPOSE

This GDP has been prepared pursuant to requirements of the County. Its purpose is to address the existing and potential long-range development and operations of the property. This GDP shall govern the future uses, facilities, amenities and operations of the future uses.

The *2010 Monterey County General Plan* (general plan) land use designation for the property is "Commercial." This GDP establishes the allowable commercial uses and commercial development standards for future development.

1.2 AUTHORITY

Section 21.18.030 (A) of the zoning code requires that a GDP be prepared prior to developing a site zoned Light Commercial when the lot is in excess of one acre, or the development includes more than one use, or the development includes any form of subdivision. The plan area is in excess of one acre, includes more than one use, and includes a subdivision.

1.3 CONFORMANCE WITH LOCAL PLANS

The GDP must conform to applicable policies of the general plan and the area plan. An evaluation of GDP consistency with applicable policies of the general plan, the Greater Salinas Area Plan (area plan), which is a component of the general plan, and the County of Monterey Zoning Ordinance ("zoning ordinance" or "code") has been prepared and is included in the project application submitted to the County. The proposed project has been found to be consistent with general plan and area plan policies, and with applicable development standards in the zoning code.

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2.0
Existing Setting

This section identifies the GDP site location, setting and characteristics.

2.1 LOCATION

The Sala Road General Development Plan Area ("plan area") is located in unincorporated Monterey County, approximately 0.70 miles north of the City of Salinas ("City"), northwest of the intersection of Sala Road and Harrison Road and adjacent to U.S. Highway 101. The approximately 17.93-acre plan area is identified as Assessor's parcel number 13-091-017. Regional access is via the U.S. Highway 101 interchange at Sala Road and Harrison Road. Sala Road is a short four-lane roadway connecting Harrison Road to U.S. Highway 101. The plan area location is illustrated in Figure 2-1, Project Location.

2.2 PLAN AREA DESCRIPTION

The plan area is vacant. The property is disturbed from periodic mowing or discing. A drainage channel bisects the property east to west. Elevations range from a low of 118 feet in the western portion to 127 feet in the eastern portion. The plan area was in agricultural use and being cultivated in whole or part until about 2012 (Krazen and Associates 2018; Google Earth 2020). Since 2012, the property has not been used for agricultural purposes. There are no utilities available at the plan area. Plan area conditions are illustrated in Figure 2-2, Aerial Photograph of Plan Area Boundaries and Figure 2-3, Plan Area Photographs.

The plan area is bordered by Harrison Road to the east, a Caltrans retention pond to the south, a Caltrans retention pond and U.S. Highway 101 to the west, a small residential area to the northwest, and a vacant parcel to the north, a portion of which is used as a Caltrans staging area for highway construction. Other surrounding land uses include active agriculture to the east across Harrison Road, a self-storage (mini-storage) facility to the south on Harrison Road, active agriculture to the west of U.S. Highway 101, and an automotive collision repair shop and a towing facility to the north on Harrison Road. Harrison and Sala Roads are each paved and consist of two lanes. Sala Road has an interchange with U.S. Highway 101 located approximately 550 feet to the west of the plan area. Harrison Road runs along the eastern border of the site and continues south into the City of Salinas.

As shown on Figure 2-2, a Caltrans access easement is located on the northwest corner on the property. Its purpose is to allow Caltrans the right to access U.S. Highway 101 and the lands adjacent to it that are under Caltrans' control. The "relinquishment of abutters rights" shown along the western boundary and southern property boundaries denotes the owner of the project property (and his/her successors) do not have the right to access to the adjacent lands owned by Caltrans.

According to the Federal Emergency Management Agency, the plan area is not within a flood hazard zone (Federal Emergency Management Agency 2020); and therefore, is at low risk for flooding. According to the *Monterey County GIS/Maps* (Monterey County 2020), the plan area is not located within an active or potentially active fault zone. There are no known physical environmental or environmental hazards condition constraints to developing the plan area.

2.3 General Plan Land Use and Zoning

General Plan Land Use

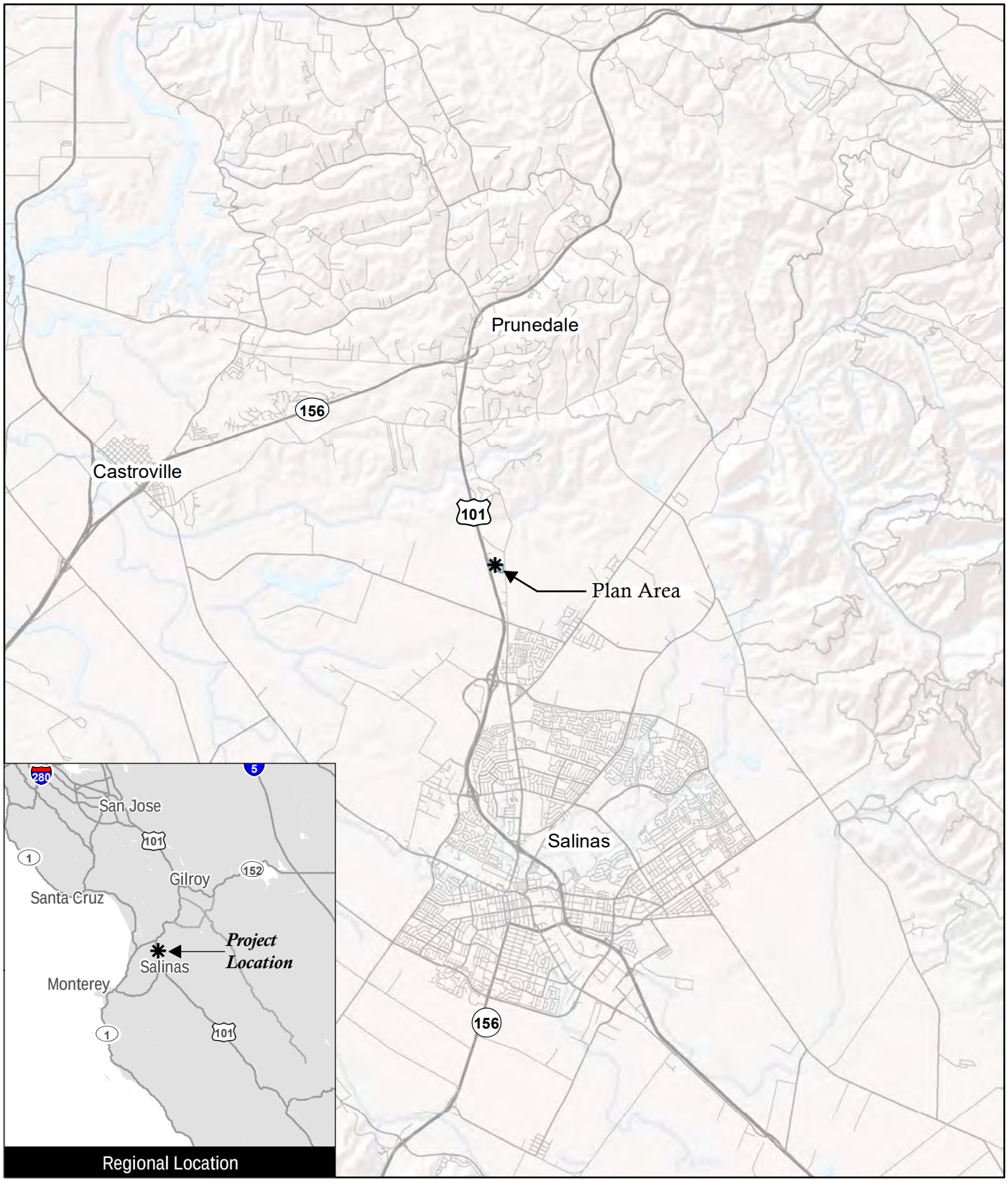
The plan area has a general plan land use designation of Commercial. The general plan establishes goals and policies for commercial development. The general plan also states that sufficient land must be allocated for commercial activities to support and serve the projected population, and must be located in areas that offer convenient access.

According to general plan policy LU-4.1, the County is to designate and establish regulations for three categories of commercial use, one of which is Light Commercial. This use is intended to accommodate a broad range of commercial uses such as stores, shops, restaurants, theaters, service stations and general office uses suitable for the convenience of nearby residential areas. General plan policy LU-4.8 states that "commercial areas shall be designated in locations that offer convenient access."

The project applicant plans provide a range of commercial uses within the plan area. The plan area has convenient access to U.S. Highway 101 via the adjacent U.S. Highway 101/ Sala Road interchange and convenient to local destinations in Salinas via Harrison Road.

Zoning

The plan area is zoned Light Commercial. Areas with this zoning are intended to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas.



Source: ESRI 2014

Figure 2-1

Project Location

Sala Road General Development Plan

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Source: ESRI 2018, Google Earth 2018

Figure 2-2

Aerial Photograph of Plan Area Boundaries

Sala Road General Development Plan

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1 View south with Harrison Road at left and Sala Road overpass at right



2 Harrison Road facing west across the project site



Plan Area
Drainage Feature

Source: Google Earth 2018
Photographs: EMC Planning Group 2020



3 View to northwest from Sala Road/Harrison Road intersection



4 Southbound U.S. 101 facing southeast across the project site

Figure 2-3

Plan Area Photographs

Sala Road General Development Plan

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As identified in section 21.18 of the zoning ordinance, uses allowed in the Light Commercial District with an administrative permit include:

- Appliance store;
- Barber shop;
- Beauty shop;
- Book store;
- Clothing and apparel store;
- Drug store;
- Banks less than five thousand (5,000) square feet;
- Shoe shop;
- Shoe store;
- Art gallery;
- Convenience market;
- Stationery and office supply store;
- Photography studio;
- Florist;
- Gift and card store;
- Office;
- Locksmith, key and lock shop;
- Bicycle shop;
- Hardware store, excluding lumber sales and outside storage of materials;
- Accessory structures and uses appurtenant to any permitted use provided there is not intensification of the permitted use;
- Reduction in setback requirements of ten (10) percent or less of the required setback;
- Small water system facilities including wells and storage tanks for five to fourteen (14) service connections;
- Picture framing business;
- Storage, rental and sale of irrigation equipment;
- Other uses of a similar character, density and intensity to those listed in this Section;
- Pet shop;

- Additions to existing, approved wireless communications facilities, pursuant to Section 21.64.310; and
- Cannabis retailer pursuant to Chapter 21.67.

Uses allowed in the Light Commercial District with a use permit include:

- Hotels and motels (Zoning Administrator approval needed);
- Animal hospitals (Zoning Administrator approval needed);
- Parking lots (Zoning Administrator approval needed);
- Auto sales;
- Banks greater than five thousand (5,000) square feet;
- Open air retail and wholesale sales (Zoning Administrator approval needed);
- Mini warehouse storage warehouses;
- Theaters (Zoning Administrator approval needed);
- Restaurants (Zoning Administrator approval needed);
- Service stations (Zoning Administrator approval needed);
- Caretaker unit for the purpose of providing on-site security (Zoning Administrator approval needed);
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (Zoning Administrator approval needed);
- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten (10) days and not involving construction of permanent facilities (Zoning Administrator approval needed);
- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections (Zoning Administrator approval needed);
- Other uses of a similar character, density and intensity as those listed in this Section;
- Legal nonconforming use of a portion of a structure extended throughout the structure (Zoning Administrator approval needed);
- Legal nonconforming use changed to a use of a similar or more restricted nature;

- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Commercial kennel (Zoning Administrator approval needed);
- Any lot or establishment where alcoholic beverages are served, commercial place of amusement or recreation, or any place where live entertainment is provided within two hundred (200) feet of the boundary of a residential district (Zoning Administrator approval needed);
- Ridgeline development;
- Removal of minerals and natural materials for commercial purposes;
- Development in the Carmel Valley Floodplain (Zoning Administrator approval needed);
- Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure;
- Day care centers (Zoning Administrator approval needed);
- The exploration for and the removal of oil and gas (Zoning Administrator approval needed);
- Auto repair facilities (Zoning Administrator approval needed);
- Storage garage (Zoning Administrator approval needed);
- Funeral homes (Zoning Administrator approval needed);
- Development laboratories;
- Service centers; and
- Wireless communications facilities.

Uses proposed within the plan area are consistent with the uses allowed in the County's Light Commercial zoning district.

Site Development Standards

Site development standards for the Light Commercial district found in County code section 21.18.070 include the following:

- The maximum structure height is thirty-five feet unless superseded by a structure height limit noted on the zoning map;
- Setbacks for developments in the Light Commercial District are established by the approval of the GDP. Building sire coverage is a maximum of 50 percent, excluding parking and landscaping;

- All parking must be established pursuant to chapter 21.58 of the zoning code;
- All developments must have landscaping covering a minimum of ten percent of the developed site area, and landscaping shall be in place prior to the commencement of use; and
- All external lighting is required to be consistent with the County's *Design Guidelines for Exterior Lighting* (section 21.63.020).

The proposed plan area development standards are consistent with these standards.

3.0 General Development Plan Vision and Development Standards

This chapter articulates the land uses envisioned for the plan area, identifies land uses that are and are not allowable, presents plan area development standards, and provides a land use summary.

3.1 VISION

The fact that the plan area is designated commercial and zoned light commercial as shown on Figure 3-1, General Development Plan Zoning, indicates the County's vision that it is an appropriate location for light commercial development.

A broad range of commercial uses would be appropriate. In particular, highway-oriented commercial development, such as service stations, restaurants, and visitor accommodations would be appropriate given the plan area location at the U.S. Highway 101/Sala Road interchange. A variety of retail uses would be appropriate at this location given the ease of access. Commercial development would provide employment opportunities and essential services along a major transportation corridor.

3.2 USES ALLOWED AND USES NOT ALLOWED

All uses identified in zoning code section 21.18 of the zoning ordinance are allowed within the plan area with the exception of those listed below.

Uses Not Allowed

- Auto sales;
- Banks greater than five thousand (5,000) square feet;
- Theaters;
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use;

- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities;
- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Commercial kennel;
- Any place where live entertainment is provided within two hundred feet of the boundary of a residential district;
- Removal of minerals and natural materials for commercial purposes;
- Day care centers;
- The exploration for and the removal of oil and gas; and
- Funeral homes.

3.3 DEVELOPMENT STANDARDS

Development standards for land uses within plan area are presented below. It is the responsibility of the Resources Management Agency to administer and enforce the development standards. Where specific standards are not addressed in this GDP, regulations for the Light Commercial zoning district apply.

Maximum Development Capacity

A maximum of 125,000 square feet of building is allowed within the plan area.

Structure Size and Placement

Lot dimensions, height standards, and landscaping requirements are summarized in Table 3-1, Lot Dimension, Height Standards, and Landscaping. Setback standards are provided in Table 3-2, Setback Standards.



0 1250 feet

Plan Area

Light Commercial Zoning

Source: ESRI 2018, Google Earth 2018

Figure 3-1

General Development Plan Zoning

Sala Road General Development Plan

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Table 3-1 Lot Dimensions, Height Standards, and Landscaping

Standard	Maximum
Lot Coverage[1]	50%
Structure Height	35 feet
Height Accessory Building[2]	15 feet
Minimum Landscaping Requirement	10%

SOURCE: EMC Planning Group 2020
NOTE:
1. Excluding parking and landscaping.
2. Accessory structures include, but are not limited to, trash and recycling bin enclosures, utility enclosures or screens, outdoor parking lot event structures, etc.

Table 3-2 Setback Standards

Standard	Minimum
Front Setback	0 feet
Rear Setback	10 feet
Side Setback	5 feet
Side Setback to Internal Streets/Driveways	15 feet
Setback from Harrison Road	20 feet

SOURCE: EMC Planning Group 2020

Parking

Parking shall be provided in accordance with zoning code chapter 21.58, with combined parking reductions allowed as described below.

Combined Parking Reductions

Notwithstanding County code section 21.58.050 (L), parking may be reduced to reflect shared parking between uses and/or parcels with use and implementation of a Reciprocal Easement Agreement or some other similar or appropriate mechanism. A Reciprocal Easement Agreement for reduced parking would require County approval. Reductions of up to 20 percent of the required parking spaces may be allowed as supported by evidence in a shared parking report prepared by a registered traffic engineer. The Reciprocal Easement Agreement or similar mechanism for Parking would allow for one or both of the following:

1. Shared parking between uses on one parcel; and/or
2. Shared parking and access across multiple parcels or lot lines.

Shared parking would allow flexibility to reduce the number of parking spaces to reflect demands that vary by the time of day or day of the week relative to other uses.

Parking standards for the plan area are summarized in Table 3-3, Parking Standards, below.

Table 3-3 Parking Standards

Use	Parking Requirement[1]
Retail (Large Item i.e., Appliance Stores)	1 space/500 square feet
Retail	1 space/250 square feet
Fast-food	1 space/3 seats enclosed plus 3 and Drive-Through spaces/services window and 3 employee spaces
Hotel	1 space/unit plus 2 spaces/3 employees on largest shift plus other applicable requirement (i.e., restaurant, lounge, etc.)
Gas Station	1 space/500 square feet floor area
Other Light Commercial Use	Per County Code

SOURCE: EMC Planning Group 2020
NOTE:
1. Parking requirements may be reduced up to 20 percent to reflect shared parking between uses and/or parcels with a Reciprocal Easement Agreement for Parking.

Lighting

The guidelines for exterior lighting design are in accordance with the County's adopted *Design Guidelines for Exterior Lighting*. The following guidelines apply:

- Exterior and accessory building lighting shall provide adequate illumination that ensures pedestrian safety, while being unobtrusive to adjacent buildings or parkland;
- Lighting shall be designed with fixtures that provide visual interest, but are appropriate to the architectural context of the primary structure;
- Lighting fixtures shall be compatible with and complement the building's design and architectural style. Fixtures shall be appropriately sized and in scale with the building façade and surrounding context;
- Exterior building lighting shall be used to accentuate the building design and highlight architectural details and features integral to the building design;
- Building entrances and street numbers shall be illuminated and visible from the street; and
- Parking lot light sources shall be designed, located and/or shielded to prevent light spill on abutting residential units or parkland.

Landscaping

A landscape plan shall be provided to the County for review with building plans. As identified in Table 3-1 above, landscape coverage shall be at least ten percent of the developed site area. Low and medium water use hardy trees, shrubs, and groundcover are preferred and plant species that perform well in the Salinas Valley weather conditions should be used.

The following landscape guidelines apply:

- The landscaping plan must comply with the County's landscaping guidelines and commercial water conservation measures (Ordinance 3539 and Ordinance 3190, Chapter 18.44).
- In the interest of improving overall quality of life, all parcels shall include trees and plants in the landscape and streetscape to create an inviting landscape aesthetic.
- Evergreen trees and shrubs should be used whenever a landscape screen or buffer is required.
- Planting should be placed along the base of the building with flowering shrubs, vines, and narrow upright shrubs to accentuate the architectural forms.
- Areas adjacent to driveways and outdoor seating areas should utilize accent planting beds and/or color pots with flowering annuals to emphasize focal points. Canopy trees and landscape structures should be used in these outdoor public or quasi-public areas to create "outdoor rooms" and to define spaces.
- Window box type planting beds at entries to buildings are appropriate to the context and are encouraged. Ground and hanging pots with colorful accent plantings should be used to accent entries and add color and visual interest to buildings.
- Regionally appropriate plantings (e.g., agricultural plant materials with ornamental value, low water use plants) are encouraged.
- Low water use or native drought-resistant plant material is required for all landscaped areas. If irrigated, landscaped areas shall use low precipitation sprinkler heads, bubblers, drip irrigation system and timing devices.
- Trash and recycling bin enclosures, utility enclosures or screens, carports, storage buildings, etc. shall be screened with landscaping and architecturally compatible materials consistent with the primary buildings. Storage and utility structures shall be placed out of view from the public right-of-way to the extent feasible.

Parking lot and streetscape landscape guidelines are as follows:

- Narrow upright accent trees should be placed along the main drive aisles with low growing plants.
- Planters and plantings at the perimeter of parking lots shall be designed and located for the purpose of creating a visual screen from the street or adjoining parcels. The parking lot and perimeter landscape should also be designed for safe and convenient pedestrian circulation, including designated paths across perimeter planters to connect pedestrians to sidewalks and to adjacent parcels.
- Within parking lots, a minimum of one (1) tree shall be planted for every ten (10) parking stalls, evenly spaced throughout the parking lot to provide shading of the parking lot area.
- A street tree program consisting of trees to be planted 40 feet on center shall apply to the street frontages and street medians adjacent to each parcel. Additional landscaping in the form of low shrubs is encouraged. Decorative pavement may be used but should not predominate. The use of protective and decorative tree wells is encouraged for street trees.
- The cutout area for the tree island should be of adequate size to accommodate a mature tree (typically five (5) foot clear minimum island width). Trees shall be separated from light poles by a minimum of ten (10) feet.

Sign Program

The sign program shall adhere to the applicable requirements of zoning code chapter 21.60. as well as to the additional standards and guidelines listed below.

Sign Type

Preferred building-attached signs include:

- Wall signs, flush-mount attached to the building façade or painted, including sign panels, individual letters, and graphics;
- Blade/Projecting signs, generally mounted on support brackets that extend at a 90-degree angle from the building façade so that the sign face is visible from two sides;
- Canopy signs, usually applied to an awning valance or canopy fascia for permanent business identification;
- Under canopy signs hang from the underside of a canopy or awning over the sidewalk or building entrance; and
- Window signs consisting of lettering or graphics painted or etched on the glass surface.

Preferred freestanding signs include:

- Monument signs constructed upon a solid base or pedestal with a generally horizontal orientation;
- Pylon signs attached to a single narrow support structure with a vertical orientation;
- Free standing pylon signs; and
- Portable signs, such as A-frame or sandwich board signs that are not permanently affixed to the ground, such as those used for temporary business identification during open hours.

Sign Design

- Signs shall be compatible with a building's architectural style with regards to size, color, materials, and illumination.
- Building-attached signs shall complement, rather than compete with, the architectural features and overall façade composition of the building. Such signs shall be proportional to the building so as not to dominate the appearance. Lettering style shall be appropriate to the building design.
- Signs may be located on parapets, towers, turrets, recessed wall areas, and/or other architectural features specifically designed for them.
- Awning and blade/projecting signs are encouraged for first floor façades.
- Signs shall be creative and emphasize artistic expression.
- Signs shall be positioned on buildings to complement the style and proportion of the entire building façade and should not extend above the roof fascia.
- Signs should relate in placement and size to other building elements and shall not obscure architectural elements such as windows, cornices or decorative details. Individual storefront shop signs along a single building façade should relate to each other in design, size, color, placement, and lettering size.
- Blade/projecting signs, hanging signs, icon or graphic signs, and window signs are encouraged for their pedestrian orientation.
- Signs shall be illuminated, internally and/or externally, from a concealed light source.
- Freestanding signs shall be designed to complement the architectural style of the primary building(s) and be small in scale and incorporated into the landscape plan of the site; the base of freestanding signs shall be located in landscaped areas.

- Freestanding pylon signs in highway-serving commercial areas shall be designed to ensure adequate visibility of signage for all commercial center tenants. A maximum pylon sign height of up to 57 feet is permitted.
- Portable signs must be located near the building entrance or ingress path and shall not obstruct pedestrian walkways. Portable signs shall not be located in the public right-of-way.
- Signs posted in windows (i.e., cardboard, etc. and not qualifying as window signs) shall not exceed a total of three (3) square feet for any one business.
- Signs not attached to structures shall be set back three (3) feet from property lines for each one (1) foot of sign height.

4.0
Proposed Site Improvements

The Sala Road GDP allows for a maximum of 125,000 square feet of commercial development within the plan area. A specific development project has been proposed for the plan area that is within the maximum development capacity and is consistent with the development standards set forth in this GDP. The specific project is known as the Sala Road Project. At full build out, the Sala Road Project Is projected to include a total of 94,872 square feet of commercial uses. A tentative parcel map, an architectural plan, a landscape plan, and a plan set for the proposed ARCO gas station discussed later in this GDP have been prepared that together, constitute the primary components of the proposed project description. These plans are included in the application package submitted to the County.

This chapter summarizes the Sala Road Project and includes information which demonstrates that it is consistent with County land use and zoning designations for the plan area and the vision and development standards contained herein.

4.1 SITE PLAN

The Sala Road Project includes subdividing the site into ten parcels. A mix of commercial uses are planned, including retail, quick service restaurants (fast food restaurants), a gas station (including a convenience store, car wash, fueling bays for passenger vehicles, and three truck fueling bays) and a hotel are planned. Refer to Figure 4-1, Sala Road Project Site Plan, which illustrates the planned subdivision as well as the arrangement of planned uses. Each of these uses is described in more detail below.

A total of 522 parking spaces would be allocated throughout the plan area. Parking capacity meets or exceeds County's parking requirements for each of the proposed uses and is consistent with parking standards contained in this GDP.

Retail

A mix of retail uses allowed in Chapter 3.2 of this GDP is proposed. The retail parcels total 7.73 acres.

Parcel 1, which is 4.68 acres, would contain a 21,702 square foot Tractor Supply Company store which is considered a large item retail use. This single-story building would be up to 32 feet in height. A total of 89 parking spaces would be provided. This exceeds the minimum parking ratio of one space/500 square feet.

Refer to Sheet A-1 of the architectural plan set for elevations of the proposed building.

Parcel 1 also includes a proposed retention basin.

Parcels 2, 4, and 9 would consist of general retail uses. The proposed one-story buildings would be approximately 25 feet in height and total 18,500 square feet of building area. Up to 38 parking spaces would be provided on Parcel 2, 54 spaces on Parcel 4, and 28 spaces on parcel 9 pursuant to the minimum parking requirement of one space per 250 square feet for general retail use. This would result in 18 more spaces, 18 more spaces, and 4 more spaces on Parcels 2, 4 and 9, respectively, than required. Refer to Sheet A-7 of the architectural plan set, for an illustration of the proposed buildings.

Quick-Service (Fast-food) Restaurants

Parcels 3, 5, 6, and 8 would all consist of fast-food uses. The parcels total approximately 3.53 acres. Parcel 3 would include an 1,875 square-foot building, Parcel 5 would include a 2,750 square-foot building, Parcel 6 would include a 4,395 square-foot building, and Parcel 8 would include a 5,000 square-foot building. All buildings would be one-story with a maximum height of 25 feet.

Parking for each parcel is identified on the architectural site plan and adheres to the parking standards of one space per three seats enclosed, plus three spaces per drive through/service window, plus three employee spaces for "restaurant, drive-in" uses. Parking for each parcel would be as follows:

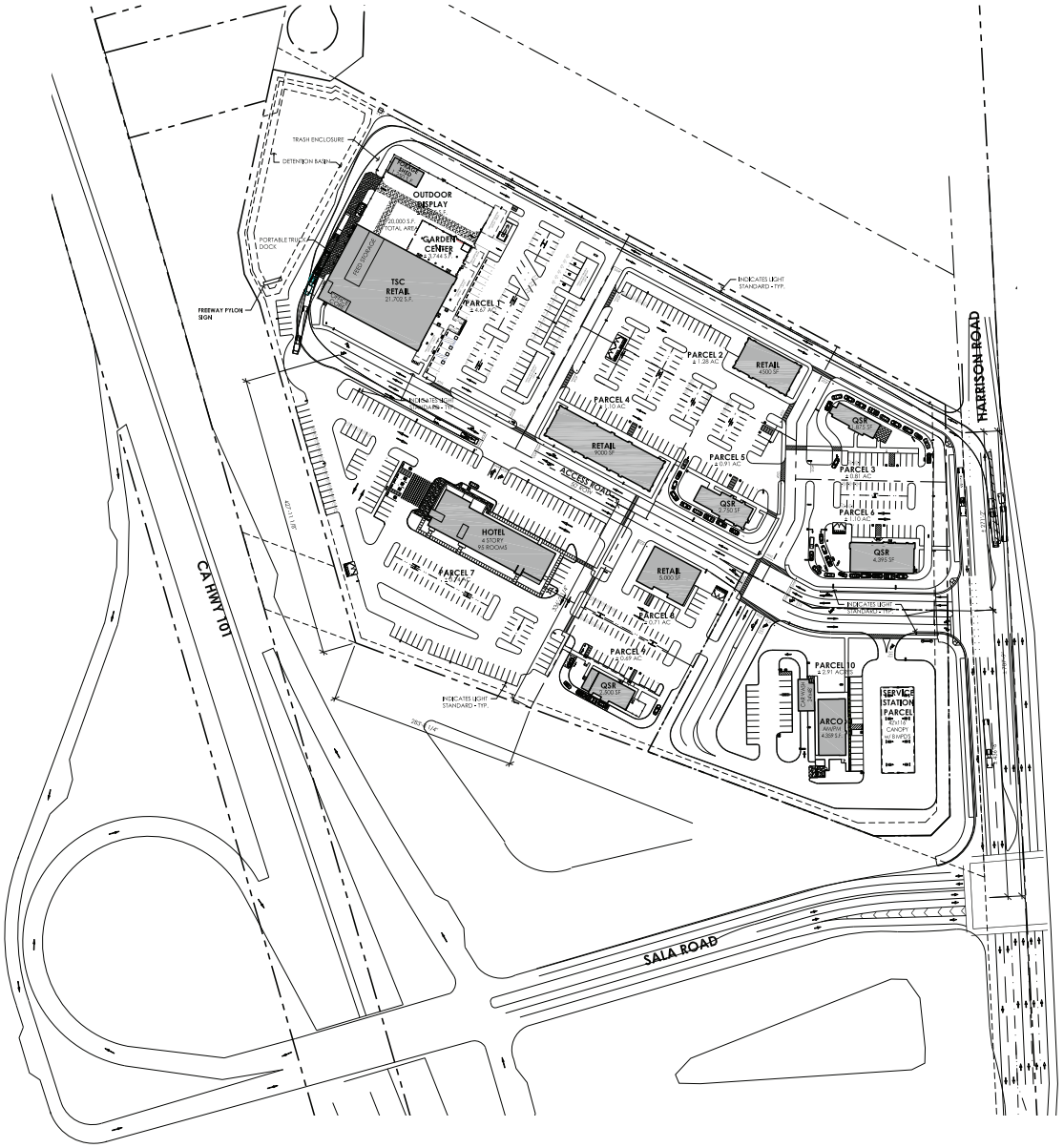
- Parcel 3 – 11 spaces (1 more than required);
- Parcel 5 – 26 spaces (1 more than required);
- Parcel 6 – 32 spaces; and
- Parcel 8 – 30 spaces (10 more than required).

Hotel

Parcel 7 is about 3.76 acres and is planned for a hotel use with 95 rooms. The hotel would be constructed as a 41,693 square-foot multi-story building with a maximum height of 50 feet. Amenities such as a gym, restaurant, or lounge may be included inside the building.

Parking would include 181 spaces, which is 83 more than required by the applicable parking regulations of 1 space/room, plus 2 spaces/3 employees (on the largest shift) and other applicable parking requirements for auxiliary uses (i.e., restaurant, lounge, etc.).

Refer to Sheets A-2, A-11, and A-12 of the architectural plan set for elevations of the hotel building.



0 220 feet

Source: Siegfried Engineering, Inc. 2023

Figure 4-1
Sala Road Project Site Plan

Sala Road General Development Plan

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Gas Station

Parcel 10 is planned for a gas/service station/retail on 2.91 acres. The gas station would include 16 vehicle fueling positions, a 4,359-square foot convenience market, and a 1,152 square-foot drive-through carwash. The buildings would be constructed as one-story structures with a height of 26 feet. Thirty-three parking spaces have been included, which is 18 more than required by the standard of 1 space/500 square feet of floor area.

Refer to the ARCO AM/PM plan set for illustrative elevations of the planned gas station.

Storm Water Retention Basin

A storm water management system would be required to ensure that the post-construction peak storm water runoff volume and rate does not exceed the pre-project conditions and to comply with other Monterey County storm water standards. This would ensure that the runoff would not exceed the capacity of the storm drain system or result in significant localized flooding.

Parcel 1 includes a retention basin. Drainage from Parcel 1 and 7 would flow into this retention basin. Four additional underground retention vaults would be incorporated into the plan. Refer to Sheets T-5 through T-10 of the tentative parcel map for the storm water management system design.

4.2 Land Use Summary

The parcel sizes, planned use on each parcel, and planned building area for each parcel are described in Table 4-1, Sala Road Project Land Use Summary. The types and locations of planned uses are flexible and subject to change based on market demand as described in Section 5.0.

As shown in Table 4-1, at full build out, the Sala Road Project would include a total of 98,926 square feet of building area, less square footage than allowed by the GDP.

4.3 Employment

The Sala Road Project is projected to generate approximately 221 new jobs.

4.4 Operational Characteristics / Phasing

Business hours of operation for planned uses are expected to vary widely depending on the nature of the use. However, retail operations may be limited to 6:00 A.M. to 12:00 P.M. Fast food restaurants, the gas station/convenient market, and the hotel could operate 24 hours a day. Employment levels would vary as well, depending on the use types that locate within the site.

Table 4-1 Sala Road Project Land Use Summary

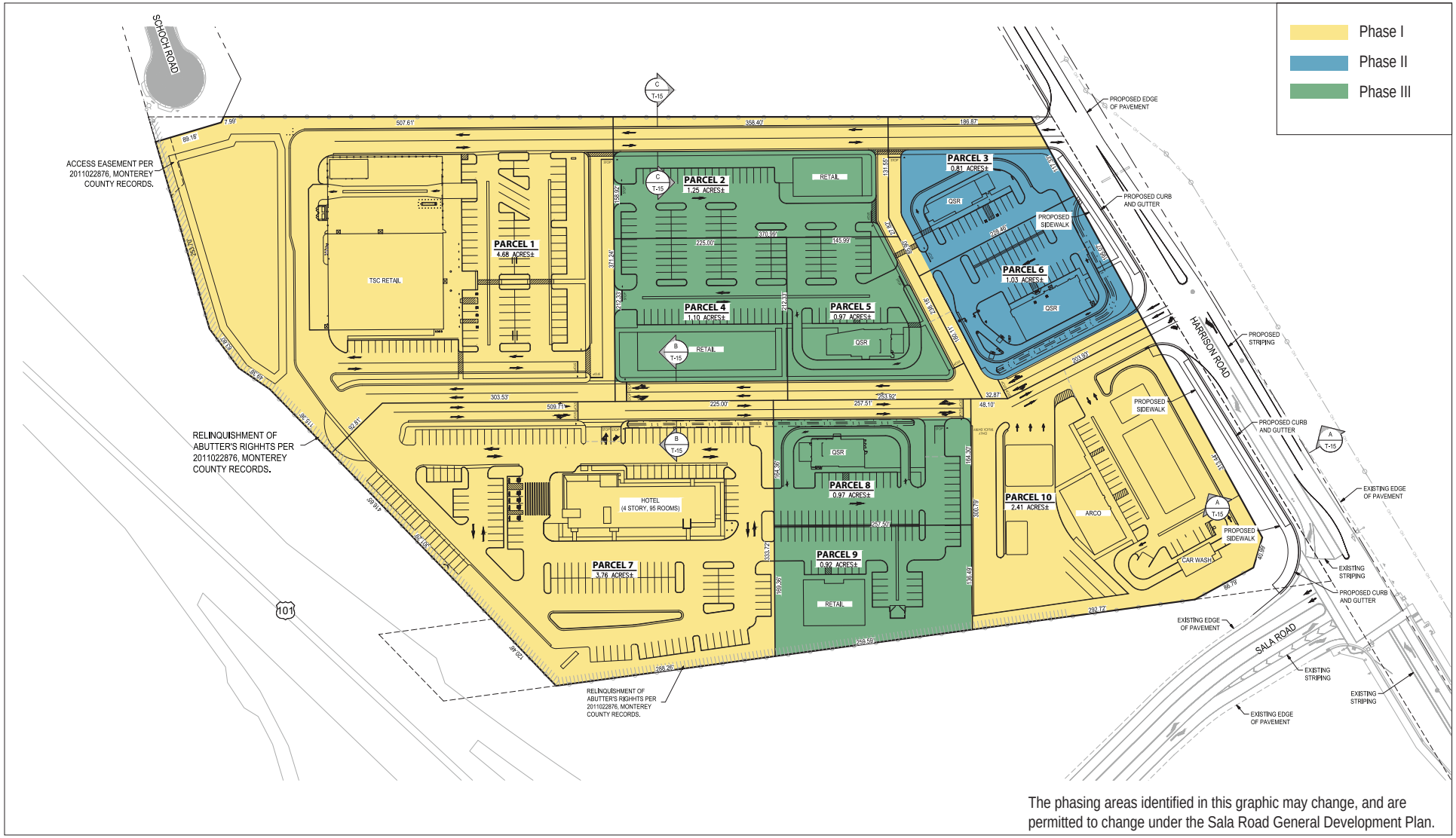
Parcel Number[1]	Parcel Area[2] (Acres)	Building Area (Square Feet)[2]	Proposed Land Use
1	4.68	21,702	Retail
2	1.25	4,500	Retail, general
3	0.81	1,875	Fast food
4	1.10	9,000	Retail, general
5	0.97	2,750	Fast food
6	1.04	4,395	Fast food
7	3.76	41,693	Hotel
8	0.71	2,500	Fast food
9	0.69	5,000	Retail, general
10	2.91	5,511[3]	Gas station/retail building and carwash
Total	17.92		
Total New Development		98,926	37,300 SF retail, 11,520 SF fast food, gas service station including a 4,359 SF foot convenience market and 1,152 SF drive-through carwash, and a 41,693 SF hotel

SOURCE: EMC Planning Group 2021
NOTE:
1. As identified on the Sala Road Project Site Plan (refer to Figure 4-1)
2. Approximate
3. Square footage = convenience market (4,359 square feet) plus car wash structure (1,152 square feet).

Preliminary development phasing is assumed to be as follows:

- Phase 1 –Retail (Tractor Supply store) at parcel 1, hotel at parcel 7, convenience market/gas station/ truck fueling at parcel 10;
- Phase 2 – Fast food restaurants at parcels 3 and 6; and
- Phase 3 – Fast food restaurants at parcels 5 and 8, and retail store buildings at parcels 2, 4, and 9.

The phases are illustrated in Figure 4-2, Sala Road Project Development Phasing. Phasing may change depending on market conditions. Development phasing would be primarily market driven; the applicant would market and sell or lease sites to end users and each parcel would be developed as demand dictates and infrastructure would be installed accordingly.



The phasing areas identified in this graphic may change, and are permitted to change under the Sala Road General Development Plan.

0 190 feet

Source: Siegfried Engineering, Inc. 2020

Figure 4-2

Sala Road Project Development Phasing

Sala Road General Development Plan

E M C

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The tentative map subdivides the property into ten lots as shown in Figure 4-1. The tentative map was prepared per Monterey County requirements and identifies the following:

- Existing property boundary, easements, roadways, topography, vegetation, right-of-way, utilities, and floodplain limits;
- Dimensioned site layout;
- Preliminary grading, drainage, and erosion control design;
- Preliminary utility plan, including sanitary sewer and water main design; and
- Circulation plan.

4.5 CIRCULATION IMPROVEMENTS

Access

Two driveways into the site from Harrison Road are planned. The locations have been presented to and discussed with the County. The south driveway would be the main driveway. The north driveway would be the secondary driveway. Refer to Sheet T-14 of the tentative map for more detailed plans.

The internal driveways are designed to meet County road design standards to ensure adequate circulation and fire/emergency access.

Pedestrian Circulation

The proposed uses are largely highway-oriented and would not likely generate significant volume of pedestrian traffic or need for pedestrian access from off-site properties.

The proposed project provides pedestrian improvements along its frontage with Harrison Road. The sidewalks would connect to existing crosswalks across Sala Road and across Harrison Road. There are existing sidewalks along a portion of the segment of Harrison Road located between the plan area and existing larger neighborhoods in the city. Those neighborhoods are about 0.7 miles to the south. The existing sidewalks do not extend the entire length of Harrison Road, so at present, do not provide connectivity between the plan area and the Salinas neighborhoods. As undeveloped/underdeveloped properties on Harrison between the plan area and neighborhoods in the city limits (properties included in "Area K" as referenced in the City of Salinas General Plan, Economic Development Element) are developed over time, the missing segments of sidewalk would be constructed.

Bicycle Circulation

Future commercial uses within the plan area would generate little bicycle traffic, as the uses are largely highway-oriented. Bicycle connectivity to the plan area from urban areas in

Salinas would be created as the undeveloped/underdeveloped properties within Area K are developed over time. The Transportation Agency for Monterey County Bicycle Plan includes bicycle facilities on this segment of Harrison Road.

Transit

The dominant sources of vehicle trips to the plan area would be diverted-link trips from U.S. Highway 101 and pass-by trips on Sala Road and Harrison. The potential to shift such trips to transit, if transit service existed, would likely be nominal. The potential for expanding local transit service, including potential for service to the plan area, could be significantly increased in the future with development of Area K.

The Sala Road Project is projected to generate about 221 jobs. At this low employment density, it would be financially infeasible for the applicant to operate and maintain an alternative to public transit, such as an employee shuttle service.

Roadway Network Improvements

When traffic from the Sala Road Project is added to existing traffic volumes, several circulation improvements would be needed. The improvements would be phased, commensurate with development phasing that generates the need for the respective improvements. The improvements are as follows:

- Harrison Road/Sala Road Intersection: Add a second eastbound Sala Road left turn lane; widen northbound Harrison Road north of Sala Road to accommodate a second receiving lane for the additional eastbound Sala Road left turn lane; and add a southbound Harrison Road right turn overlap signal phase. Add second southbound Harrison Road through lane. Add second southbound Harrison Road right turn lane;
- Harrison Road/South Project Driveway: Signalize intersection. Add two northbound Harrison Road left turn lanes, add a southbound Harrison Road right turn lane, provide separate project driveway eastbound left and right turn lanes, provide two westbound project driveway entry lanes; and add an eastbound south project driveway right turn overlap signal phase;
- Harrison Road / North Project Driveway: Add a northbound Harrison Road left turn lane; and
- Harrison Road, Sala Road to the Project Site (Frontage Improvements): The project would construct frontage improvements to add northbound left turn lanes and southbound right turn lanes or taper at project driveways. Harrison Road would be widened to four lanes (two northbound and southbound through lanes) along the project frontage between the project South Driveway and Sala Road.

The applicant would also pay the Transportation Agency for Monterey County regional development impact fee, the applicable Monterey County traffic impact fee, and fair-share fees for specific improvements to County and City roads. Monterey County staff would quantify the applicable fee to the project at the time of development.

The traffic improvement requirements have been reviewed with the County and City and are based on the traffic impact analysis and supplemental transportation analyses for the project.

4.6 LANDSCAPING

The proposed landscape plan design concept is to provide an enjoyable and aesthetic space for customers and employees that fits within the surrounding area and meets Monterey County requirements. Please refer to the landscape plan included in the project application package for details.

Plant material has been selected that performs well in the special conditions of the Salinas area. Irrigation has been designed to be compliant with the designed to meet the County's commercial water conservation measures (Ordinance 3539 and Ordinance 3190, Chapter 18.44) as well as the City of Salinas's Water Efficient Landscape Ordinance.

Special considerations have been provided in selection of plant material that respect the needs of the proposed project and its customers. Small accent trees would announce driveway entries; upright street trees would be provided along the main drive aisles; and parking lot shade trees are planned throughout the parking lot areas. The existing drainage channel that runs through the center of the plan area has been incorporated into the landscape and site design to create a transition between the ornamental site landscape design and the U.S. Army Corps of Engineers' requirements for the channel.

Landscape coverage would be at least ten percent of the developed site area. A preliminary landscape plan has been prepared and is part of the application package. Major proposed landscape features include 174,430 square feet of shrubs and groundcover, 9,712 square feet of synthetic lawn, and 4,522 square feet of cobble. A total of 160 trees would be planted throughout the site.

Proposed landscape plan features include:

- Low and medium water use hardy trees, shrubs, and groundcover are proposed for the landscape around the site;
- Plant species have been selected that perform well in the Salinas Valley, windy conditions, and foggy and cool conditions;

- Small accent trees announce driveway entries; upright street trees are provided along the main drive aisles; and parking lot share trees are placed throughout the parking lots;
- Shopping center entry with synthetic lawn or low growing lawn substitute;
- Street frontage landscape with public sidewalk and street trees;
- Vine-covered trash enclosures; and
- Planting along the base of the hotel building to accentuate architectural forms.

4.7 PUBLIC SERVICES

Water Service

California Water Service Company (Cal Water), Salinas District provides water service to the area. There is no water supply infrastructure available at the plan area. There is an existing 12-inch water line in Harrison Road that terminates about 970 feet south of the plan area near the existing mini-storage facility. The main would need to be extended north to the plan area. Refer to the utility plan on Sheet T-10 of the tentative map, which shows a segment of the required water line extension.

The applicant received a Will-Serve letter from Cal Water, which stated that Cal Water would provide water service assuming all required permits from the County were received.

The plan area has historically been in agricultural use. The baseline agricultural water demand is estimated to be approximately 47.92 acre-feet per year. Water demand from the proposed project is projected at 22.98 acre-feet per year. The proposed project would have a net benefit on groundwater sustainability by reducing groundwater demand relative to baseline conditions.

Wastewater Collection

There is no wastewater collection infrastructure available to serve the Sala Road Project. Sewer collection service would need to be provided by the City of Salinas. A sewer main would need to be extended north on Harrison Road to the plan area from the nearest terminus of Salinas' system, which is located about 4,100 feet to the south at North Main Street and Russell Road. Salinas has agreed to allow a tie-in to its collection system provided the applicant provides the new extended sewer trunk line to the plan area and pays fees to Salinas for the use of its system.

To determine the effect of new flows into the collection system that hadn't previously been contemplated by Salinas, the applicant prepared the *Sobel Commercial Development Sewer Capacity Study* (V&A Consulting Engineers 2019). This analysis has been reviewed and

accepted by Salinas as a basis for permitting the use of its system and for the associated costs the applicant must pay for this purpose. The analysis is included in the project application package. A sewer collection system use agreement between the applicant and Salinas has been completed and is part of the project application package.

Wastewater flow projections for the Sala Road Project are provided in the *Preliminary Sanitary Sewer Assessment* (Whitson Engineers 2019). The sewer assessment is included in the project application package. The sewer assessment also includes wastewater flow projections for two other potential development areas. The first is Area K, the largely undeveloped area along Harrison Road located between the plan area and the Salinas city limits. This area is unincorporated, but is included in the City of Salinas General Plan Economic Development Element as a future development area. The new sewer main would pass by Area K and could be available to support future development of that area. The second potential development is a farmworker housing project being considered by the County for a site located about 2,700 feet north of the plan area on Harrison Road. The main to be extended from within the city limits to the plan area would terminate at the plan area. To obtain sewer collection service, the farmworker housing project could potentially extend the main north from the plan area to that site. The sewer generation projections for the three areas were used to determine that the main should be sized at 10 inches.

Refer to the utility plan on Sheet T-10 of the tentative map which shows the sewer line extension.

Gas and Electric

The area is serviced by Pacific Gas & Electric Company (PG&E) for natural gas and electricity. PG&E has primary power service lines in close proximity to the plan area, including service lines along Harrison Road that serve the residential area to the northwest of the plan area.

Fire Protection

The plan area is not located within an area of moderate, high, or very high Fire Hazard Severity for the State or Local Responsibility Area; the nearest high fire hazard severity being approximately 0.7 miles north of the plan area (Monterey County 2020).

The plan area is within the jurisdiction of the Monterey County Regional Fire District. The closest station is located at 45 E. Bolivar Street in Salinas, approximately 1.3 miles to the south. Because there is no water supply infrastructure available to the plan area, there is no fire suppression supply infrastructure. Fire hydrants and an on-site water supply system with fire flow and pressure needed to meet Monterey County Building Code and fire district standards would be constructed as part of the project.

Law Enforcement

The Monterey County Sheriff's Office, located at 1414 Natividad Road in Salinas, would be responsible for serving the plan area. There are mutual aid agreements between all cities within the county and the Sheriff's Office. Additionally, the County has mutual aid agreements with the surrounding counties, including Santa Cruz, San Benito, and San Luis Obispo.

Solid Waste

The Salinas Valley Solid Waste Authority, commonly known as Salinas Valley Recycles would provide solid waste collection and recycling services for the proposed project as a means to comply with solid waste diversion goals. As a condition of approval, future development will be required to submit a written plan on how recyclables will be collected and stored to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

Consumer Health Protection Services

Food facilities shall be designed to meet or exceed all criteria in the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. A food facility plan check from Environmental Health Bureau's Consumer Health Protection Services shall be required prior to issuance of construction permits.

Hazardous Materials Facility Operating Permits

The owner of the property is responsible to ensure that all uses are in compliance with Local, State and Federal requirements. As such, future tenants/uses of the property are unknown at this time. The lease agreement between the property owner and the tenant shall include the following information:

> No Hazardous Material Handling or Storage or Hazardous Waste Generation is allowed onsite without proper permits from Environmental Health. All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. No uses that involve any of the following will be allowed without a Hazardous Materials Facility Operating Permit from Environmental Health:
>
> - Storage and Handling of Hazardous Materials;
> - Generation of Hazardous Waste;
> - Above Ground Petroleum Storage Tank(s);
> - Underground Storage Tank(s); or

- Storage and Handling of Acutely Hazardous Materials or Extremely Hazardous Substances.

The tenant/applicant shall pay all applicable fees to the Environmental Health Bureau prior to commencement of operations.

4.8 ENVIRONMENTAL CONSIDERATIONS

Environmental impacts of constructing and operating the proposed project and mitigation measures for those impacts are provided in the CEQA document. No further CEQA review will need to be considered unless there is a change in use type or density beyond the provisions of this GDP.

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5.0
Development Flexibility

This chapter summarizes the development flexibility that is built into this GDP. This GDP is not intended to be proscriptive regarding the precise building development capacity allowed or the location or arrangement of land uses proposed. Flexibility regarding both is described below.

5.1 Development Capacity and Site Design Flexibility

Development Capacity Flexibility

The Light Commercial zoning district standard for maximum building site coverage is 50 percent, excluding parking and landscaping. The plan area is 17.93 acres. Therefore, a maximum of approximately 390,515 square feet of building site coverage could be allowed under current zoning. This GDP permits a maximum of 125,000 square feet of building coverage, excluding parking and landscaping, or approximately 68 percent less building capacity than is potentially allowed by zoning. The Sala Road Project described in Section 4.0 consists of 98,926 square feet of building, or about 21 percent less building capacity than this GDP allows and about 75 percent less building capacity than allowed by zoning.

The applicant has the flexibility to increase building square footage up to a maximum of 125,000 square feet. However, the County has prepared CEQA documentation for the Sala Road Project. If the applicant proposes to increase development capacity above 98,926 square feet, additional CEQA documentation may be required unless the applicant provides evidence to the County, and the County accepts the evidence, that the increase is consistent with development standards contained in this GDP and County code standards, and results in no greater traffic generation, water demand, or wastewater generation than the Sala Road Project evaluated in the County's CEQA documentation.

An increase in building square footage up to 125,000 square feet is not considered a substantial change to this GDP and, therefore, should be considered substantial conformance and would not require an amendment to this GDP.

Site Design Flexibility

This GDP allows for flexibility in location and arrangement of uses. Commercial use locations and arrangement of uses within the plan area, building square footage per parcel, parking and landscape design, and site design flexibility is built into this GDP provided. Changes are permitted provided they meet development standards herein and other applicable County code standards. Commercial use types may also be modified relative to those included in the Sala Road Project. For example, retail square footage may be converted to fast food and vise-versa. These types of changes of location, arrangement, and use types do not constitute a substantial change to this GDP as long as they do not increase density or change use types beyond the provisions of this GDP, and, therefore, should be considered in substantial conformance and would not require an amendment to this GDP.

Due to its proposed height, the hotel use is an exception to flexibility in use location. Due to its height, any proposal to relocate the hotel is allowed by the GDP, but could trigger supplemental CEQA analysis regarding visual impacts. Further, an amendment to PLN180441 may be triggered if a proposal is made to relocate the hotel to a different parcel.

6.0 Implementation

This chapter describes the legal function of this GDP, the permit process going forward to implement development, and the process necessary to amend the GDP.

6.1 GDP Entitlement

This GDP is considered a Master Use Permit for the development identified herein. All development identified in this GDP and summarized in Table 4-1, Sala Road Project Land Use Summary, is permitted by right upon County approval of this GDP, as is any commercial development up to 125,000 square feet in the building area as described in Chapter 5. No further use permits are required, unless there is a request for a substantial change to the GDP, or the addition of building capacity beyond 125,000 square feet, or a use proposed that is not permitted by this GDP.

6.2 Process

Implementation of mitigations and conditions placed on the approval of this GDP by the County may be completed in phases over time, as appropriate to the buildout of the plan area.

The Monterey County Housing and Community Development review and approval of grading, building, or similar ministerial development permits for individual uses/improvements described in the adopted GDP shall be limited to confirming that the individual uses and improvements substantially conform to this GDP.

Uses not conforming to this GDP may be subject to discretionary approval by amendment of this GDP or by approval of a separate Conditional Use Permit.

6.3 GDP Amendments

This GDP may be amended for purposes of a substantial change, or adding building capacity beyond the 125,000 square feet, or by adding uses that are not allowed or identified herein. A GDP amendment requires a discretionary approval from the Monterey County Planning

Commission. Changes described in Chapter 5.0 regarding development capacity and site design flexibility do not constitute a substantial change and, therefore, constitute substantial conformance and do not require discretionary approval. Any proposed changes pursuant to the flexibility provisions contained herein are to be reviewed at an administrative level and fall under consideration for substantial conformance.

6.4 ADMINISTRATION AND ENFORCEMENT

It is the responsibility of Monterey County Housing and Community Development to administer and enforce the provisions of this GDP. The provisions constitute the primary land use and development standards for the plan area. Where development standards are not addressed in this GDP, regulations for the Light Commercial zoning district and other applicable regulations in the County code apply.

7.0
List of References

California Department of Forestry and Fire Protection. November 2007. *Monterey County Fire Hazard Severity Zones in SRA Map*. https://osfm.fire.ca.gov/media/6726/fhszs_map27.pdf

Cal Fire. *Wildland Hazard & Building Codes*. Accessed January 10, 2018. http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

California Department of Transportation. December 2015. *Caltrans Highway Design Manual, Chapter 1000 Bicycle Transportation Design, (1003.1) Class I Bikeways (Bike Paths).* Accessed January 4, 2018. http://www.dot.ca.gov/design/manuals/hdm/chp1000.pdf

Federal Emergency Management Agency (FEMA) Maps 06053C0360G, 06053C0218G, 06053C0215G, and 06053C0352G. April 2009.

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Granillo, Brenda, District Manager, California Water Service. Letter to Garrett Bradley Sobel, The Sobel Company, Inc., subject: Will Serve Letter, Tract or Parcel Map No.: NW Corner of Harrison & Sala Road, Salinas. Developer: The Sobel Company, Inc., dated 18 July 2018.

Krazen & Associates. 2018. *Geotechnical Engineering Investigation Proposed Commercial Development Harrison Road and Sala Road Salinas, California*. Pleasanton, CA. Monterey County. September 1997. *Monterey County Zoning Ordinance Title 21 (For Inland Areas).* Salinas, CA.

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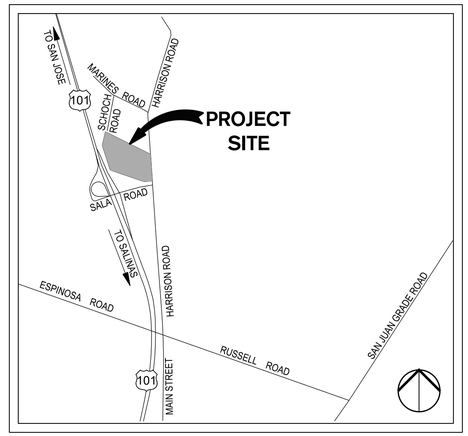
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TENTATIVE PARCEL MAP
SALA ROAD CENTER

HARRISON ROAD, SALINAS, CA 93907

October 13, 2023



VICINITY MAP
NO SCALE

SHEET INDEX:

SHEET NO.	SHEET TITLE
T-1	COVER SHEET
T-2	EXISTING BOUNDARY MAP
T-3	EXISTING CONDITIONS MAP
T-4	PROPOSED SITE MAP
T-5	OVERALL CONCEPTUAL ROUGH GRADING PLAN
T-6	CONCEPTUAL ROUGH GRADING PLAN I
T-7	CONCEPTUAL ROUGH GRADING PLAN II
T-8	CONCEPTUAL ROUGH GRADING PLAN III
T-9	CONCEPTUAL ROUGH GRADING PLAN IV
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T-12	CONCEPTUAL SEWER SYSTEM PLAN II
T-13	EROSION CONTROL PLAN
T-14	CIRCULATION PLAN
T-15	CROSS SECTIONS

PROJECT TEAM:

OWNER:
SALINAS 101, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697
C: 818-634-2339

PROJECT DEVELOPER:
SALINAS 101, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697
C: 818-634-2339

CIVIL ENGINEER / SURVEYOR:
SIEGFRIED
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
209-943-2021

GEOTECHNICAL ENGINEER:
KRAZAN & ASSOCIATES, INC.
215 WEST DAKOTA AVENUE
CLOVIS, CA 93612
559-348-2200

LEGEND:

EXISTING		PROPOSED
3.0	GROUND CONTOUR	3.0
11.93TC 11.43FL	TOP OF CURB ELEVATION FLOW LINE ELEVATION	11.93TC 11.43FL
15.50EP	PAVEMENT ELEVATION	15.50P
15.50EC	CONCRETE ELEVATION	15.50C
	EASEMENT LINE	
	PROPERTY & R/W LINE	
8"SS	SANITARY SEWER LINE	8"SS
12"SD	STORM DRAIN LINE	12"SD
2"W	WATER LINE	2"W
6"FH	FIRE HYDRANT LINE	6"FH
10"FS	FIRE SERVICE LINE	10"FS
	STREET LIGHT	
	SITE LIGHT	
	CLEANOUT	
	DRAINAGE INLET	
	CATCH BASIN	
	AREA DRAIN	
	GATE VALVE	
	FIRE HYDRANT	
	FIRE DEPARTMENT CONNECTION	
	SIGN	
WM	WATER METER	WM
BFP	BACKFLOW PREVENTER	
	MAINTENANCE HOLE	

ABBREVIATIONS:

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BCR	BEGINNING OF CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
BSL	BUILDING SETBACK LINE
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION
C & G	CURB AND GUTTER
C.G. & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE 2010
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
ECR	END OF CURB RETURN
EL	ELEVATION
EEP	EDGE OF EXISTING PAVEMENT
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POT	POINT OF TANGENCY
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	UNDERGROUND VAULT
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

SUBDIVISION NOTES:

ASSESSOR'S PARCEL NUMBER:	113-091-017
GENERAL PLAN DESIGNATION:	COMMERCIAL
EXISTING ZONING:	(LC) LIGHT COMMERCIAL
PROPOSED ZONING:	(LC) LIGHT COMMERCIAL
PROPOSED LAND USES:	RETAIL, RESTAURANTS, GAS STATION (WITH RETAIL), HOTEL. SEE SITE SUMMARY.
UTILITY INFORMATION:	
STORM DRAIN	ON-SITE
SANITARY SEWER	CITY OF SALINAS
WATER	CALIFORNIA WATER SERVICE
GAS	PACIFIC GAS AND ELECTRIC
ELECTRIC	PACIFIC GAS AND ELECTRIC
TELEPHONE	AT&T
ELECTRIC	AT&T
LOT COVERAGE:	
ALLOWED (PER LC ZONE)	50%
PROPOSED (ENTIRE SITE)	12% (SEE TABLE ON SHEET T-4 FOR DETAILS)

NOTES:

1. THE SITE HAS NO ADDRESS PER THE COUNTY OF MONTEREY GIS AND THE TITLE REPORT.
2. THERE ARE NO EXISTING TREES ON THE SITE.
3. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
4. THERE ARE NO EXISTING STORM DRAIN MAINS, WATER MAINS OR SEWER MAINS ON THE SITE OR SITE FRONTAGE.
5. THERE ARE NO RIVERS OR WATER COURSES ON THE SITE.
6. SITE HAS EXISTING FRONTAGE ACCESS ON HARRISON AVENUE.
7. GRADING AND UTILITY DESIGN ARE PRELIMINARY.
8. EASEMENTS WILL BE INCLUDED IN CENTER-WIDE CC&Rs AND RECIPROCAL EASEMENT AGREEMENTS.

SITE SUMMARY:

PARCEL NUMBER	PARCEL AREA (AC)	BUILDING AREA (SFT)	GDP LAND USE
EXISTING	17.93±	——	——
1	4.68±	21,702	RETAIL
2	1.25±	4,500	RETAIL
3	0.81±	1,875	RESTAURANT
4	1.10±	9,000	RETAIL
5	0.97±	2,750	RESTAURANT
6	1.04±	4,395	RESTAURANT
7	3.76±	41,693	HOTEL
8	0.71±	5,000	RETAIL
9	0.69±	2,500	RESTAURANT
10	2.91±	5,511	GAS STATION /RETAIL
TOTAL	17.93±	98,926	

COVER SHEET

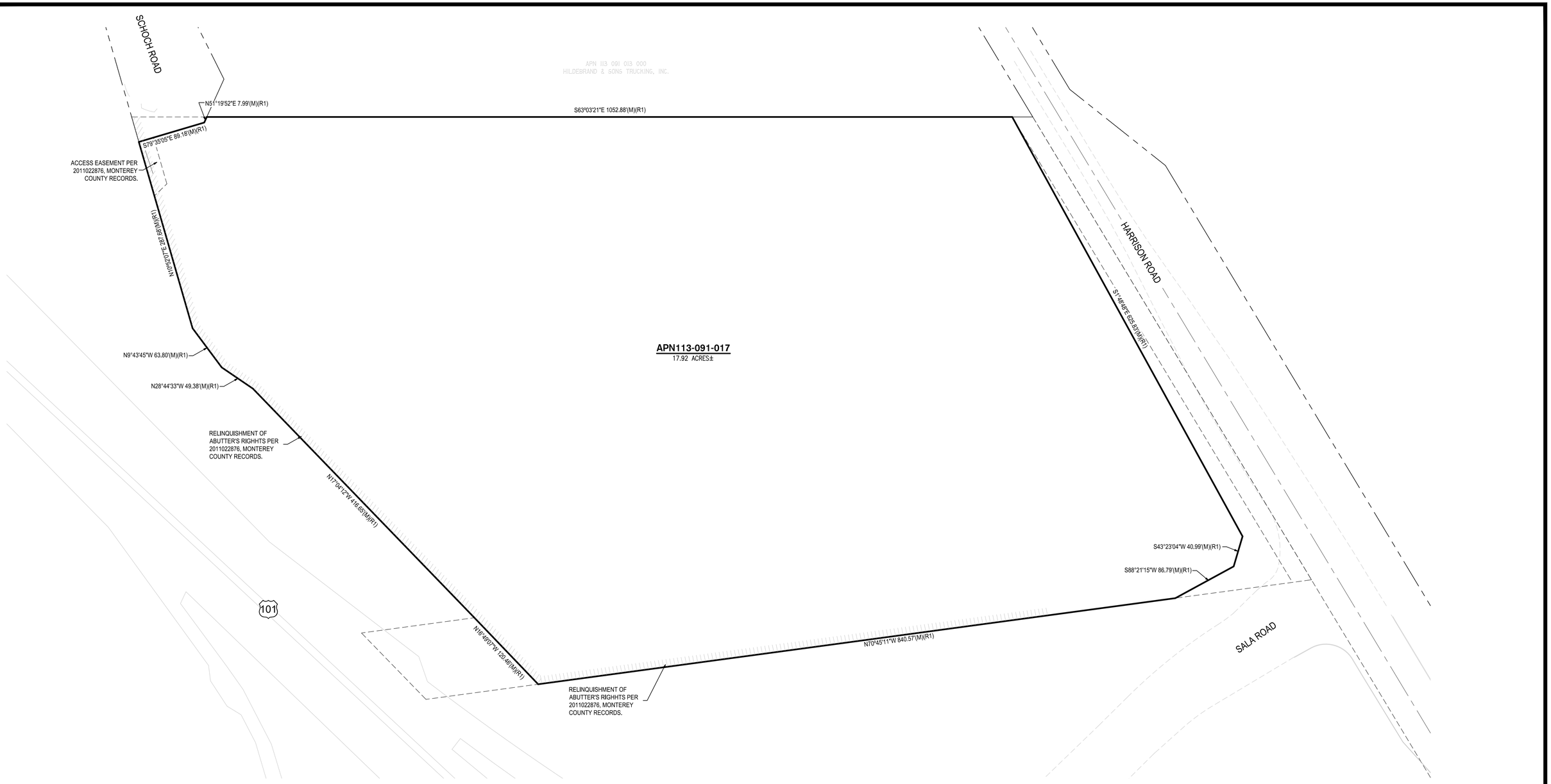
TENTATIVE PARCEL MAP
SALA ROAD CENTER

SIEGFRIED
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- SURVEYING
- PLANNING

Date 10/24/2023
Job No. 18106
SHEET: T-1
1 OF: 17

F:\18projects\18106- TSC Salinas\Plans and Graphics\Improvement Plans\18106 T-1 COVER SHEET.dwg --- 10/24/23



REFERENCES:
(R1) VOLUME 33 OF SURVEYS, AT PAGE 39, MONTEREY COUNTY RECORDS.
(M) MEASURED

EXISTING BOUNDARY MAP

TENTATIVE PARCEL MAP

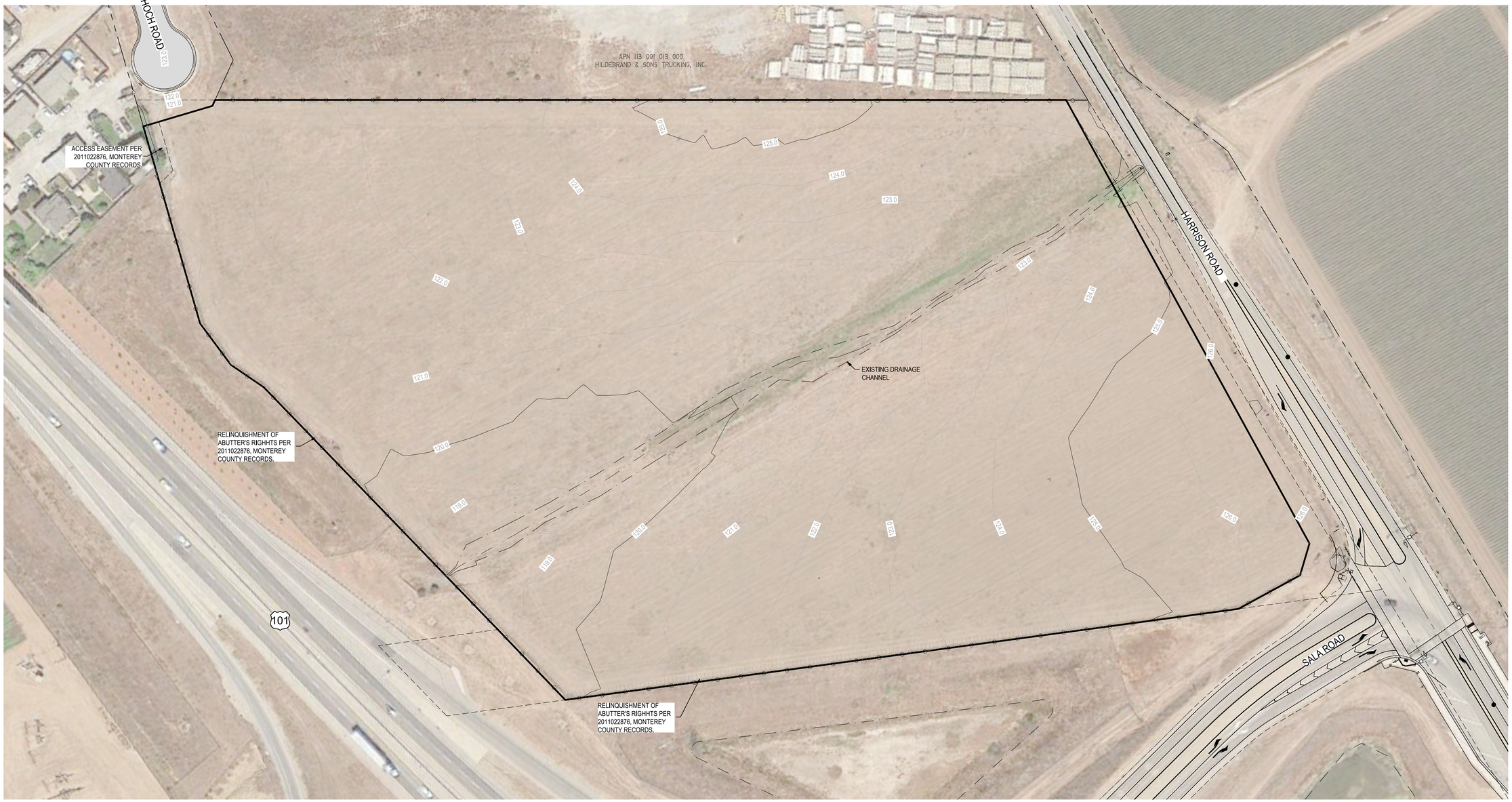
SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

SIEGFRIED
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
PLANNING
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Date 10/24/2023
Job No. 18106
SHEET: T-2
2 OF: 17

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NOTES:

1. THERE ARE NO EXISTING STRUCTURES ON SUBJECT PROPERTY.
2. THERE ARE NOT TREES ON THE SUBJECT PROPERTY.
3. THERE ARE NO STORM DRAIN MAINS, SEWER MAINS, OR WATER MAINS ON THE PROPERTY OR IN THE PROPERTY FRONTAGE.
4. EXISTING CONDITIONS BASED ON FIELD SURVEY PERFORMED BY SIEGFRIED ENGINEERING, INC.

EXISTING CONDITIONS MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- SURVEYING
- PLANNING

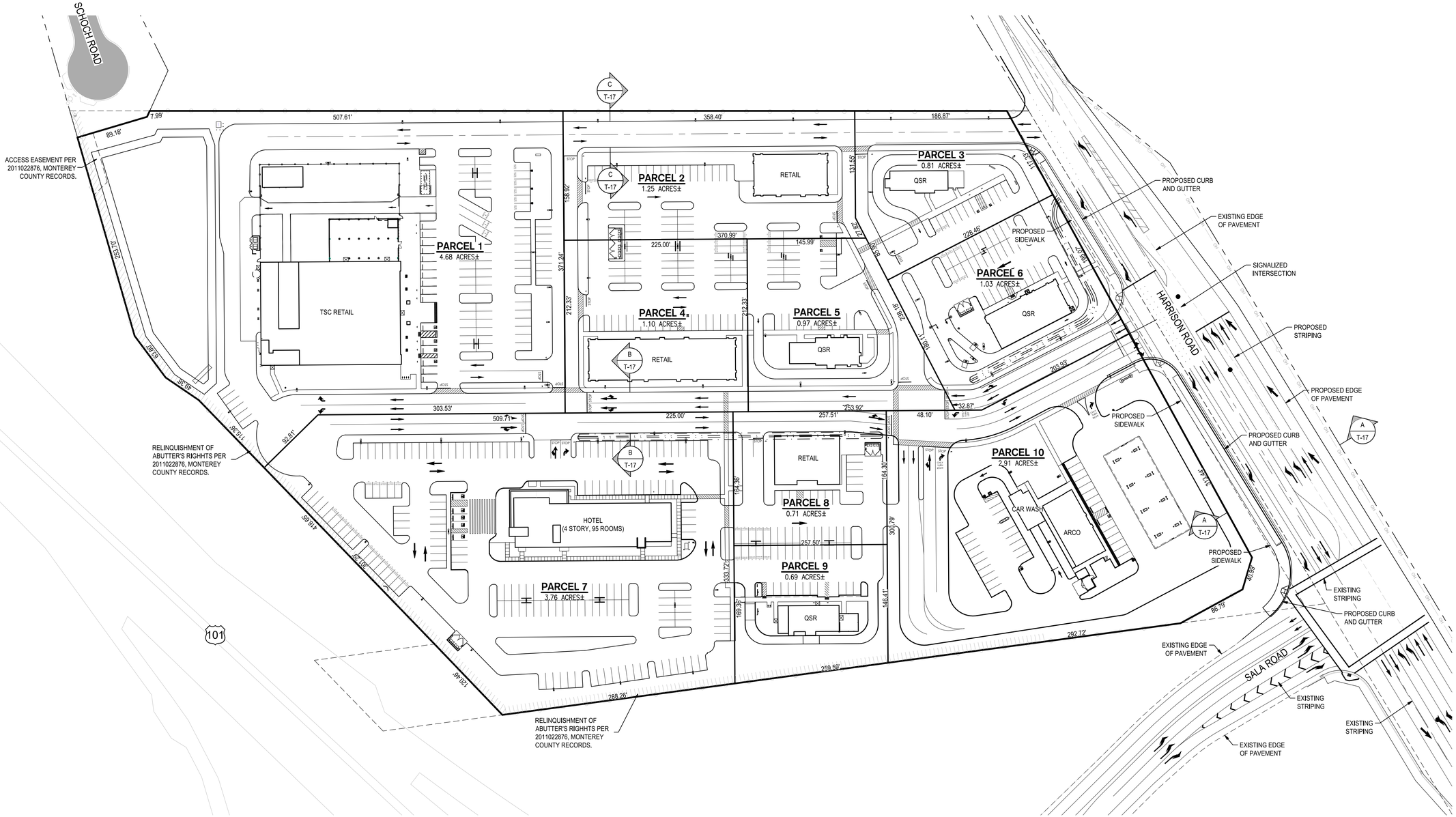
Date 10/24/2023

Job No. 18106

SHEET: T-3

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AREA CALCULATIONS TABLE				
PARCEL NUMBER	PARCEL AREA (AC)	PARCEL AREA (SFT)	BUILDING AREA (SFT)	FLOOR AREA RATIO
EXISTING	17.93±	781,114±	——	——
1	4.68±	203,880±	21,702	11%
2	1.25±	55,709±	4,500	8%
3	0.81±	35,376±	1,875	5%
4	1.10±	47,773±	9,000	19%
5	0.97±	42,306±	2,750	7%
6	1.04±	45,083±	4,395	10%
7	3.76±	163,999±	41,693	25%
8	0.71±	30,934±	5,000	12%
9	0.69±	29,956±	2,500	6%
10	2.91±	126,733±	5,511	4%
TOTAL	17.93±	781,114±	98,926	13%

FULL BUILD OUT SITE MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
PLANNING

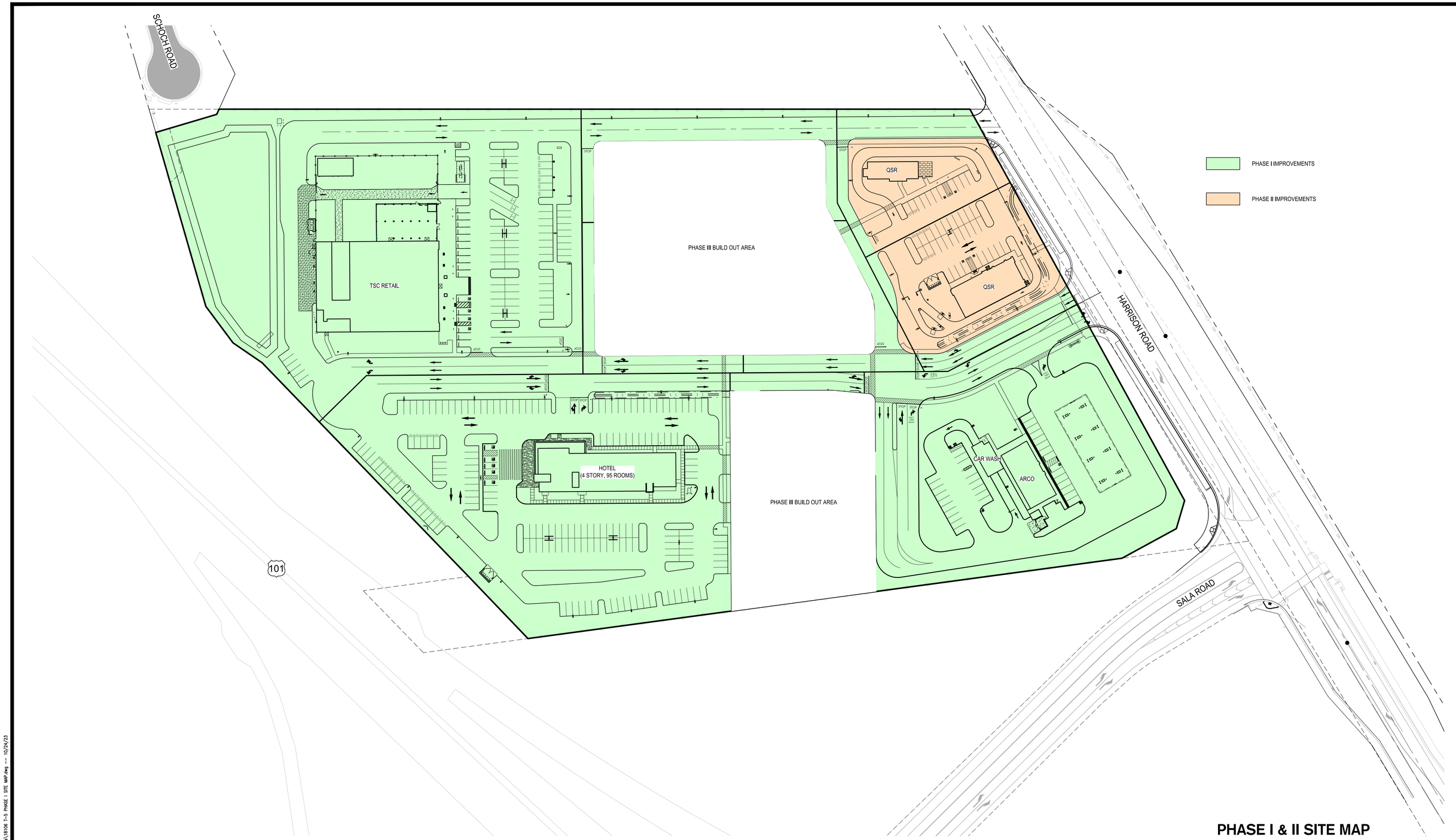
Date 10/24/2023

Job No. 18106

SHEET: T-4

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PHASE I & II SITE MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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- STRUCTURAL ENGINEERING
- SURVEYING
- PLANNING

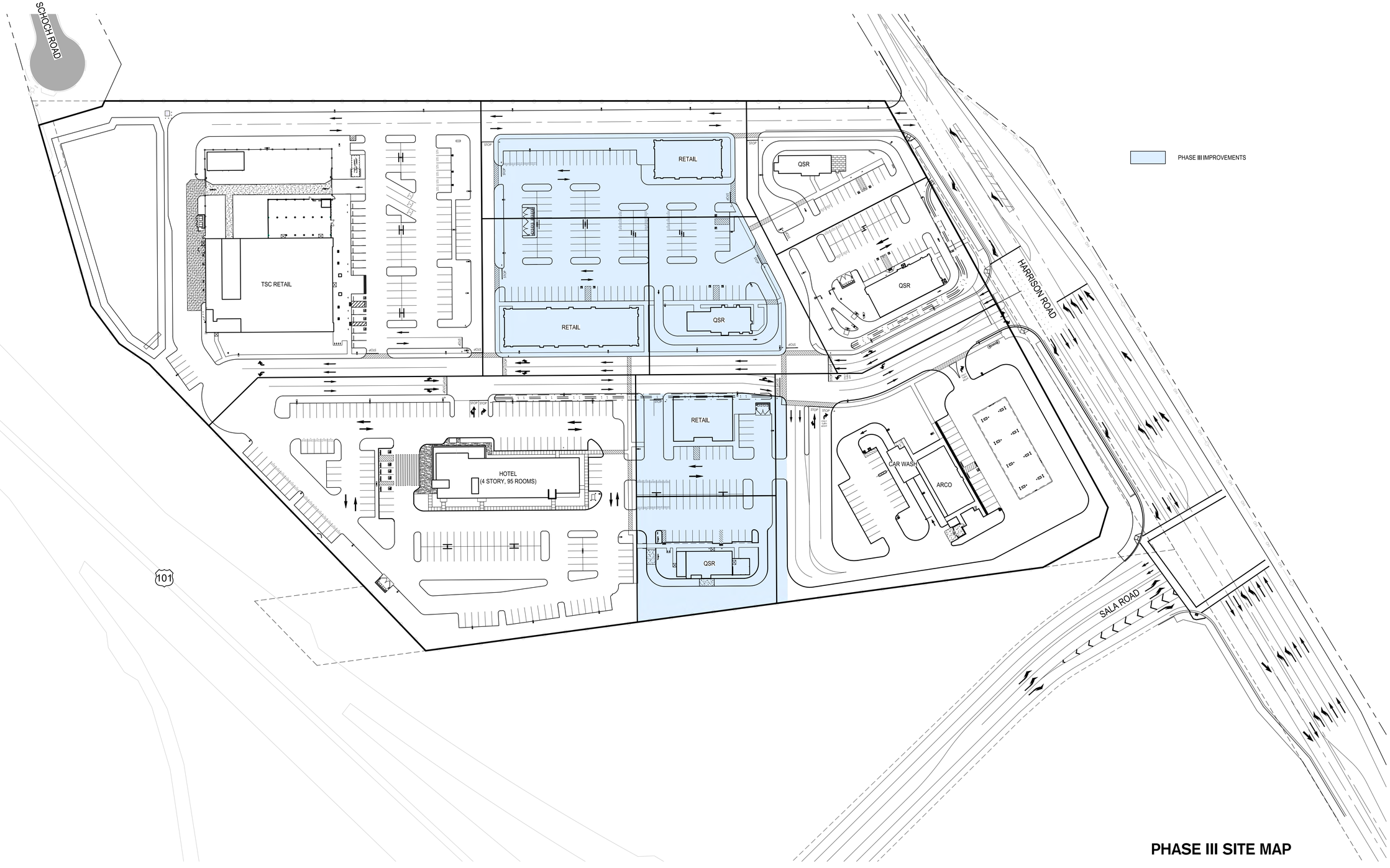
Date 10/24/2023

Job No. 18106

SHEET: T-5

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F:\Projects\18106- TSC Salinas\Plans and Graphics\Improvement Plans\18106 T-5 PHASE I SITE MAP.dwg --- 10/24/23



PHASE III SITE MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- SURVEYING
- PLANNING

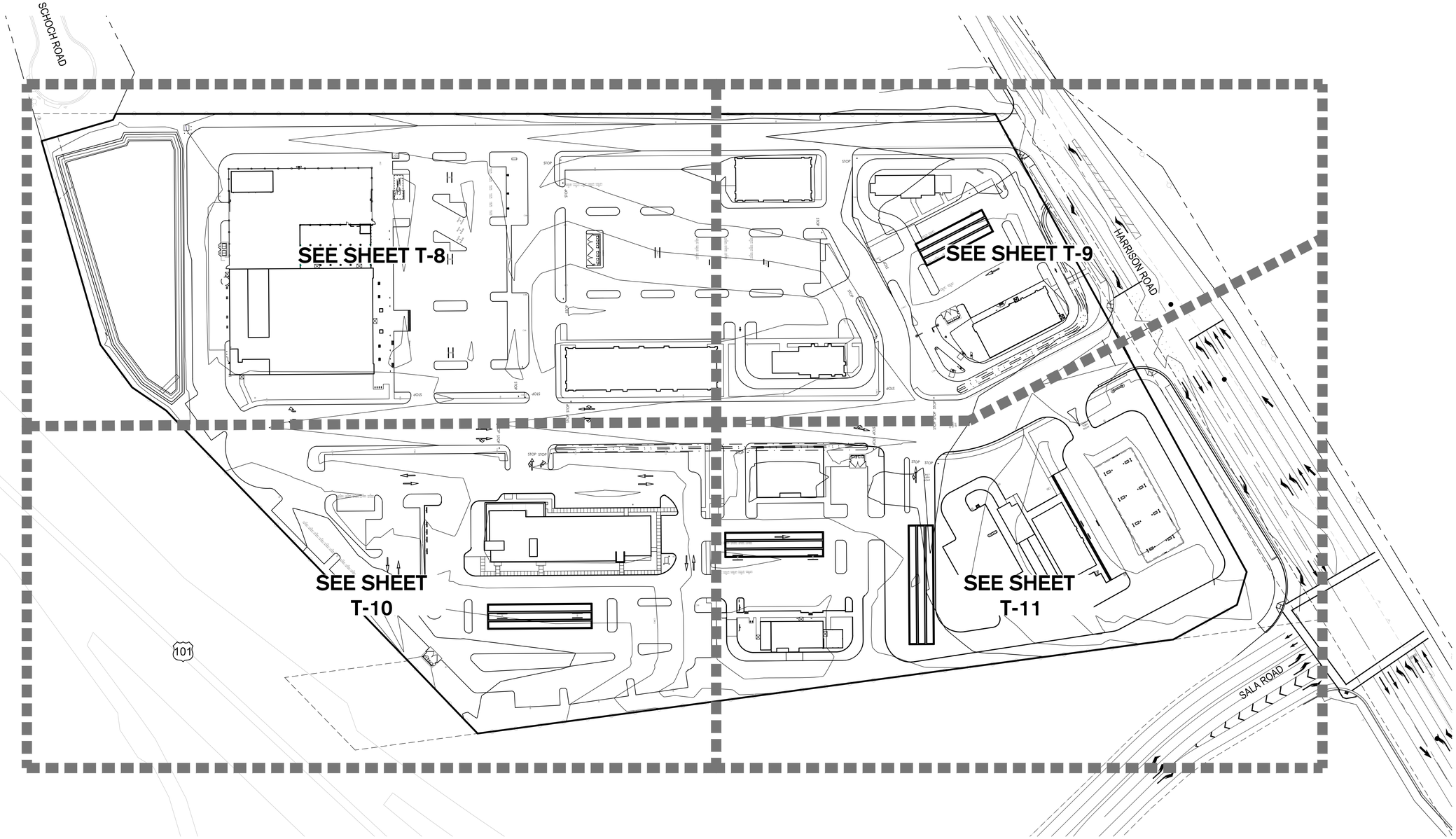
Date 10/24/2023

Job No. 18106

SHEET: T-6

6 OF: 17

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GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

AREA OF DISTURBANCE AND MASS GRADING EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
PROPOSED IMPROVEMENTS	12,876	12,309
NET	567 CY	
ESTIMATED AREA OF DITURBANCE		19.7 AC

NOTES

1. TOTAL REQUIRED RETENTION FOR TIER 3 (95TH PERCENTILE = 1.2 INCHES) IS 87,847 CF
2. CUT/FILL QUANTITIES ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISHED GRADE ELEVATIONS AS SHOWN ON THE PLANS. AN APPROXIMATE QUANTITY WAS USED FOR THE UNDERCUT OF THE PROPOSED IMPROVEMENTS BY ANTICIPATING AN AVERAGE DEPTH OF 1' FOR FUTURE ROADS, BUILDINGS, AND PARKING.
3. GEOTECHNICAL REPORT PREPARED BY KRAZAN & ASSOCIATES, INC. KA PROJECT NO. 042-18008

STORMWATER CALCULATIONS	
DESCRIPTION	ESTIMATED AREA
PERVIOUS AREA	171,648 SF
IMPERVIOUS AREA	686,595 SF
TOTAL	858,243 SF (19.7 ACRES)
RUNOFF COEFFICIENT "C"	0.80
WATERSHED MANAGEMENT ZONE	1
TIER 3 REQUIREMENT (95TH PERCENTILE)	1.20 INCHES
10-YEAR 48-HOUR RAIN EVENT	3.67 INCHES
ASSUMED SOIL GROUP/TYPE	C (CHULAR LOAM)
ABSORPTION RATE	0.21 GAL/DAY/FT^2

STORMWATER RETENTION (OVERALL SITE)	
TIER 3 VOLUME REQUIREMENT	87,847 CF
TIER 4 PEAK RUNOFF VOLUME REQUIREMENT	204,505 CF
10-YEAR 48-HOUR VOLUME REQUIREMENT	212,608 CF
RETENTION VOLUME PROVIDED	215,000 CF

0' 30' 60' 120'
SCALE: 1"=60'

OVERALL CONCEPTUAL ROUGH GRADING PLAN

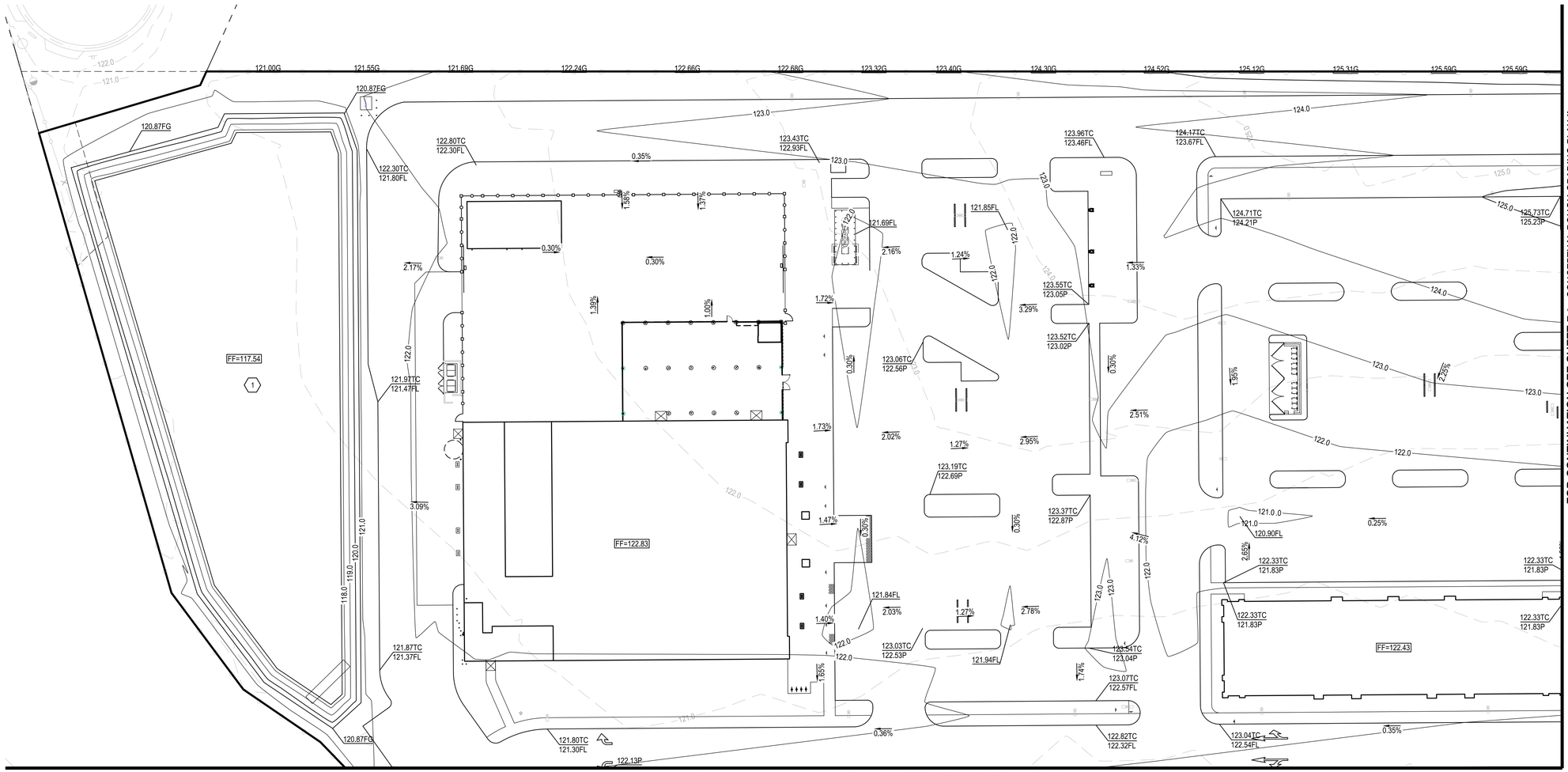
TENTATIVE PARCEL MAP

SALA ROAD CENTER

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FOR CONTINUATION SEE SHEET T-9 - CONCEPTUAL ROUGH GRADING PLAN II

FOR CONTINUATION SEE SHEET T-10 - CONCEPTUAL ROUGH GRADING PLAN III

GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

KEY NOTES

1. INSTALL DETENTION BASIN (96,105 CF)

CONCEPTUAL ROUGH GRADING PLAN I

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'

SCALE: 1"=30'

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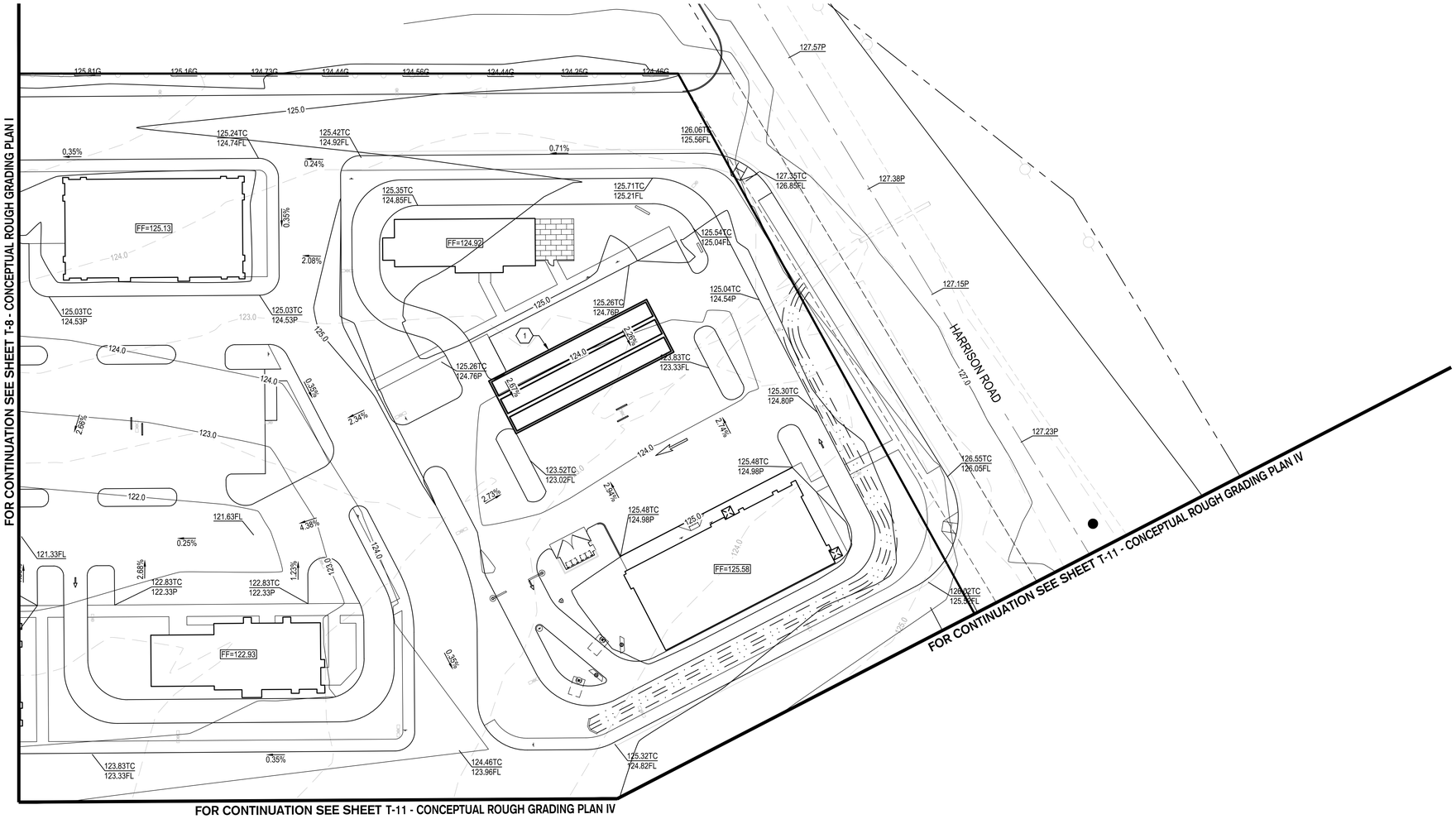
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SHEET: T-8

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FOR CONTINUATION SEE SHEET T-11 - CONCEPTUAL ROUGH GRADING PLAN IV

KEY NOTES

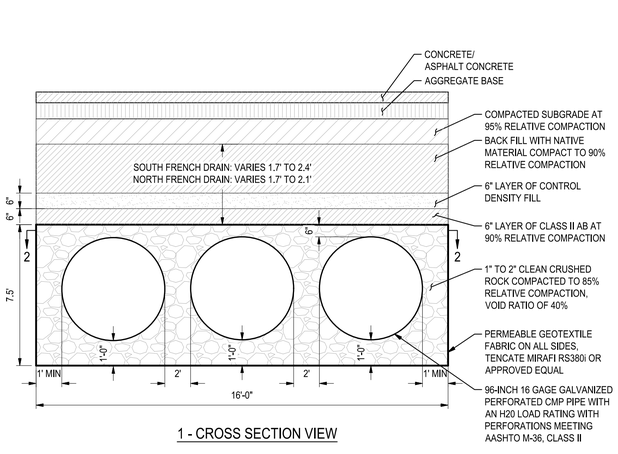
1. INSTALL 6' DIAMETER HORIZONTAL FRENCH DRAIN SYSTEM (26,015 CF) PER DETAIL 1, SHEET T-9

GRADING LEGEND

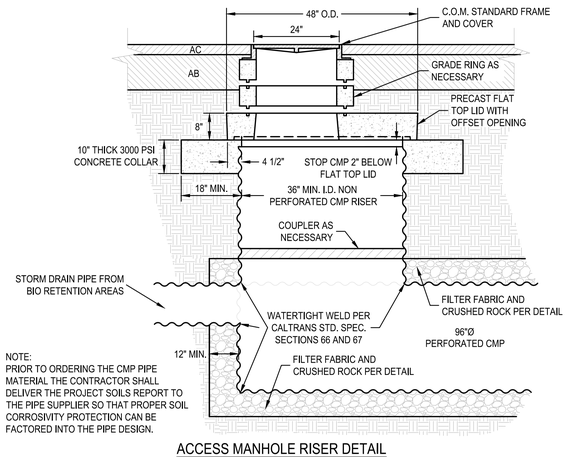
ABBREVIATION	DESCRIPTION
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BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 EXISTING GROUND CONTOUR
- 3.0 PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. GRADE BREAK
- RIDGE RIDGE

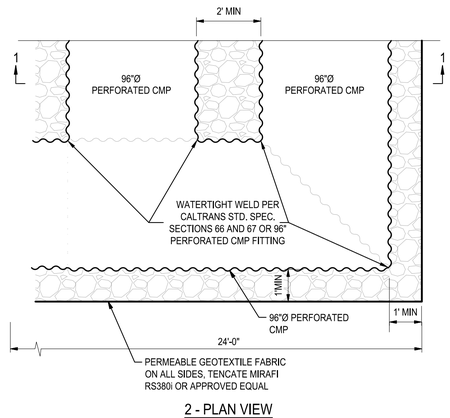


1 - CROSS SECTION VIEW



NOTE:
PRIOR TO ORDERING THE CMP PIPE MATERIAL THE CONTRACTOR SHALL DELIVER THE PROJECT SOILS REPORT TO THE PIPE SUPPLIER SO THAT PROPER SOIL CORROSIVITY PROTECTION CAN BE FACTORED INTO THE PIPE DESIGN.

ACCESS MANHOLE RISER DETAIL



2 - PLAN VIEW

CONCEPTUAL ROUGH GRADING PLAN II

TENTATIVE PARCEL MAP

SALA ROAD CENTER

1 HORIZONTAL FRENCH DRAIN DETAIL AND ACCESS MANHOLE DETAIL

SCALE: NTS

0' 15' 30' 60'

SCALE: 1"=30'

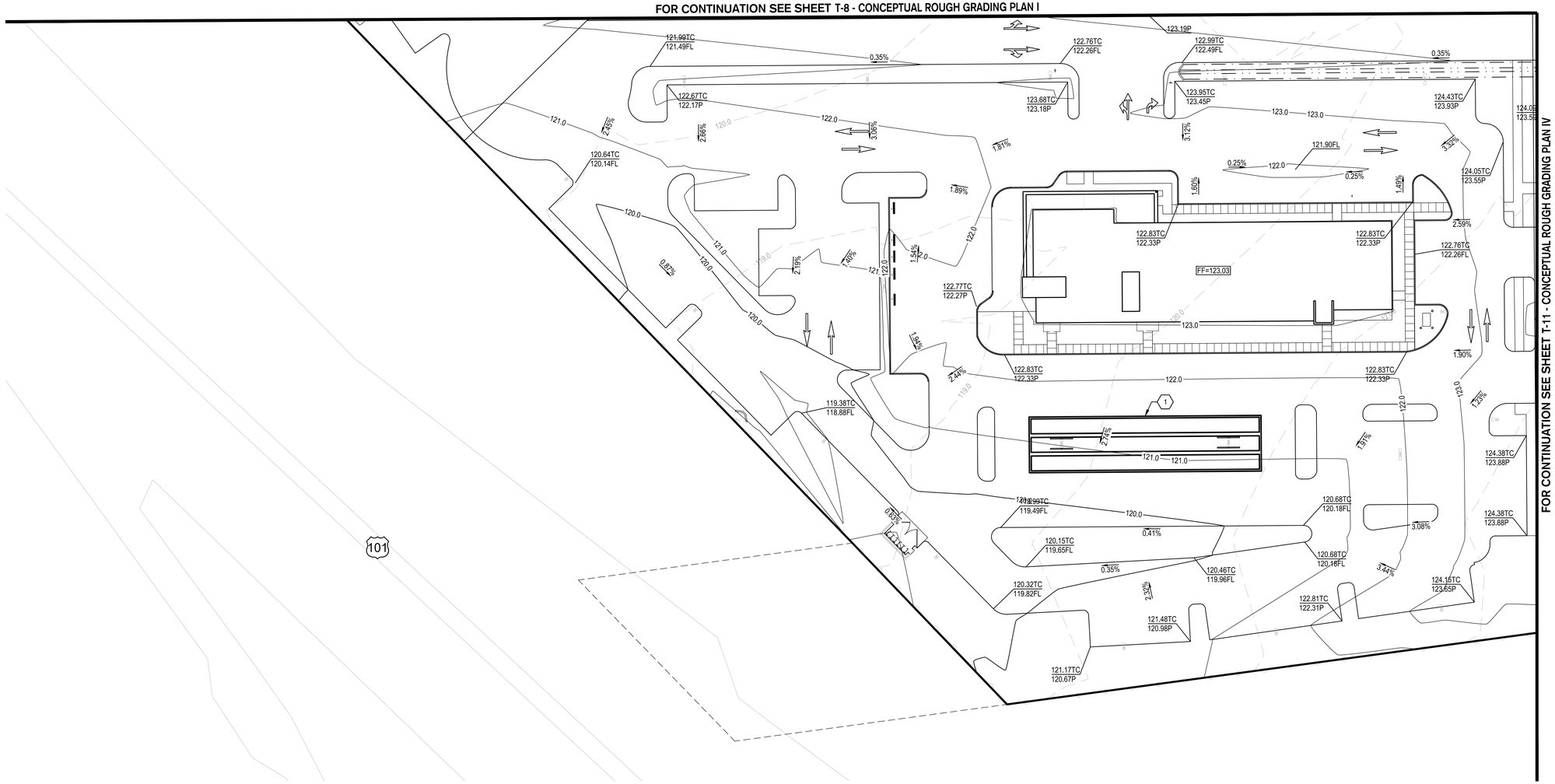
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FOR CONTINUATION SEE SHEET T-8 - CONCEPTUAL ROUGH GRADING PLAN I

FOR CONTINUATION SEE SHEET T-11 - CONCEPTUAL ROUGH GRADING PLAN IV



GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
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FF	FINISHED FLOOR ELEVATION
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LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

KEY NOTES

1. INSTALL 6' DIAMETER HORIZONTAL FRENCH DRAIN SYSTEM (26,445 CF) PER DETAIL 1, SHEET T-9

CONCEPTUAL ROUGH GRADING PLAN III

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'

SCALE: 1"=30'

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GRADING LEGEND

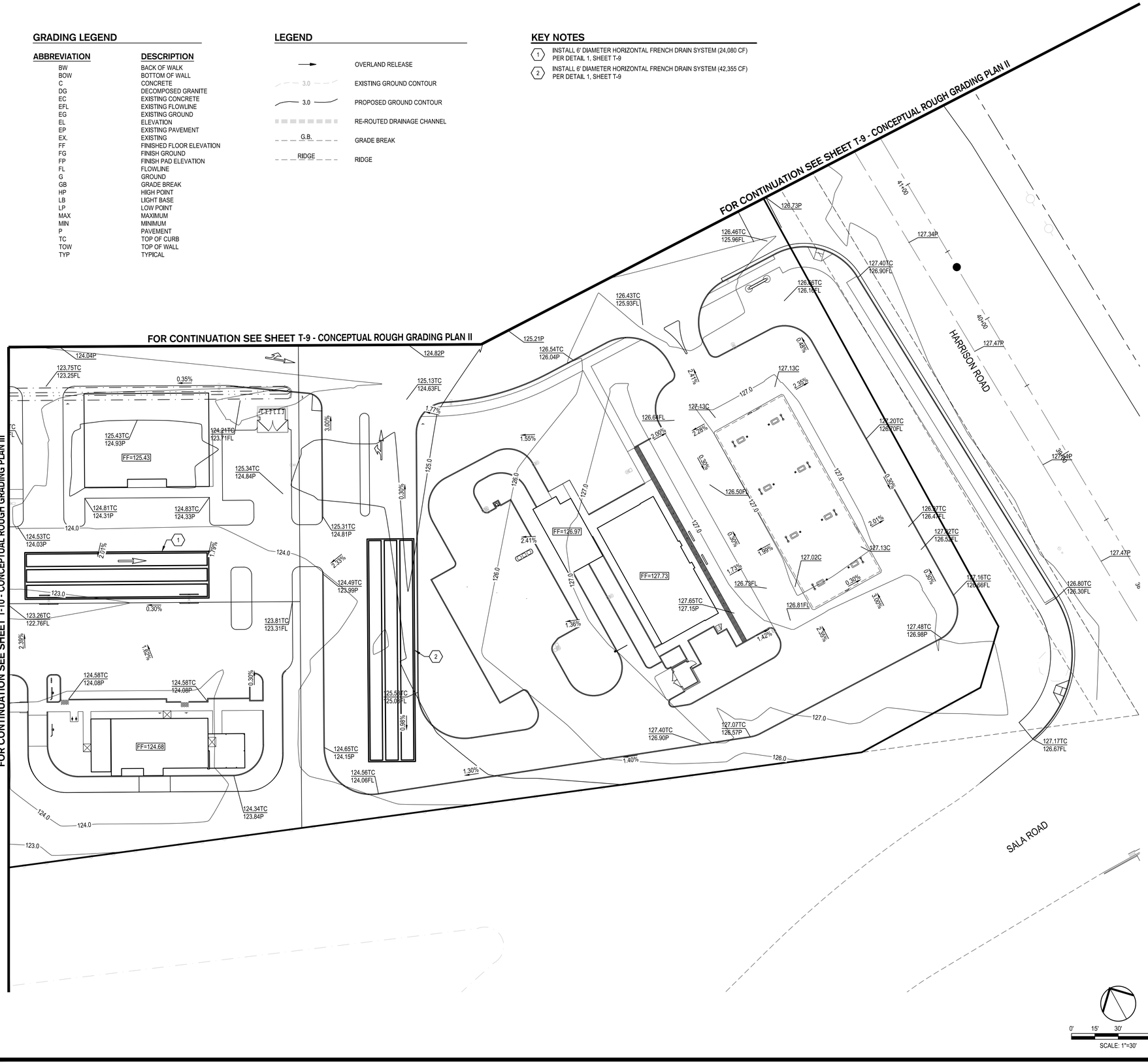
ABBREVIATION	DESCRIPTION
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DG	DECOMPOSED GRANITE
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EL	ELEVATION
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EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
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FL	FLOWLINE
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GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

KEY NOTES

1. INSTALL 6' DIAMETER HORIZONTAL FRENCH DRAIN SYSTEM (24,080 CF) PER DETAIL 1, SHEET T-9
2. INSTALL 6' DIAMETER HORIZONTAL FRENCH DRAIN SYSTEM (42,355 CF) PER DETAIL 1, SHEET T-9



CONCEPTUAL ROUGH GRADING PLAN IV

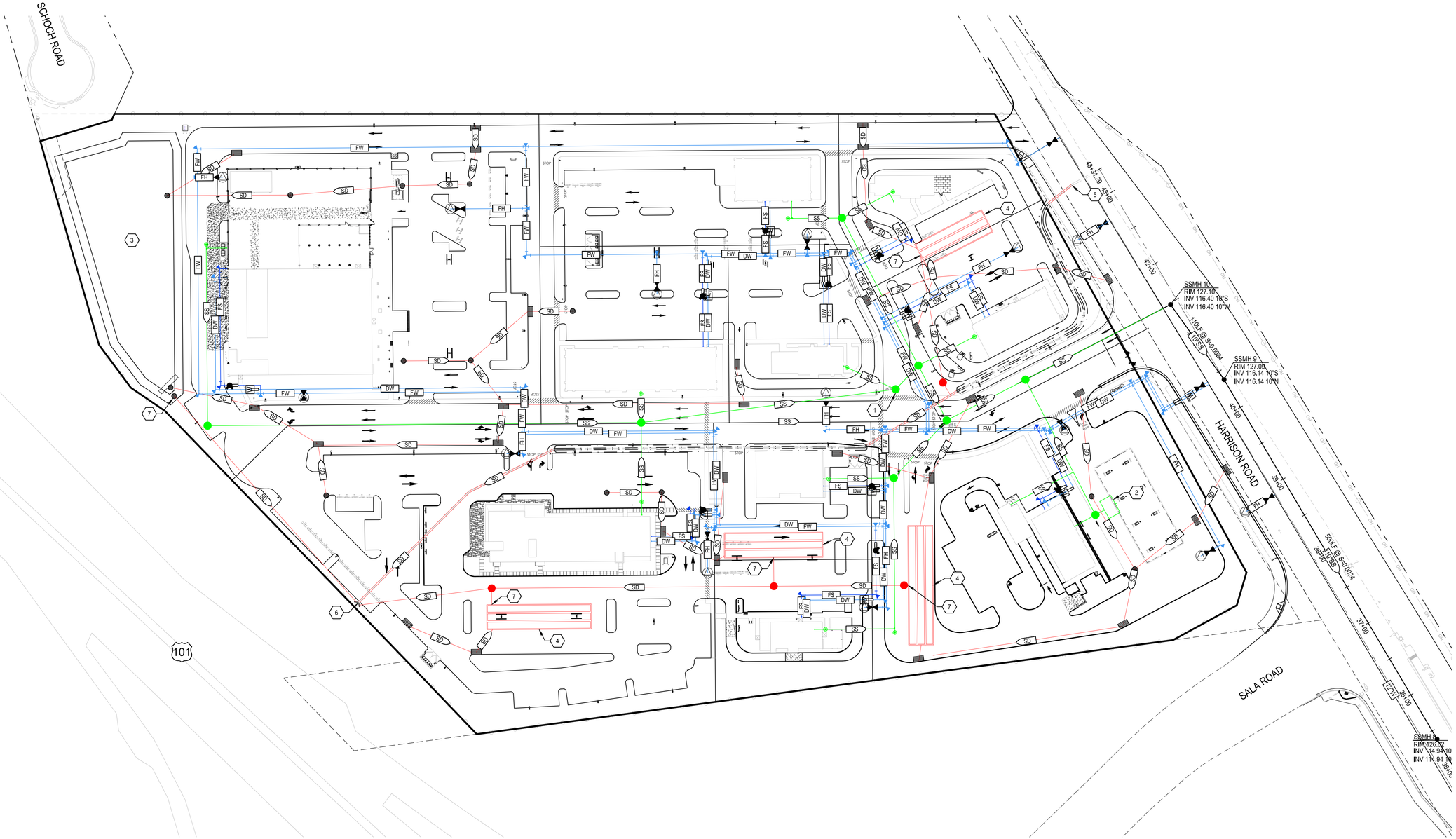
TENTATIVE PARCEL MAP

SALA ROAD CENTER

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EXISTING UTILITIES:

1. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FORM UTILITY COMPANIES.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR OF CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT' WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF SALINAS STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
4. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN
8. WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF STOCKTON FOR THIS WORK.

LEGEND:

- SS — EXISTING SANITARY SEWER TO BE PROTECTED
- SD — EXISTING SANITARY SEWER TO BE PROTECTED
- W — EXISTING POTABLE WATER TO BE PROTECTED
- HPG — EXISTING HIGH PRESSURE GAS TO BE PROTECTED
- SS — PROPOSED SANITARY SEWER TO BE INSTALLED
- SD — PROPOSED STORM DRAIN TO BE INSTALLED
- W — PROPOSED POTABLE WATER TO BE INSTALLED
- FS — PROPOSED FIRE SPRINKLER LINE TO BE INSTALLED
- FH — PROPOSED FIRE HYDRANT LINE TO BE INSTALLED
- ELECTROLIER — APPROXIMATE LOCATION OF PROPOSED SITE LIGHTING. SHOWN FOR REFERENCE ONLY.

KEYNOTES:

1. SANITARY SEWER PUMP STATION
2. SAND/OIL SEPARATOR
3. DETENTION BASIN
4. UNDERGROUND DETENTION BASIN
5. CONNECT TO EXISTING STORM DRAIN CULVERT TO ONSITE SWALE
6. DISCHARGE INTO EXISTING STORM DRAIN FACILITY
7. DETENTION BASIN OVERFLOW

CONCEPTUAL UTILITY PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

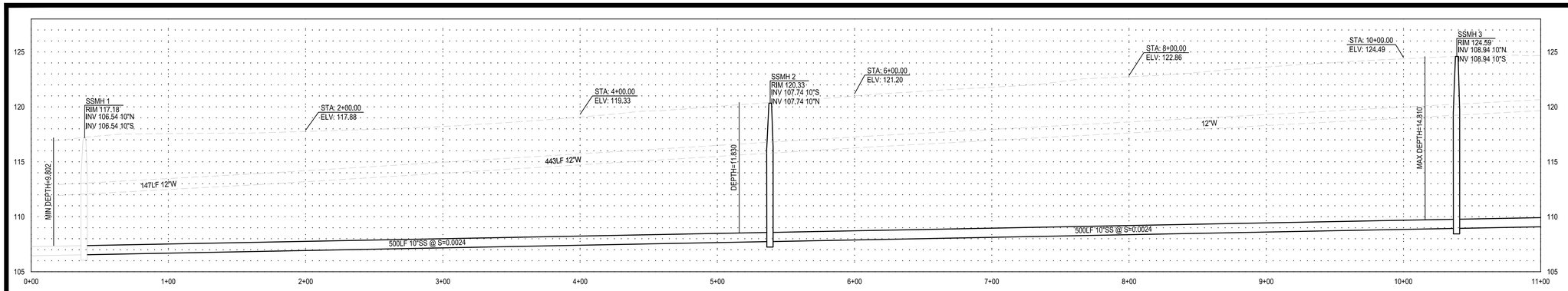
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SCALE: 1"=60'

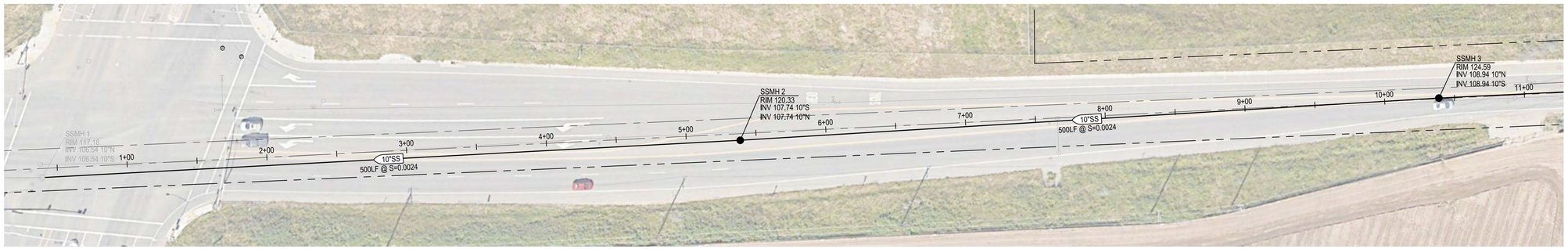
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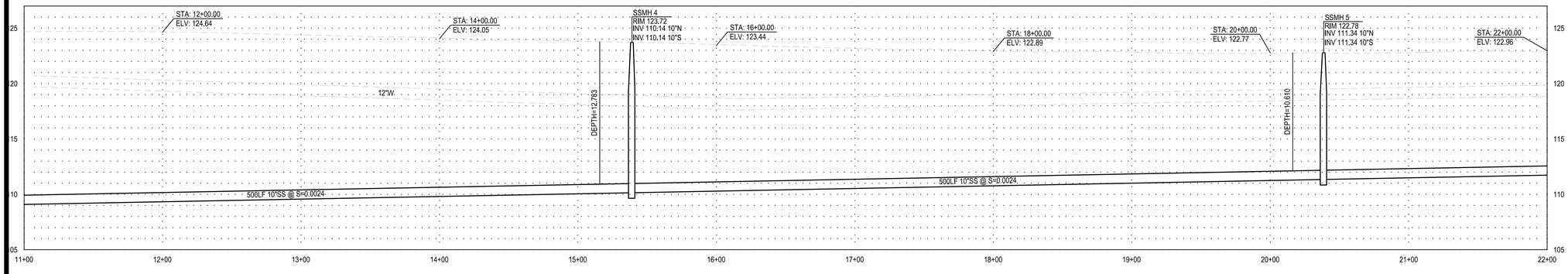
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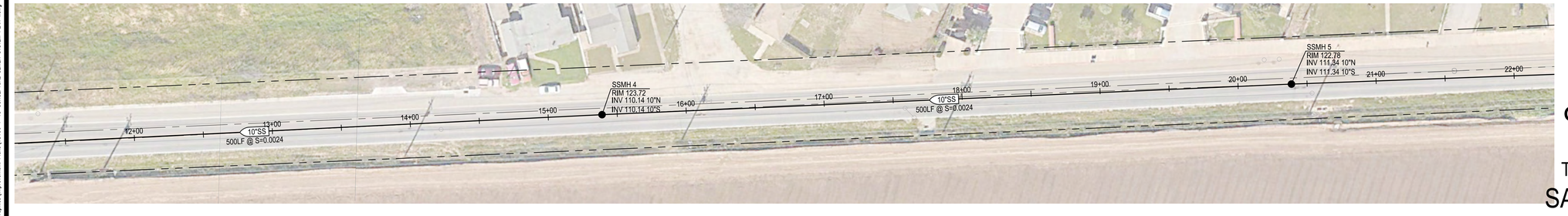


HARRISON ROAD
HORZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'





HARRISON ROAD
HORZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



CONCEPTUAL SEWER SYSTEM PLAN I

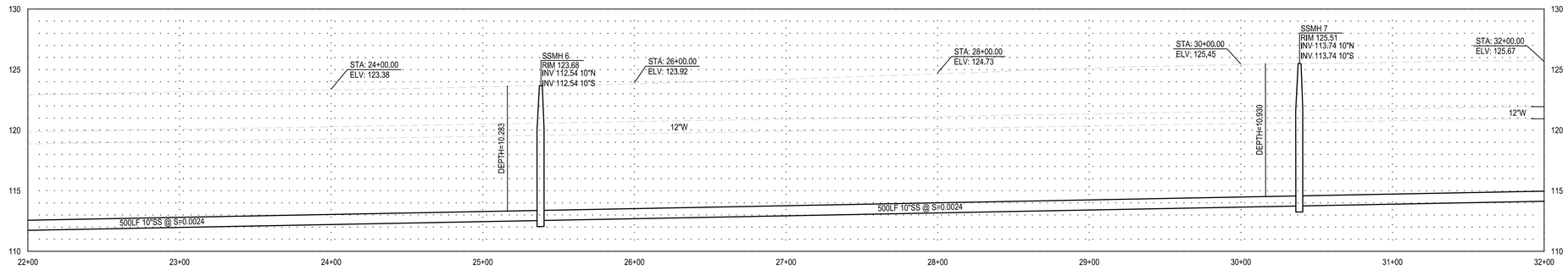
TENTATIVE PARCEL MAP

SALA ROAD CENTER

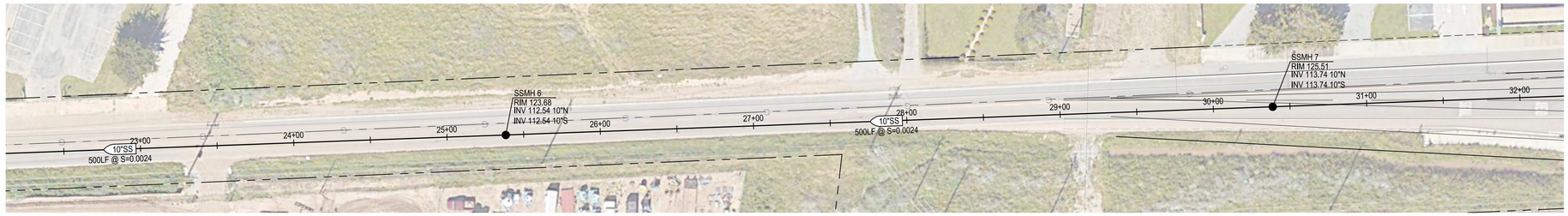
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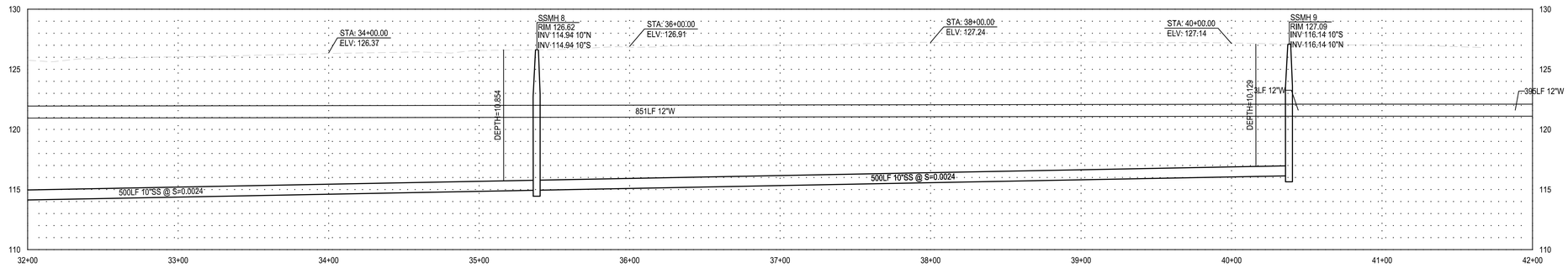
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HARRISON ROAD
HORZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'





HARRISON ROAD
HORZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



CONCEPTUAL SEWER SYSTEM PLAN II

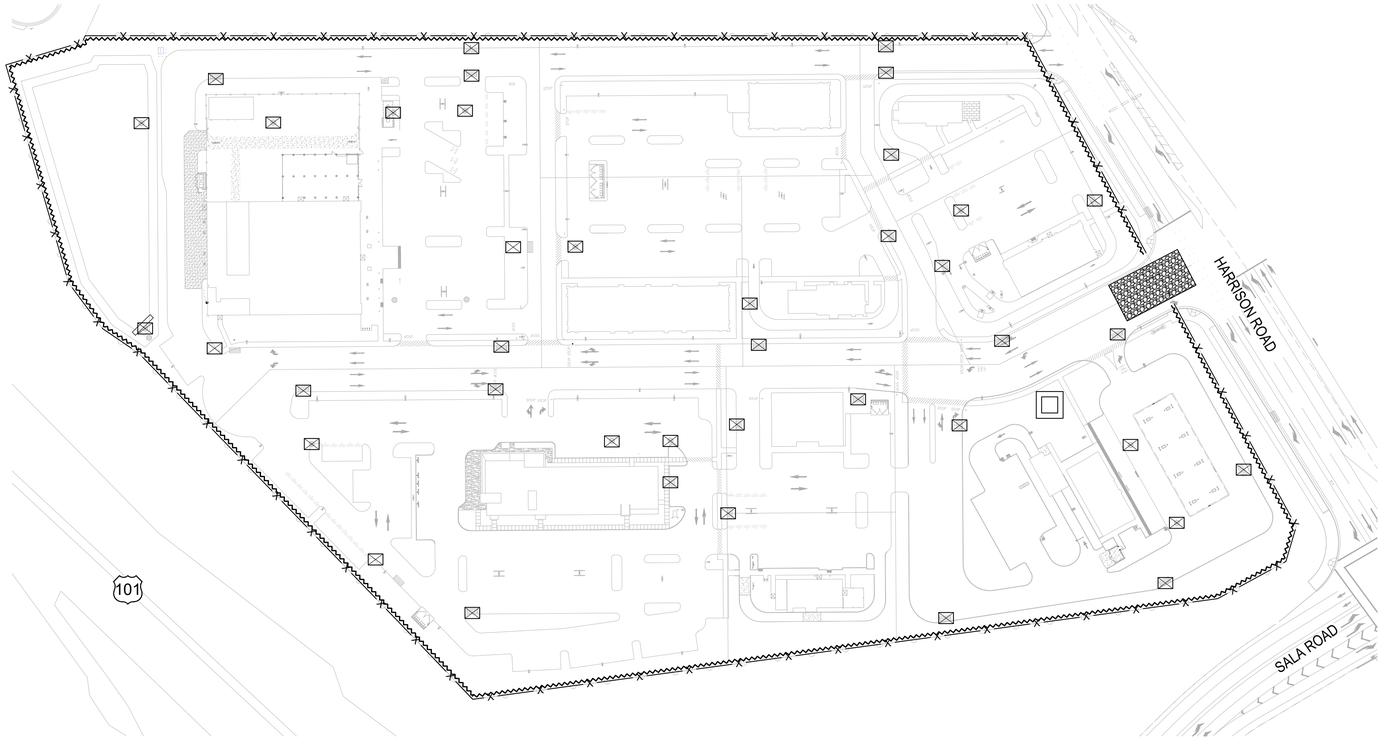
TENTATIVE PARCEL MAP

SALA ROAD CENTER

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OVERALL EROSION CONTROL PLAN
SCALE: 1" = 80'

EROSION CONTROL LEGEND

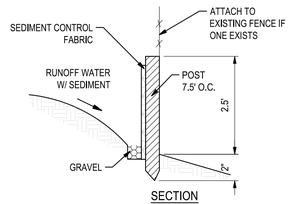
SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
X	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)

EROSION CONTROL GENERAL NOTES

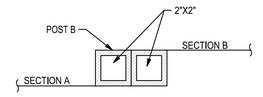
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERTATIONS IN ADHERANCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

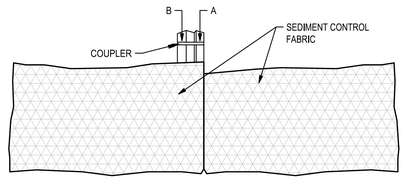
6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS



SECTION

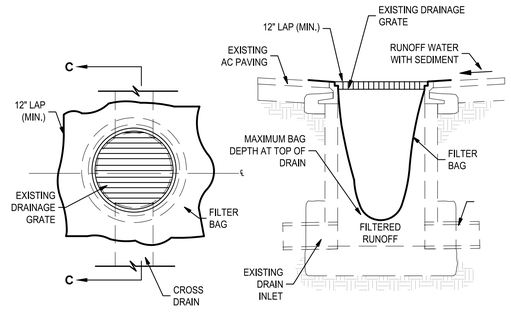


PLAN VIEW



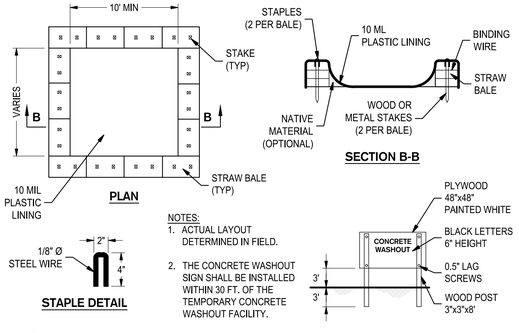
JOINING

1 SILT FENCE SEDIMENT BARRIER (SE-1)
SCALE: NTS



PLAN VIEW SECTION C-C

5 DI PROTECTION TYPE 3 - GRAVEL BAG DETAIL (SE-10)
SCALE: NTS



PLAN

SECTION B-B

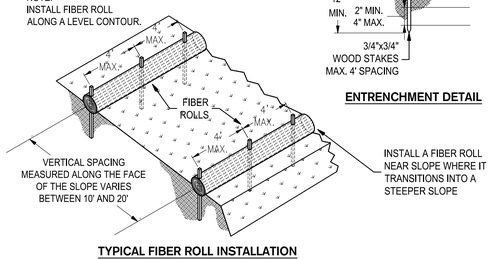
STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

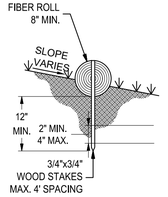
2 CONCRETE WASH OUT (WM-8)
SCALE: NTS

SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OF GREATER	10 FT

NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.

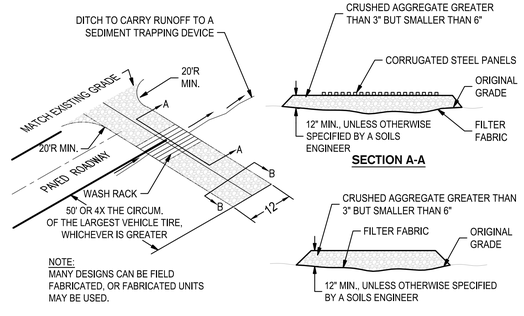


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

3 FIBER ROLLS (SE-5)
SCALE: NTS



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

SECTION A-A

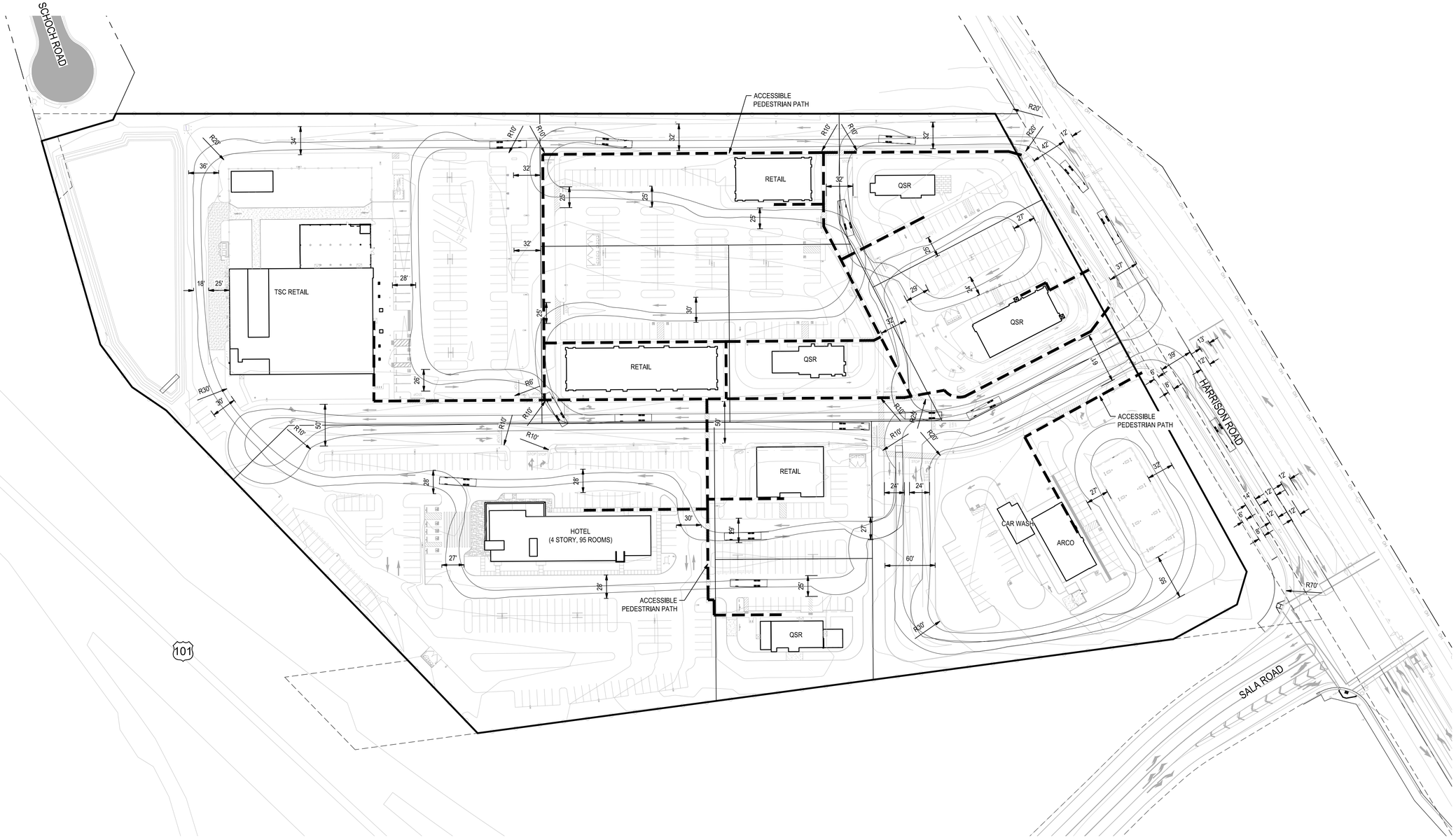
4 STABILIZED CONSTRUCTION ENTRANCE/EXIT TIRE WASH (TC-1)
SCALE: NTS

EROSION CONTROL PLAN
TENTATIVE PARCEL MAP
SALA ROAD CENTER

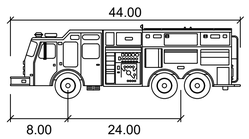
SIEGFRIED
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
PLANNING

Date 10/24/2023
Job No. 18106
SHEET: T-15
15 OF: 17

F:\18projects\18106 - TSC Salinas\Plans and Graphics\Improvement Plans\18106_T-15 EROSION CONTROL PLAN.dwg — 10/24/23



VEHICLE USED:



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

CIRCULATION PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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- STRUCTURAL ENGINEERING
- SURVEYING
- PLANNING

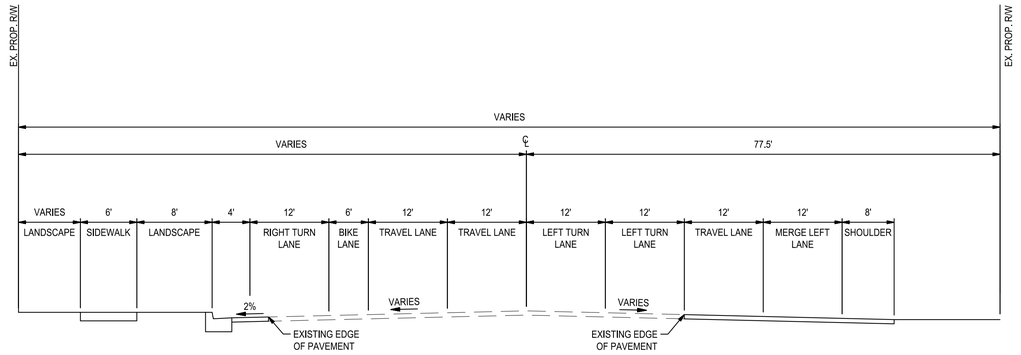
Date 10/24/2023

Job No. 18106

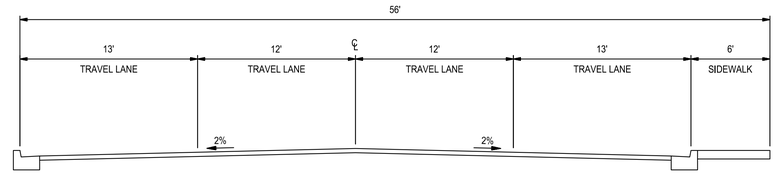
SHEET: T-16

16 OF: 17

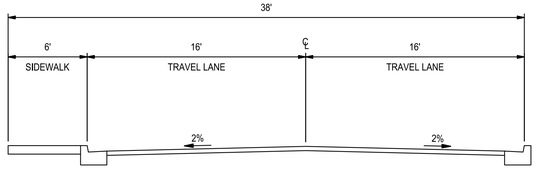
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A **SECTION A - HARRISON ROAD**
SCALE: NTS



B **SECTION B**
SCALE: NTS



C **SECTION C**
SCALE: NTS

CROSS SECTIONS

TENTATIVE PARCEL MAP

SALA ROAD CENTER

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Date 10/24/2023
Job No. 18106
SHEET: T-17
17 OF: 17

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D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.95 ft² (.09m²)
Length: 26" (660mm)
Width: 13" (330mm)
Height$_1$: 3" (72.6mm)
Height$_2$: 7" (178mm)
Weight (max): 16 lbs (7.25kg)

As Capable options indicated by this color background.

Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature (CCT)	Optics (Refractor)		Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short	T5S Type V short	MVOLT [1]	**Shipped included**
	P1 P4 P7	40K 4000 K	T2S Type II short	T5M Type V medium	120 [2]	SPA Square pole mounting
	P2 P5	50K 5000 K	T2M Type II medium	T5W Type V wide [3]	208 [2]	RPA Round pole mounting
	P3 P6		T3S Type III short	BLC Backlight control [3]	240 [2]	WBA Wall bracket
	Rotated optics		T3M Type III medium	LCCO Left corner cutoff [3]	277 [2]	SPUMBA Square pole universal mounting adaptor [4]
	P10 P12		T4M Type IV medium	RCCO Right corner cutoff [3]	347 [2,4]	RPUMBA Round pole universal mounting adaptor [4]
	P11 P13		TFTM Forward throw medium		480 [2,4]	**Shipped separately**
			TFFS Type V very short			KMA8DBSSU Metal arm mounting bracket adapter (specify finish) [4]

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled [5,6]	HS Houseside shield [7]	DBLXD Black
PIRHN Network, high/low motion/ambient sensor [5,6,8,9,10]	SF Single fuse (120, 277, 347V) [1]	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separately) [11]	DF Double fuse (208, 240, 480V) [1]	DWHXD White
PERS Five-pin receptacle only (control ordered separately) [11,12]	L90 Left rotated optics [3]	DSATXD Textured dark bronze
PE7T Seven-pin receptacle only (leads exit flat unless otherwise ordered separately) [11]	R90 Right rotated optics [3]	DBLBXD Textured black
DMG 0-10V dimming extend out back of housing for external control (specify ordered separately) [13]	DDL Diffused drop lens [14]	DNATXD Textured natural aluminum
	Shipped separately	DWHGXD Textured white
PIR High/low, motion/ambient sensor, 8–15' mounting ht, ambient sensor enabled at 5fc [5,6]	BS Bird spikes [15]	
PIR1 High/low, motion/ambient sensor, 8–15' mounting ht, ambient sensor enabled at 1fc [5,6]	EGS External glare shield	
PIRH1FC3V High/low, motion/ambient sensor, 8–15' mounting ht, ambient sensor enabled at 1fc [5,6,8,9,10]		
PIRHFC3V High/low, motion/ambient sensor, 15–30' mounting ht, ambient sensor enabled at 1fc [5,6,8,9,10]		
FAO Field adjustable output [9]		

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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COMMERCIAL OUTDOOR
DSX0-LED Rev. 02/05/20 Page 1 of 8

D-Series Size 0
LED Area Luminaire

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

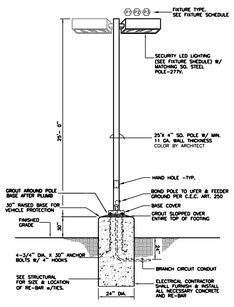
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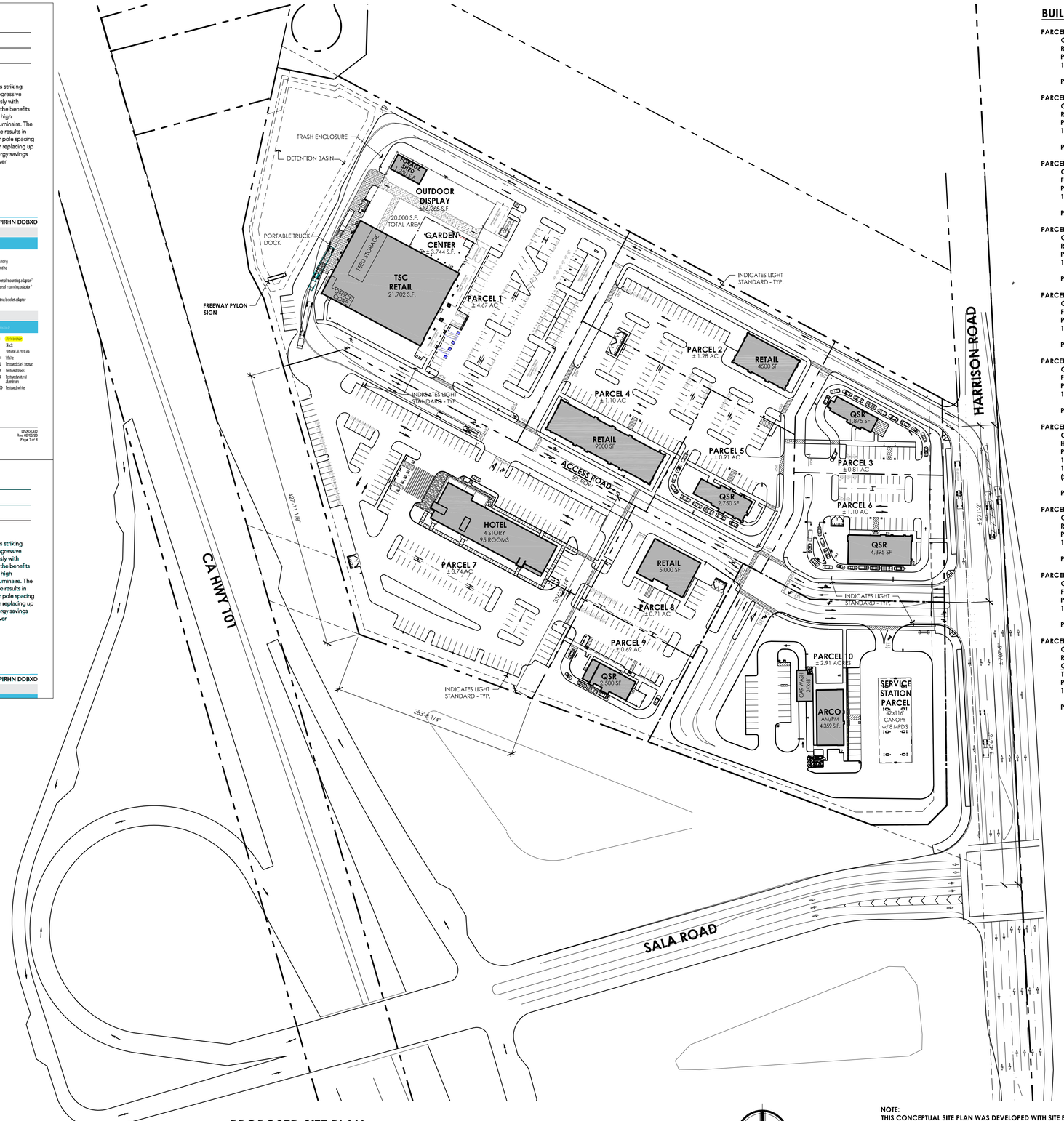
Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED



TYPICAL LIGHT STANDARD

SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

NORTH

0 20' 40' 100'

SCALE: 1" = 80'-0"

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY.
THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TSC REQUIREMENTS.

BUILDING/PARKING DATA

PARCEL 1 (TSC):
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 21,702 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 87 STALLS
PROVIDED = 89 STALLS

PARCEL 2:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 4,500 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 18 STALLS
PROVIDED = 38 STALLS

PARCEL 3:
OCCUPANCY: B (BUSINESS)
FASTFOOD = 1,875 S.F.
PARKING REQUIRED: RETAIL FOOD
1 SPACE PER 50 S.F. SEATING AREA = 10 STALLS
PROVIDED = 11 STALLS

PARCEL 4:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 9,000 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 36 STALLS
PROVIDED = 54 STALLS

PARCEL 5:
OCCUPANCY: B (BUSINESS)
FASTFOOD = 2,750 S.F.
PARKING REQUIRED: RETAIL FOOD
1 SPACE PER 50 S.F. SEATING AREA = 25 STALLS
PROVIDED = 26 STALLS

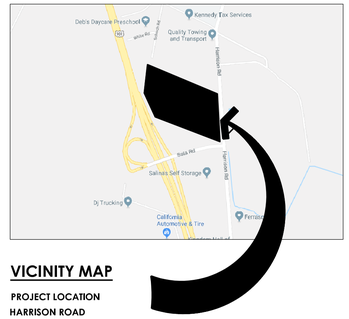
PARCEL 6:
OCCUPANCY: B (BUSINESS)
FASTFOOD = 4,395 S.F.
PARKING REQUIRED: RETAIL FOOD
1 SPACE PER 50 S.F. SEATING AREA = 32 STALLS
PROVIDED = 32 STALLS

PARCEL 7:
OCCUPANCY: R-1 (HOTEL)
HOTEL (4 STORY, 95 ROOMS) = 41,693 S.F.
PARKING REQUIRED : HOTEL
1.25 SPACE PER ROOM = 119 STALLS
1 SPACE PER 200 S.F. GYM = 2 STALLS
(±450 S.F.)
PROVIDED = 181 STALLS

PARCEL 8:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 5,000 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 20 STALLS
PROVIDED = 30 STALLS

PARCEL 9:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,500 S.F.
PARKING REQUIRED: RETAIL FOOD
1 SPACE PER 50 S.F. SEATING AREA = 24 STALLS
PROVIDED = 28 STALLS

PARCEL 10:
OCCUPANCY M (RETAIL)
RETAIL / FUEL BUILDING = 4,359 S.F.
CAR WASH = 1,152 S.F.
TOTAL = 5,511 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 22 STALLS
PROVIDED = 33 STALLS



VICINITY MAP

PROJECT LOCATION
HARRISON ROAD
SALINAS, CA

PROJECT TEAM

DEVELOPER:
THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212
(310) 277-4697
CONTACT: BRAD SOBEL

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

SITE DATA

ASSESSORS PARCEL NUMBER:	113-091-017
GENERAL PLAN:	COMMERCIAL
CURRENT ZONE:	LC - COMMERCIAL

PROPERTY AREAS:

PARCEL 1 - TSC SITE	± 203,599 S.F. (± 4.68 AC)
PARCEL 2 - RETAIL	± 55,908 S.F. (± 1.28 AC)
PARCEL 3 - FASTFOOD	± 35,376 S.F. (± 0.81 AC)
PARCEL 4 - RETAIL	± 47,762 S.F. (± 1.10 AC)
PARCEL 5 - FASTFOOD	± 39,639 S.F. (± 0.91 AC)
PARCEL 6 - FASTFOOD	± 47,887 S.F. (± 1.10 AC)
PARCEL 7 - HOTEL	± 162,875 S.F. (± 3.74 AC)
PARCEL 8 - RETAIL	± 30,934 S.F. (± 0.71 AC)
PARCEL 9 - FASTFOOD	± 29,956 S.F. (± 0.69 AC)
PARCEL 10 - GAS STATION	± 126,733 S.F. (± 2.91 AC)
TOTAL	± 780,695 S.F. (± 17.92 AC)

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

PLANNING
ARCHITECTURE

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

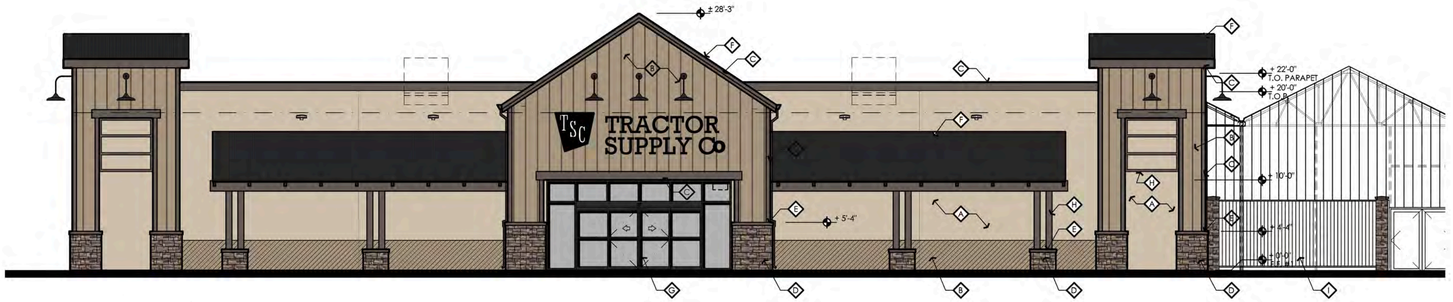
PROJECT DEVELOPER:
THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212

ph. 310-277-4697
fx. 310-277-4699

SHEET:
A3
OF 13

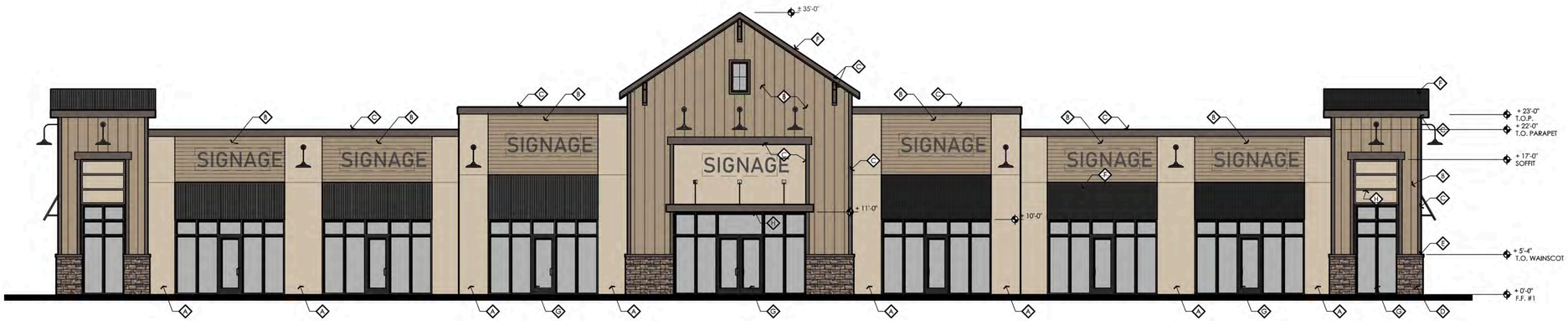
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2021.01-Design\Site Plan - Original Hotel-QSR Retail_Gr - ARCO Plan.dwg 10-24-23 09:55:59 AM RHatch



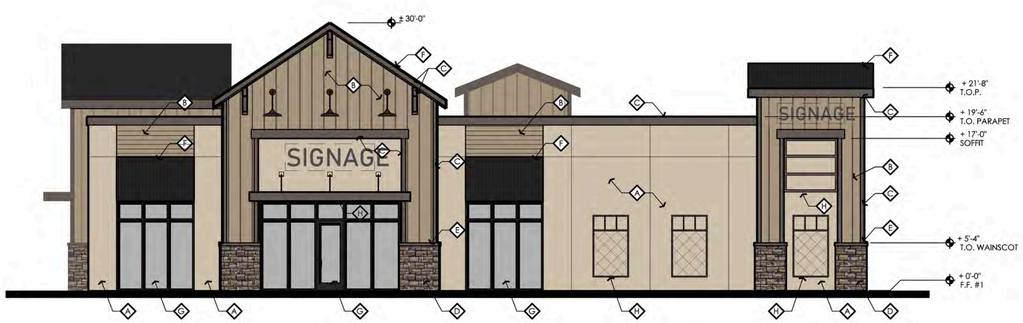
EAST ELEVATION

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



NORTH ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISHES

BODY/TRIM COLOR:

- A "SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
- B "SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
- C "SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE

VENEER:

- D VENEER - CMU - SPLITFACE - COLOR: SW7513 SANDERLING
- E VENEER - SILL CAP - PRECAST - COLOR: SW7505 MANOR HOUSE

ROOFING:

- F "MBCI" - STANFING SEAM - GALVALUME PLUS

STOREFRONT SYSTEM:

- G "VISTAWALL" - FRAME COLOR: CLEAR ANODIZED- GLAZING: BRONZE TINTED

DECORATIVE METAL:

- H POWDER COATED - SW7505 MANOR HOUSE

FENCING:

- I DECORATIVE METAL - BLACK

SHEET INDEX

ARCHITECTURAL

A1 COVER SHEET / COLORED ELEVATIONS
A2 COLORED ELEVATION
A3 SITE PLAN
A4 FAST FOOD - FLOOR PLAN
A5 FAST FOOD - ELEVATIONS
A6 RETAIL - FLOOR PLAN
A7 RETAIL - ELEVATIONS
A8 TRACTOR SUPPLY - FLOOR PLAN
A9 TRACTOR SUPPLY - ELEVATIONS
A10 NOT USED
A11 HOTEL - FLOOR PLANS
A12 HOTEL - ELEVATIONS
A13 HOTEL - ELEVATIONS
Q1.1 ARCO - FLOOR PLAN
A2.1 ARCO - COLORED ELEVATIONS

LANDSCAPE

L0.1 COLORED PRELIMINARY PLANTING PLAN
L0.2 PRELIMINARY PLANTING ENLARGED PLAN
L0.3 PRELIMINARY PLANTING ENLARGED PLAN
L0.4 PRELIMINARY PLANTING IMAGES

CIVIL

T1 COVER SHEET
T2 EXISTING BOUNDARY MAP
T3 EXISTING CONDITIONS MAP
T4 PROPOSED SITE MAP
T5 OVERALL CONCEPTUAL ROUGH GRADING PLAN
T6 CONCEPTUAL ROUGH GRADING PLAN I
T7 CONCEPTUAL ROUGH GRADING PLAN II
T8 CONCEPTUAL ROUGH GRADING PLAN III
T9 CONCEPTUAL ROUGH GRADING PLAN IV
T10 CONCEPTUAL UTILITY PLAN
T11 CONCEPTUAL SEWER SYSTEM PLAN I
T12 CONCEPTUAL SEWER SYSTEM PLAN II
T13 EROSION CONTROL PLAN
T14 CIRCULATION PLAN
T15 CROSS SECTIONS

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

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fx. 209.577.0213

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SHEET:

A1

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NORTH ELEVATION

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



WEST ELEVATION

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

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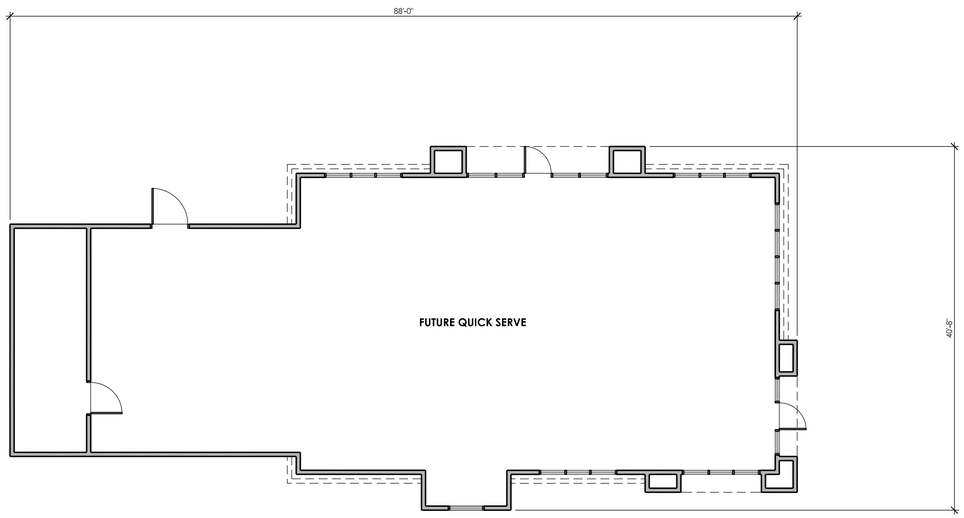
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OF 13

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QUICK SERVE (T.B.D.)

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

APPROX. FLOOR AREA:
FLOOR - ± 2,750 S.F.

NORTH

0 5' 10' 15'

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

PROPOSED NEW DEVELOPMENT:

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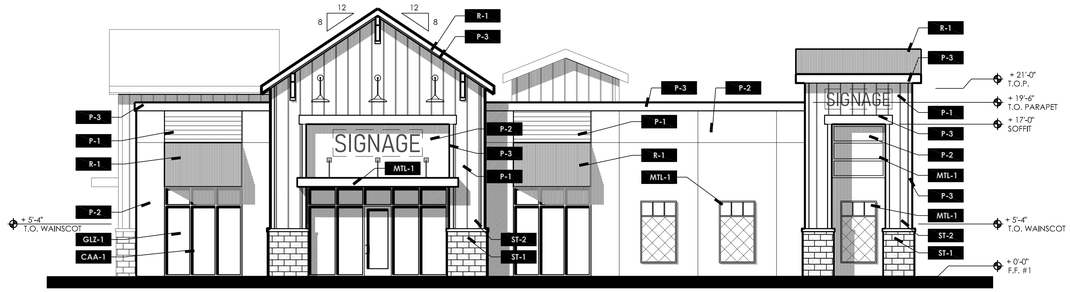
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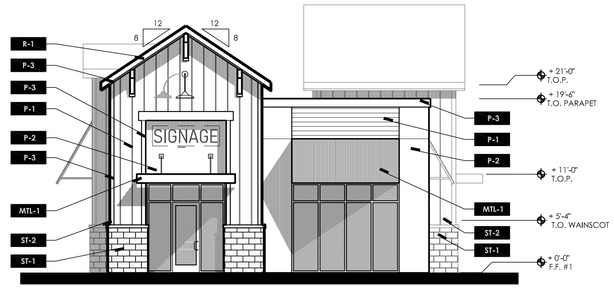
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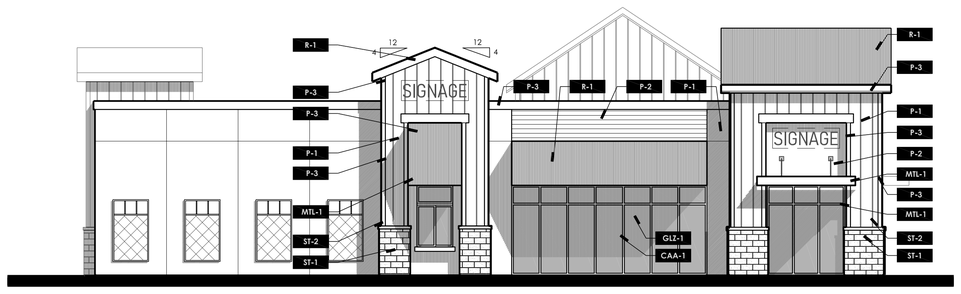
FRONT ELEVATION

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



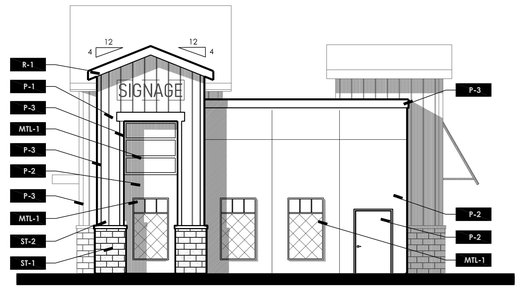
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
ST-1	CMU WAINSCOT - "BASELITE" - RIVER ROCK - COLOR:
ST-2	SILL CAP- "BASELITE" - COLOR:
R-1	ROOF AT CANOPIES & AWNINGS - CORRUGATED PANELS - "MBCI" - COLOR - #SIG 300 GALVALUME PLUS
MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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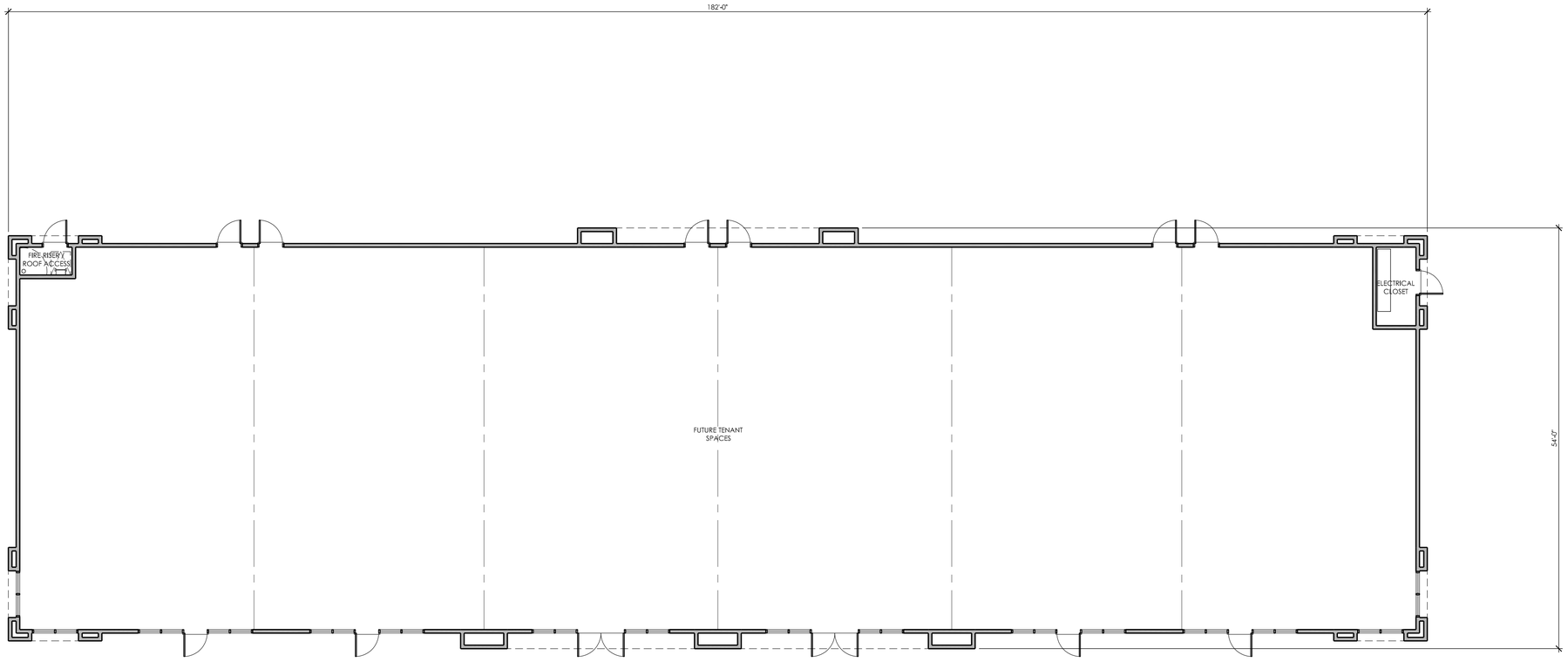
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0 5' 10' 15'

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

FLOOR PLAN - RETAIL BUILDING

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

FLOOR AREA:
FLOOR - 9,000 S.F. ±

NORTH

PROPOSED NEW DEVELOPMENT:

SALA ROAD PROJECT

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Salinas, CA.

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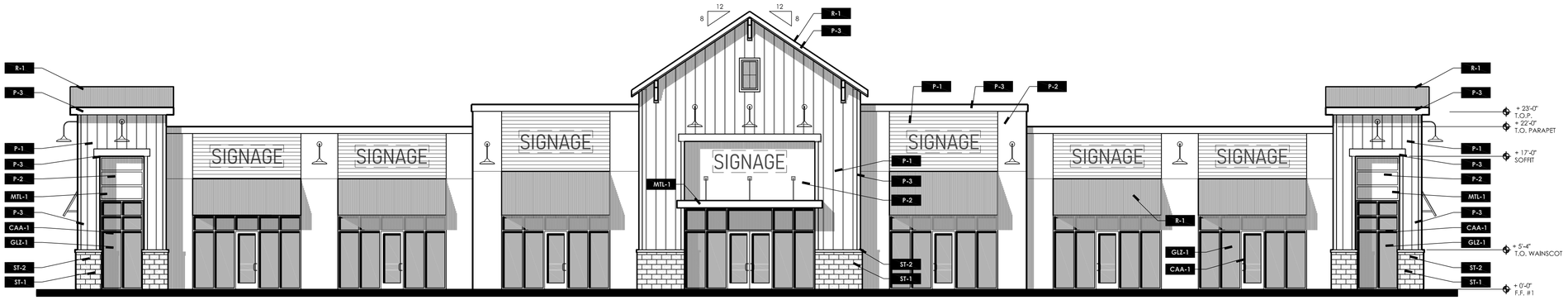
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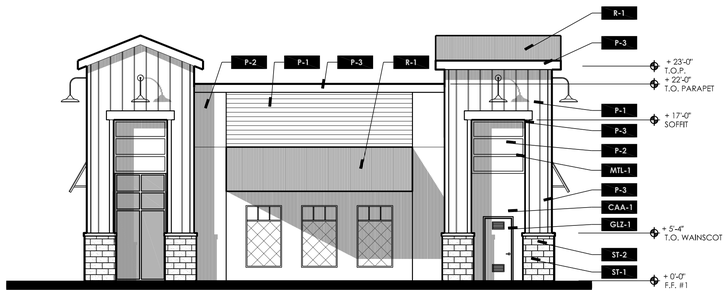
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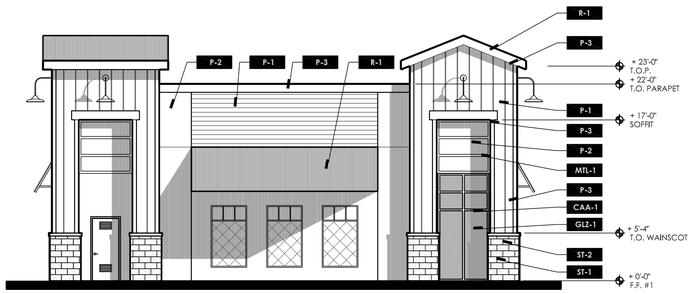
NORTH ELEVATION

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



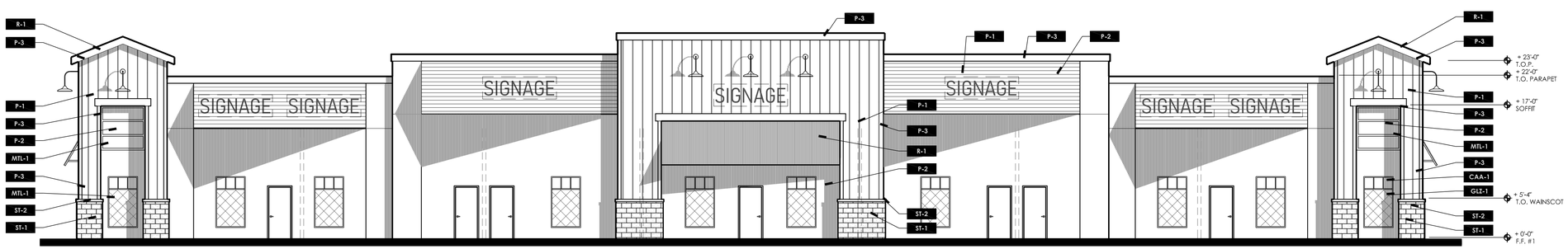
WEST ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
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ST-2	SILL CAP- "BASELITE" - COLOR:
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MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

SALA ROAD PROJECT

Harrison Road
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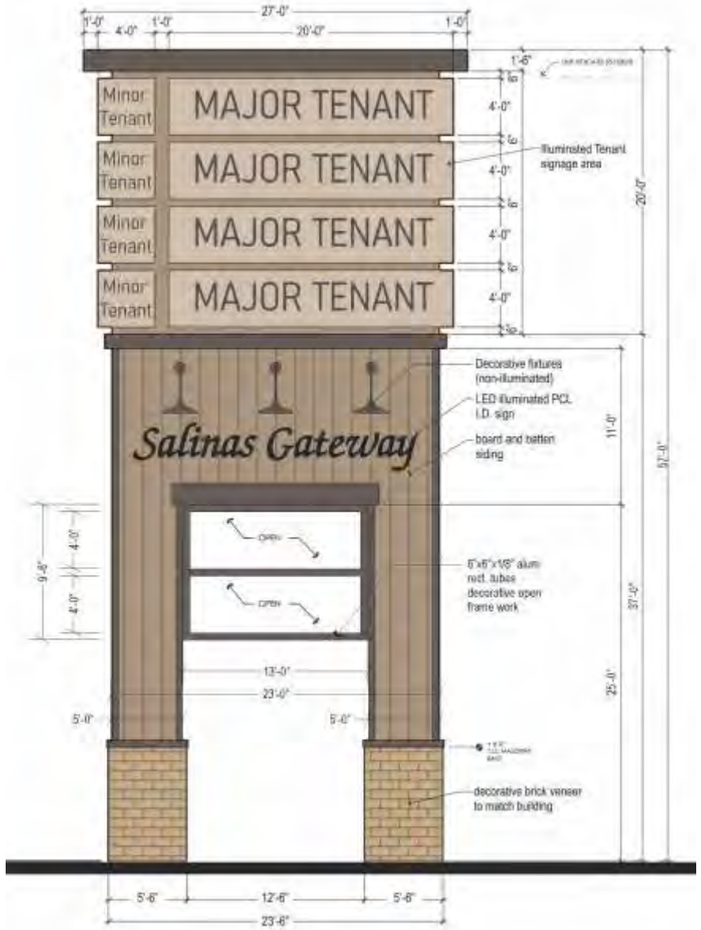
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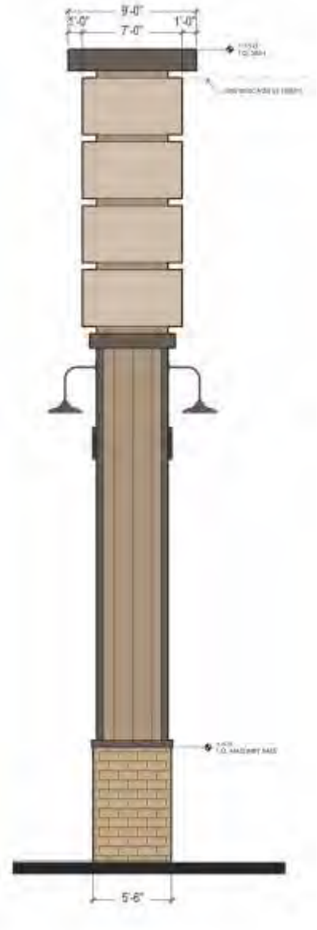
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D/F LED ILLUMINATED PYLON SIGN
Scale: 3/32" = 1'-0"



SIDE VIEW
Scale: 3/32" = 1'-0"

D/F ILLUMINATED PYLON SIGN
Scale: 3/32" = 1'-0"
Custom Roof
Fab. Aluminum painted P3

Alum. fab. main cabinet painted P2
Tenant Cabinets
Major tenants -4' x 20' (80 Sq Ft Ea.)
alum. faces painted P1
Copy to be 3" deep pan channel
graphics and color per tenant specs.
LED's illumination.

Minor tenants - 4' x 4' (20 Sq Ft Ea.)
alum. shoe-box faces painted P1
Copy & Graphics to be routed out
w/ 3/4" acrylic push thru copy
graphics and colors per tenant specs
LED's illumination.

I.D. Sign
Graphics - 3" deep PC letters w/
black returns and 3/4" black trim caps
3/16" white acrylic face w/
perforated day/night vinyl overlays
(27" upper case /18" lower case)

Cladding - Aluminum w/ board and batten siding to match building
2"x4" decorative alum. rect. tubes painted P3
alum. base caps painted P3
alum. base w/ stone veneer S1

SQUARE FOOTAGE CALCULATION:

I.D. SIGN :	2'-3" x 20'-0"	=	45 sq. ft.
MAJOR TENANT SIGN :	4'-0" x 20'-0" x (4)	=	320 sq. ft.
MINOR TENANT SIGNS	4'-0" x 4'-0" x (4)	=	64 sq. ft.
	TOTAL	=	429 sq. ft.

COLORS AND STONE VENEER

P1		SHERWIN WILLIAMS "URBAN PUTTY" SW7532
P2		SHERWIN WILLIAMS "SANDERLING" SW7513
P3		SHERWIN WILLIAMS "MANOR HOUSE" SW7505
S1		BASELITE "SPLITFACE" SANDSTONE



TYPICAL SHOPPING CENTER ARCHITECTURE

1) **This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.**

2) **The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.**

3) **ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT**

FILE: salinas gateway pylon - salinas

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Client Review Status

United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

Revision	Date
⚠ per request	08-21-23 IL
⚠ -	00-00-00

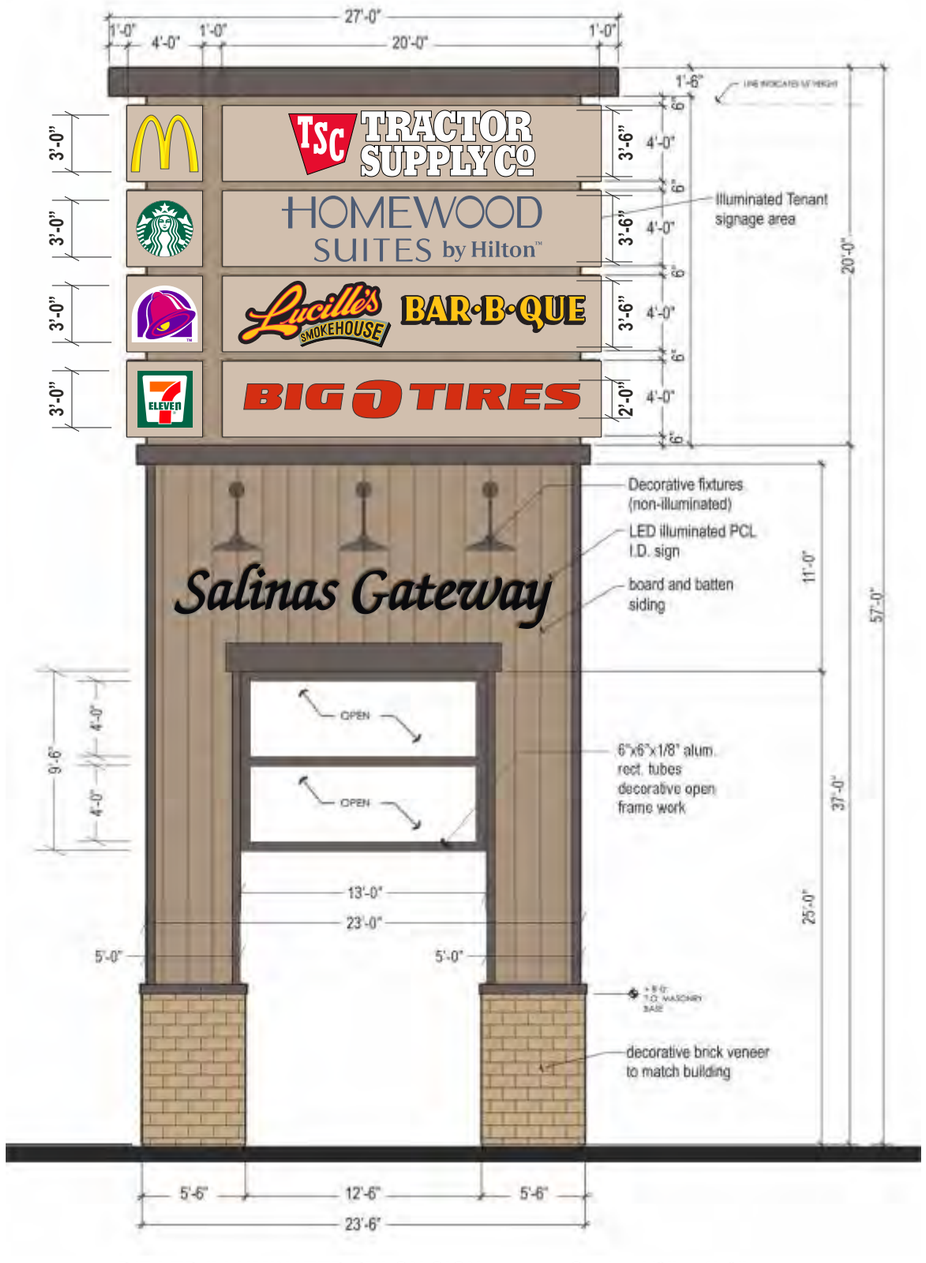
Project Information — Date: 09-08-22 Job #00000 Page: 1

Client: The Sobel Company, Inc.
Location: Salinas Gateway
Address: NEC Hwy 101
City/ST/Zip: Salinas, CA
Phone:
Fax:
Sales: Sean Campbell Designer: IL **Release By:** 00-00-00

USS UNITED SIGN SYSTEMS
C.S.C.L. #718965
5201 Pentecost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax:209-543-132

MAJOR TENANTS TO BE 3” DEEP PCL ON ALUM. CABINET FACES.

MINOR TENANTS TO BE 2” DEEP SHOE-BOX FACES WITH ROUTED OUT AND BACKED W/ ACRYLIC AND VINYL OVERLAY.





D/F LED ILLUMINATED PYLON SIGN **Scale: 1/8” = 1’-0”**

1) **This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.**

2) **The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.**

3) **ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT**

FILE: salinas gateway pylon - salinas

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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

Revision	Date
per request	08-21-23 IL
-	00-00-00

Project Information Date: 09-08-22 Job #00000 Page: 2

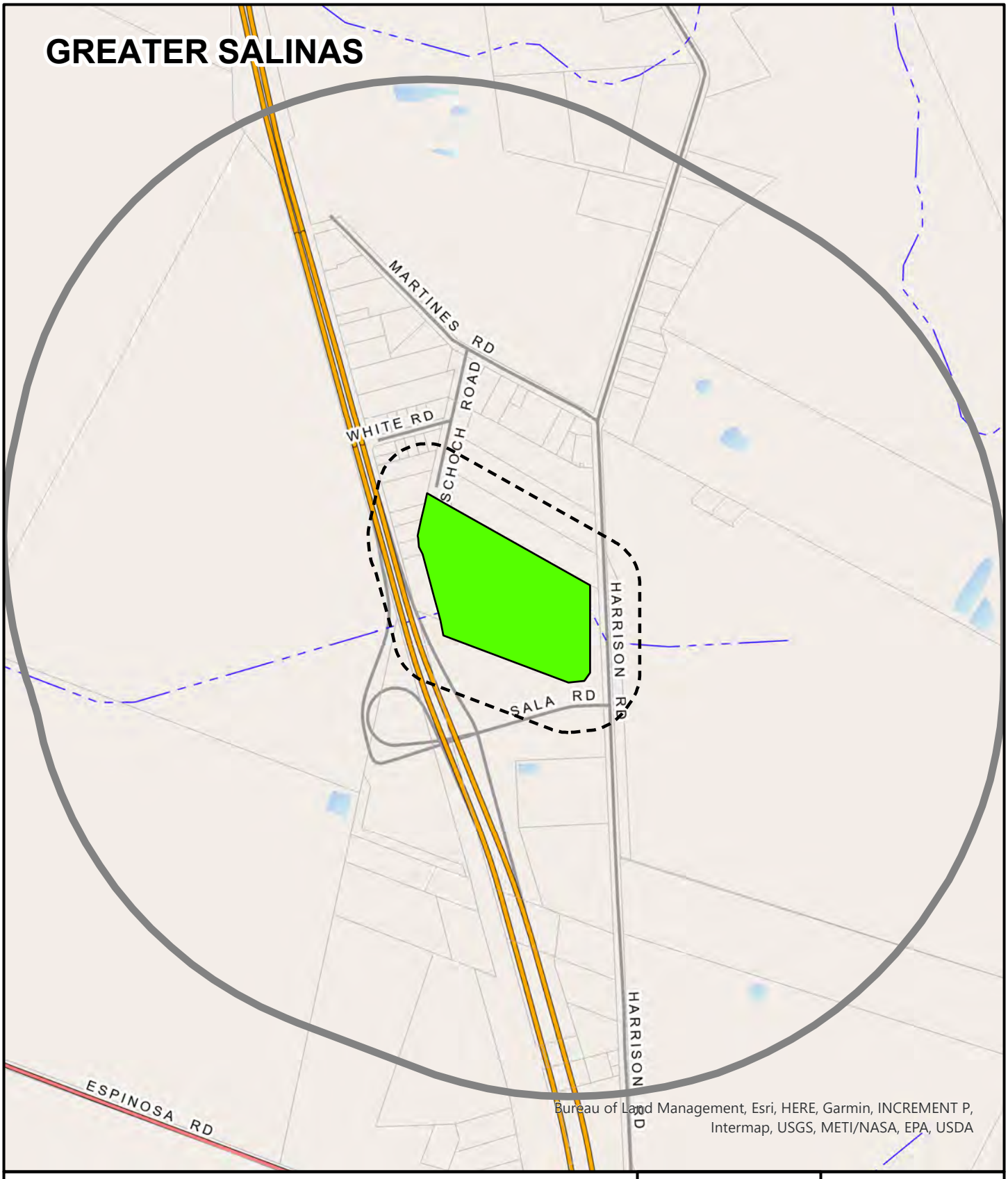
Client: The Sobel Company, Inc.
Location: Salinas Gateway
Address: NEC Hwy 101
City/ST/Zip: Salinas, CA
Phone:
Fax:
Sales: Sean Campbell Designer: IL **Release By:** 00-00-00

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1-800-481-SIGN
Phone: 209-543-1320 Fax:209-543-132

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Exhibit D

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APPLICANT: BRAD SOBEL

APN: 113091017000 **FILE #** PLN180441-AMD1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN

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Exhibit E

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EXHIBIT E

Addendum Pursuant to the California Environmental Quality Act ARTICLE 11 Section 15164

SALINAS 101 LLC

Planning File No. PLN180441-AMD1

Combined Development Permit - Vesting Tentative Map, General Development Plan, Use Permit, Variance, Administrative Permit

1. Introduction

   PLN180441-AMD1 is a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN180441) that allowed a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels, a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four (4) retail buildings, four (4) quick serve restaurants, a fueling station and a motel, a Use Permit to allow construction of a pylon sign, a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet, a Variance to increase the allowable pylon sign height from 35 feet to 57 feet and a Variance to increase the allowable pylon sign dimensions to 768 square feet. The Amendment would revise the Vesting Tentative Map and amend the General Development Plan to include (3) additional truck fueling stations, modify bounding footprints, improvements to Harrison Road, and modify driveway access for the project.

   The original project (PLN180441) approved by the Planning Commission on November 8, 2023 (Resolution No. 23-039) consisted of the adoption of a Mitigated Negative Declaration, a Combined Development Permit including a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels, a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four (4) retail buildings, four (4) quick serve restaurants, a fueling station, car wash, and a motel, a Use Permit to allow construction of a pylon sign, a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet, a Variance to increase the allowable pylon sign height from 35 feet to 57 feet and a Variance to increase the allowable pylon sign

dimensions to 768 square feet. A subsequent Amendment was filed to modify the General Development Plan to include (3) additional truck fueling stations and realign Harrison Road and create driveway access for the project.

Environmental review for PLN180441 included the preparation of a Mitigated Negative Declaration/Initial Study (MND/IS). The MND/IS analyzed: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Tribal and Cultural Resources, Energy Impacts, Geological and Soils Impacts, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality Impacts, Noise, Traffic Impacts and Circulation, Utilities and Service Systems, Land Use/Planning, Population and Housing, Wildfires, Public Services, and Mandatory Findings of Significance. Through adoption of the Mitigated Negative Declaration, impacts to potential impacts to Air Quality, Biological Resources, Greenhouse Gases, Noise, and Transportation were found to be less than significant with implementation of mitigation measures, while the remaining standard CEQA environmental factors were found to have no impact. Nine mitigation measures were adopted or found necessary to reduce the severity of potential impacts.

The project revisions include the omission of the car wash from the scope of work and reintroduction of three-truck fueling stations. The truck fueling stations were previously considered and analyzed under PLN180441, and continue to find PLN180441-AMD1 consistent with the conclusions of the ND/IS.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND/IS, adopted by the Planning Commission on November 8, 2023 (Resolution No. 23-039). None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred, as discussed in more detail below.

2. Scope and Purpose of this Addendum

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted with PLN180441, and associated technical reports, plans, and application materials submitted with PLN180441-AMD1. Based upon this review, it was determined that the proposed second Amendment will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

3. Subsequent Mitigated Negative Declarations

None of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a Subsequent Initial Study or EIR have occurred:

A. 15162(a)(1): The project takes place in substantially the same footprint. The Amendment would reintroduce the truck fueling component previously considered under the original project scope but removed prior to preparation of the MND/IS and Resolution No. 23-039. Additionally, this Amendment makes other minor changes to locations and building footprints of previously approved retail and fast-food restaurant buildings. The reintroduction of the fueling stations would be accomplished through adjusting the site plan (new parcel boundaries) and relocating the approved gas station and convenience store to the northwest corner of the property to accommodate the truck fueling positions. The building capacity for the proposed Amendment is the same as for the approved project, but now includes a reduction in the weekday and Saturday daily vehicle trip volume. The Amendment also includes realignment of Harrison Road to accommodate truck access at the main project entrance, a previous concern from HCD Engineering Services, which now ensures safe traffic operations. Additionally, as designed, the proposed project is comparable to the bulk, mass, and architectural style of the previously approved residence, as amended by PLN180441-AMD1, and therefore, no additional impacts on traffic resources or Aesthetics will occur. Removal of the carwash would reduce water demand by approximately 4-acre feet per year, compared to the previously approved project. The Project, as amended, continued to include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. No changes are proposed that will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

B. 15162(a)(2): As described in the adopted MND/IS, no sensitive biological resources are present on-site; however, the prepared biological and cultural resources assessment (County of Monterey No. LIB200170) identified that the previously approved project would have a less than significant impact on burrowing owls, waster of the state, and nesting birds with incorporation of mitigation measures (BIO-1 & BIO-2) and a standard permit condition. No amendments proposed under PLN180441-AMD1 would modify or increase impacts to these biological resources. The Project, as amended, continues to include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. Ground disturbance and building footprints remain relatively the same. Therefore, no changes are proposed that would worsen previously identified impacts on noise, air quality, or greenhouse gases. A 2022 subsurface auger testing (County of Monterey Library No. LIB200170) was prepared for the proposed project, and concluded that the potential for inadvertent impacts to archaeological resources is limited and would be controlled by application of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction. The County's standard condition, Condition No. 3, will continue to be

applied to the project's Amendment. Thus, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, which will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

C. 15162(a)(3): As described in the MND/IS, the subject property has been historically used for agricultural purposes and does not contain any structures. The proposed project site has been highly disturbed by past agricultural uses. No new information of substantial importance has been submitted or identified that would demonstrate the project, as amended, will have one or more significant impacts not previously analyzed or will increase the severity of previously identified impacts. Further, all mitigated measures still apply to this Amendment. The proposed/modified intersection improvements align with the requirements of TI-1. No new mitigation measures are required to address previously unanalyzed potentially significant impacts. The analysis contained in the MND/IS relative to all analyzed environmental factors remains adequate for the proposed project.

4. Conclusion

An MND/IS was prepared, circulated, considered, and adopted for PLN180441, which found that all physical impacts associated with the development were less than significant, with nine mitigation measures to address impacts to biological resources, air quality, greenhouse gases, noise, and transportation. The County has considered the proposed project (PLN180441-AMD1) and determined its scope does not alter the conclusions in the Adopted MND/IS prepared for PLN180441. Therefore, based on a review of the proposed application, plans, and technical reports, no other potentially significant issues were identified for the proposed project. The proposal reduces the overall potential impacts and does not alter the analysis or conclusions reached by the previous environmental document.

Attachment: Mitigated Negative Declaration/Initial Study for PLN180441, adopted November, 8 2023.

Exhibit F

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Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #;

Project Title: Salinas 101 LLC (The Sobel Company Inc)

Lead Agency: Monterey County Housing & Community Development | Contact Person: Fionna Jensen

Mailing Address: 1441 Schilling Place South, 2nd Floor | Phone: (831) 796-6407

City: Salinas | Zip: 93901 | County: Monterey

Project Location: County: Monterey | City/Nearest Community: Salinas

Cross Streets: Sala Road & Harrison Road | Zip Code: 93907

Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: 17.96

Assessor's Parcel No.: 113-091-017-000 | Section: ____ | Twp.: ____ | Range: ____ | Base: ____

Within 2 Miles: State Hwy #: 101 | Waterways: unnamed drainage channel

Airports: None | Railways: None | Schools: None

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Variance

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 96,024 Acres 17.96 Employees 211
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☒ Other: Energy

Present Land Use/Zoning/General Plan Designation:

Light Commercial

Project Description: *(please use a separate page if necessary)*

Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.96 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 94,660 square feet of mixed commercial space including four retail buildings, three quick serve restaurants, and a motel; 3) a Use Permit to allow construction of a sign; 4) a Variance to increase the allowable height of main structures to 45 feet; 5) a Variance to increase the allowable height of signs to 57 feet; and 6) Variance to increase the allowed sign dimensions to 768 square feet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 5		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 3
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
S	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date September 21, 2023 Ending Date October 23, 2023

Lead Agency (Complete if applicable):

Consulting Firm: Denise Duffy & Associates
Address: 947 Cass Street Suite 5
City/State/Zip: Monterey, CA 93940
Contact: Tyler Potter
Phone: (831) 373-4341

Applicant: The Sobel Company Inc
Address: 9454 Wilshire Blvd Ste #210
City/State/Zip: Beverly Hills, CA 90212
Phone: (310) 277-4697

Signature of Lead Agency Representative: Fionna Jensen **Date:** 9/17/23

Fionna Jensen, Senior Planner, HCD-Planning

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

SEP 21 2023

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	SALINAS 101 LLC (THE SOBEL COMPANY INC)
File Number:	PLN180441
Owner:	SALINAS 101 LLC
Project Location:	Intersection of Highway 101, Sala Road & Harrison Road, Salinas (No address assigned to parcel)
Primary APN:	113-091-017-000
Project Planner:	Fionna Jensen, Senior Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.96 acre Light Commercial (LC) zoned parcel into ten "LC" zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 94,660 square feet of mixed commercial space including four (4) retail buildings, three (3) quick serve restaurants, and a motel; 3) a Use Permit to allow construction of a sign; 4) a Variance to increase the allowable height of main structures to 45 feet; 5) a Variance to increase the allowable height of signs to 57 feet; and 6) Variance to increase the allowed sign dimensions to 768 square feet.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

a) That said project will not have the potential to significantly degrade the quality of the environment.

b) That said project will have no significant impact on long-term environmental goals.

c) That said project will have no significant cumulative effect upon the environment.

d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	County of Monterey Planning Commission
Lead Agency:	County of Monterey Housing and Community Development
Review Period Begins:	September 21, 2023
Review Period Ends:	October 23, 2023

Further information, including a copy of the Initial Study, is available at Monterey County HCD-Planning, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901/(831) 755-5025.

MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development (HCD) has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for a Combined Development Permit (Salinas 101 LLC, File Number PLN180441) at the intersection of Highway 101, Sala Road & Harrison Road, Salinas [No address assigned to parcel], Greater Salinas Area Plan (Assessor's Parcel Number 113-091-017-000) (see project description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County HCD-Planning, 1441 Schilling Place South 2nd Floor, Salinas, California 93901. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents

The Monterey County Zoning Administrator will consider this proposal at a public hearing on a future date to be determined, in the Monterey County Board of Supervisors Chambers, 168 West Alisal Street 1st Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **September 21, 2023** to **October 23, 2023**. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.96 acre Light Commercial (LC) zoned parcel into ten "LC" zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 94,660 square feet of mixed commercial space including four (4) retail buildings, three (3) quick serve restaurants and a motel; 3) a Use Permit to allow construction of a sign; 4) a Variance to increase the allowable height of main structures to 45 feet; 5) a Variance to increase the allowable height of signs to 57 feet; and 6) Variance to increase the allowed sign dimensions to 768 square feet.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address below. HCD-Planning also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that HCD-Planning has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed below. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact HCD-Planning to ensure that we have received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact HCD-Planning to confirm that the entire document was received.

For reviewing agencies: HCD-Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform HCD-Planning if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Fionna Jensen
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Salinas 101 LLC (The Sobel Company Inc.)

From: Agency Name: _____

Contact Person: _____

Phone Number: _____

___ No Comments provided

___ Comments noted below

___ Comments provided in separate letter

COMMENTS: _____

_____

_____

_____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. Caltrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
7. California Department of Fish & Wildlife, Region 4, Renee Robinson
8. Louise Miranda-Ramirez C/O Ohlone/Costanoan-Esselen Nation
9. Susan Morley C/O the Esselen Tribe of Monterey County
10. California Water Service
11. Monterey County Regional Fire District
12. Monterey County Agricultural Commissioner
13. Monterey County Water Resources Agency
14. Monterey County HCD-Engineering Services
15. Monterey County HCD-Environmental Services
16. Monterey County Public Works, Facilities & Parks
17. Monterey County Environmental Health Bureau
18. Monterey County Sheriff's Office
19. Salinas 101 LLC (The Sobel Company Inc), Owner/Applicant
20. Ron Sissem C/O EMC Planning Group, Agent
21. The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

24. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
25. Juan Barboza (jbarboza@nccrc.org)
26. Molly Erickson (Erickson@stamplaw.us)
27. Margaret Robbins (MM_Robbins@comcast.net)
28. Michael Weaver (michaelrweaver@mac.com)
29. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
30. Garry Hofer (garry.hofer@amwater.com)
31. Jack Wang (Jack.Wang@amwater.com)
32. Jeana Arnold (jeana.arnold@pge.com)
33. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
34. Mimi Sheridan (mimisheridan@msn.com)
35. California Department of Fish & Wildlife (r4ceqa@wildlife.ca.gov)
36. Michael Lozeau C/O Lozeau Drury LLP (michael@lozeaudrury.com)
37. Juliana Lopez C/O Lozeau Drury LLP (juliana@lozeaudrury.com)

MONTEREY COUNTY
HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

INITIAL STUDY

BACKGROUND INFORMATION

Project Title:	SALINAS 101 LLC (THE SOBEL COMPANY INC)
File No.:	PLN180441
Project Location:	Intersection of Highway 101, Sala Road & Harrison Road, Salinas
Name of Property Owner:	Salinas 101 LLC
Name of Applicant:	The Sobel Company Inc
Assessor's Parcel Number(s):	113-091-017-000
Acreage of Property:	17.93 acres
General Plan Designation:	Greater Salinas Area Plan/Commercial
Zoning District:	Light Commercial (LC)
Lead Agency:	County of Monterey Housing & Community Development Department
Prepared By:	Denise Duffy & Associates, Inc.
Date Prepared:	September 2023
Contact Person:	Fionna Jensen, Senior Planner
Phone Number:	(831) 755-5025

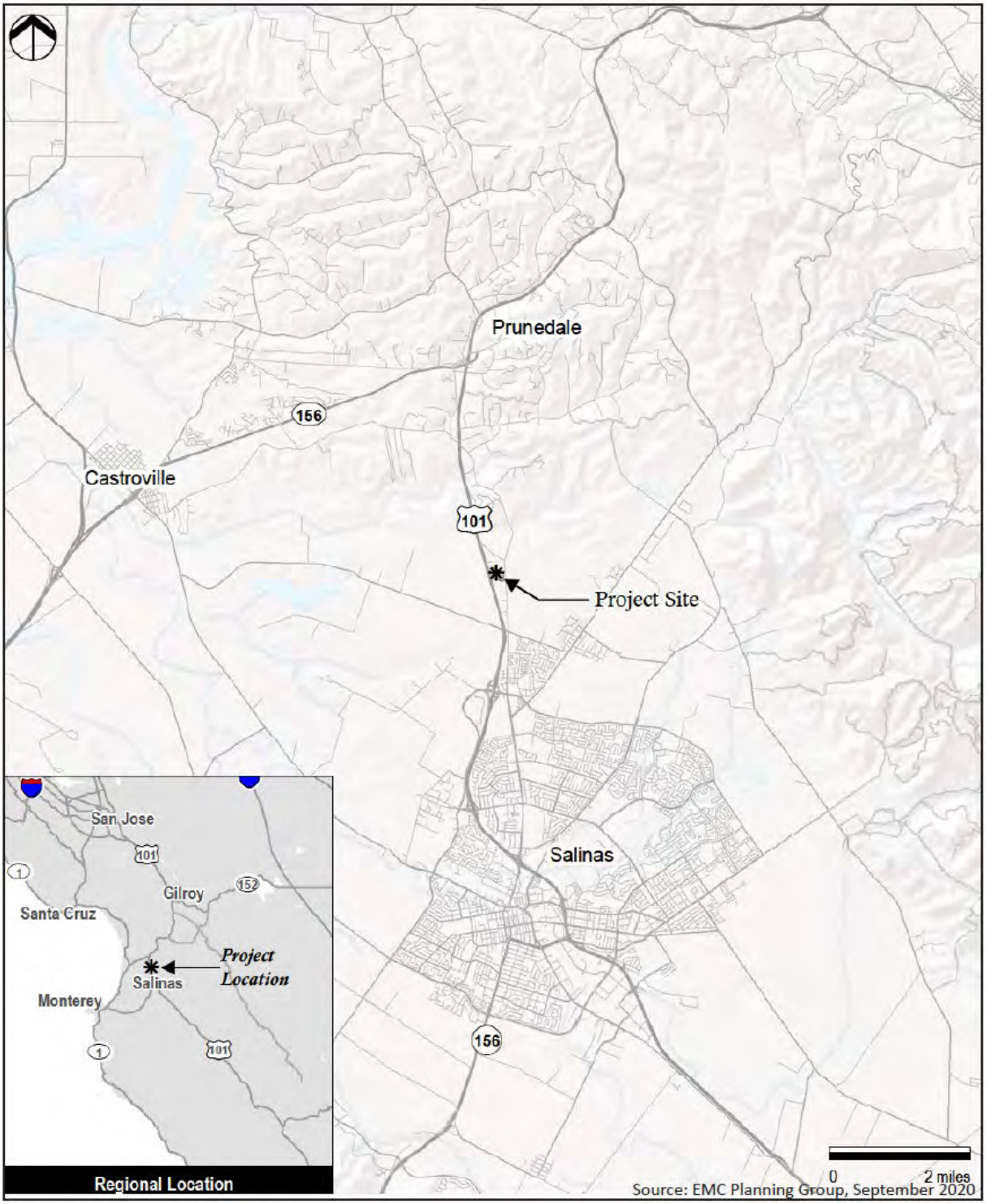
II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

Description of Project:

Project Components

The Proposed Project is located at the intersection of Highway 101, Sala Road & Harrison Road, Salinas and consists of a new highway-oriented commercial development that entails the subdivision of an existing lot into 10 parcels and various other on- and off-site improvements, which are described in further detail below. **Figure 1** provides the regional location of the Proposed Project and **Figure 2** provides the Assessor's Parcel Map ("APN"). **Figure 3** provides an aerial view of the Proposed Project site. The Proposed Project includes construction of a total of 10 structures, including an 21,702 square foot retail building, a 96-room hotel, 3 additional retail buildings totaling 18,500 square feet, 4 fast food restaurants with drive-through windows totaling 11,520 square feet, a vehicle service station with 16 fueling positions, and a convenience store and drive-through car wash totaling 5,511 square feet (see **Figure 4**).[1] The Proposed Project also includes for a 57-foot illuminated highway-facing pylon sign on the western portion of the site. The Sobel Company Inc. ("Applicant") is applying for two Variances to increase the allowable height and overall dimensions of the proposed sign so that it can be seen by northbound drivers on Highway 101 above the existing Sala Road Overpass, which is over 23-feet tall and is located immediately south of the site. The Applicant is also applying for a third Variance to increase in the allowable height for main structures, specifically the hotel. **Figures 5a-5d** show the floor plans for the proposed developments and **Figures 6a-6e** shows the proposed building elevations and pylon sign. **Figure 9** illustrates the illumination of the proposed pylon sign. Refer to **Figure 4, Site Plan**, for the locations of the proposed uses. The Proposed Project includes grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. There are no trees on the Proposed Project site and therefore no tree removal is proposed. **Table 1** shows the individual sizes and proposed uses of each of the subdivided parcels. A complete set of plans for the Proposed Project are available at 1411 Schilling Pl, Salinas, 93901 in HCD-Planning File No. PLN180441.

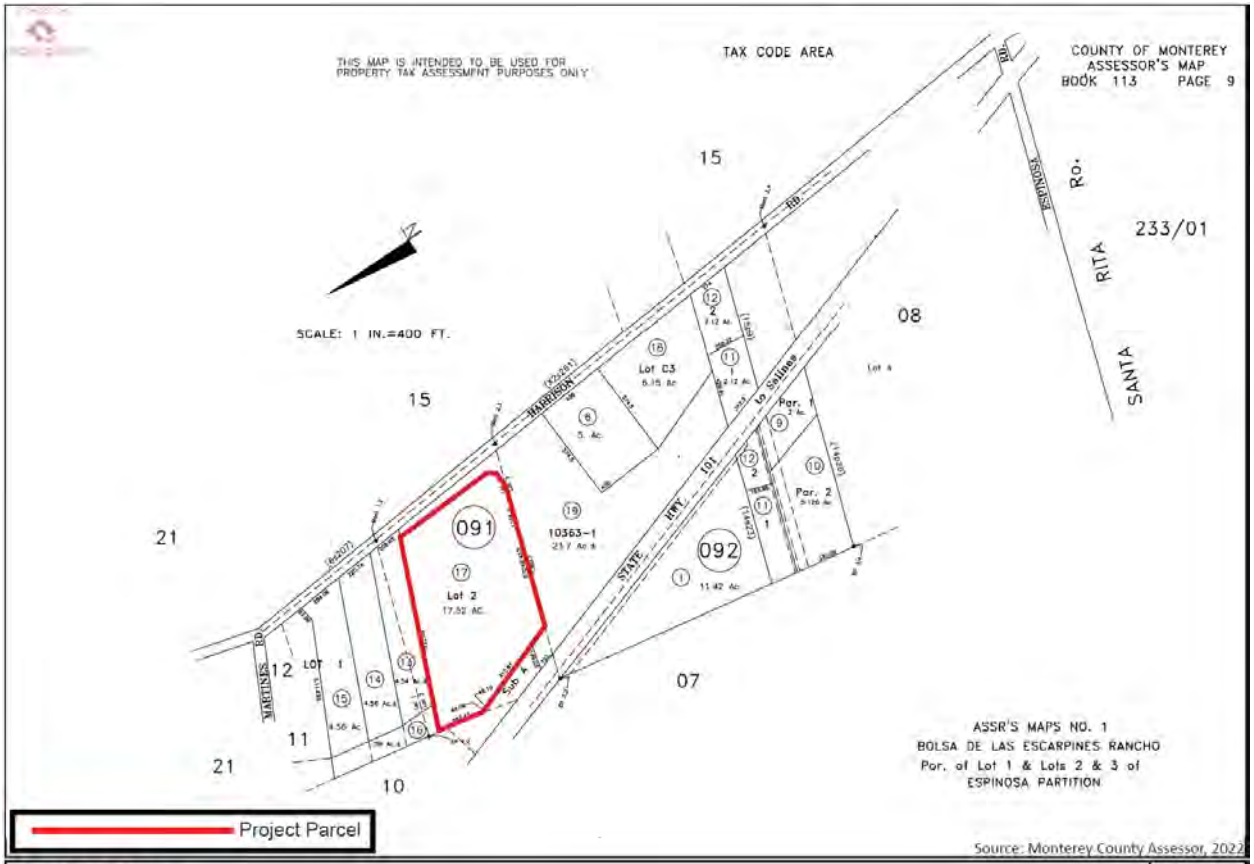
[1] The Proposed Project originally proposed three additional semi-truck fueling stations as part of the overall Convenience Market/Fueling Station, which has since been removed. The three-semi-truck fueling station were accounted for in all technical analyses for the Proposed Project. Figures 7, 8, 10, and 11 illustrate the three-truck fueling station, which has since been removed. Figure 4 accurately illustrated the Proposed Project. The removal of this component of the Proposed Project would reduce overall air quality emissions, vehicle trips, and operational noise compared to what was analyzed in the technical reports. As a result, these analyses provide a conservative analysis of environmental impacts compared to what is currently proposed for development.



Regional Map

Sala Road Commercial Project
Initial Study

Figure 1



APN Map

Figure 2

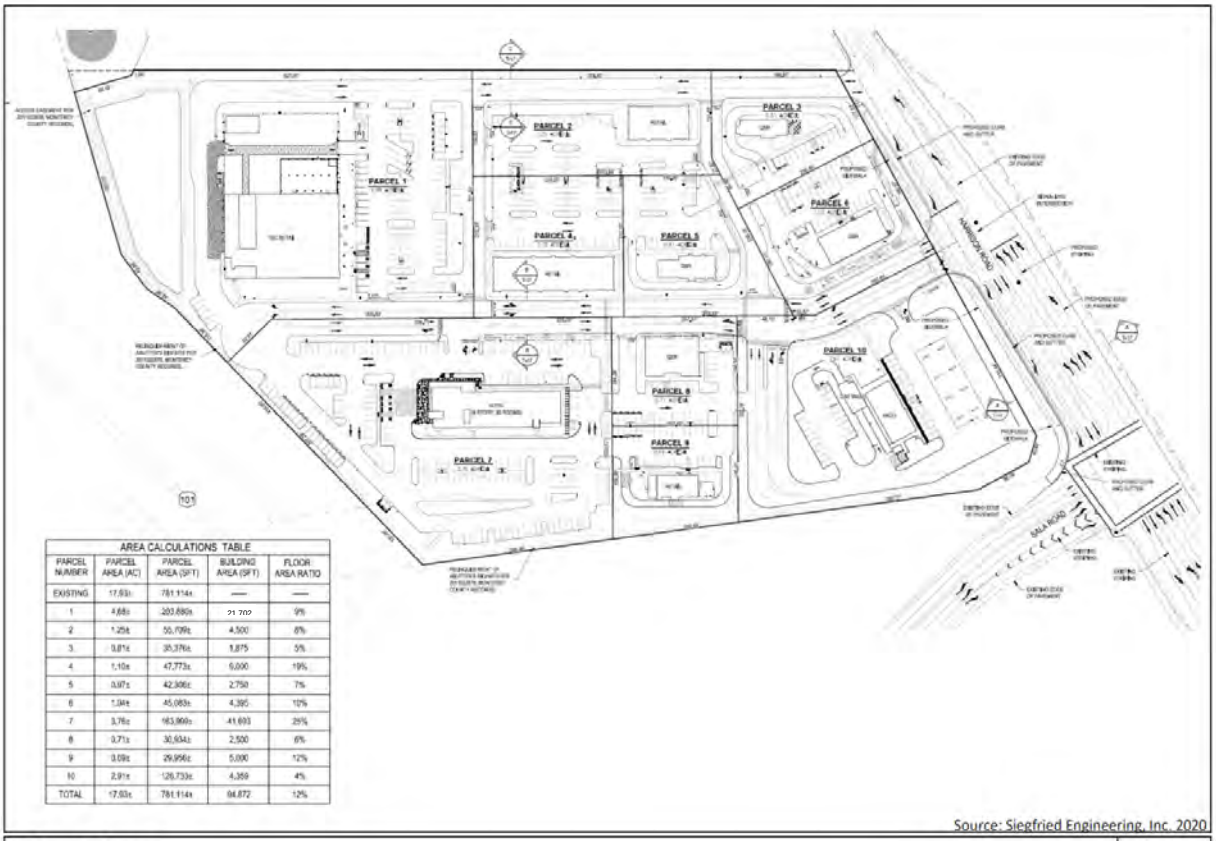
Sala Road Commercial Project
Initial Study



Aerial Map

Sala Road Commercial Project
Initial Study

Figure 3



AREA CALCULATIONS TABLE

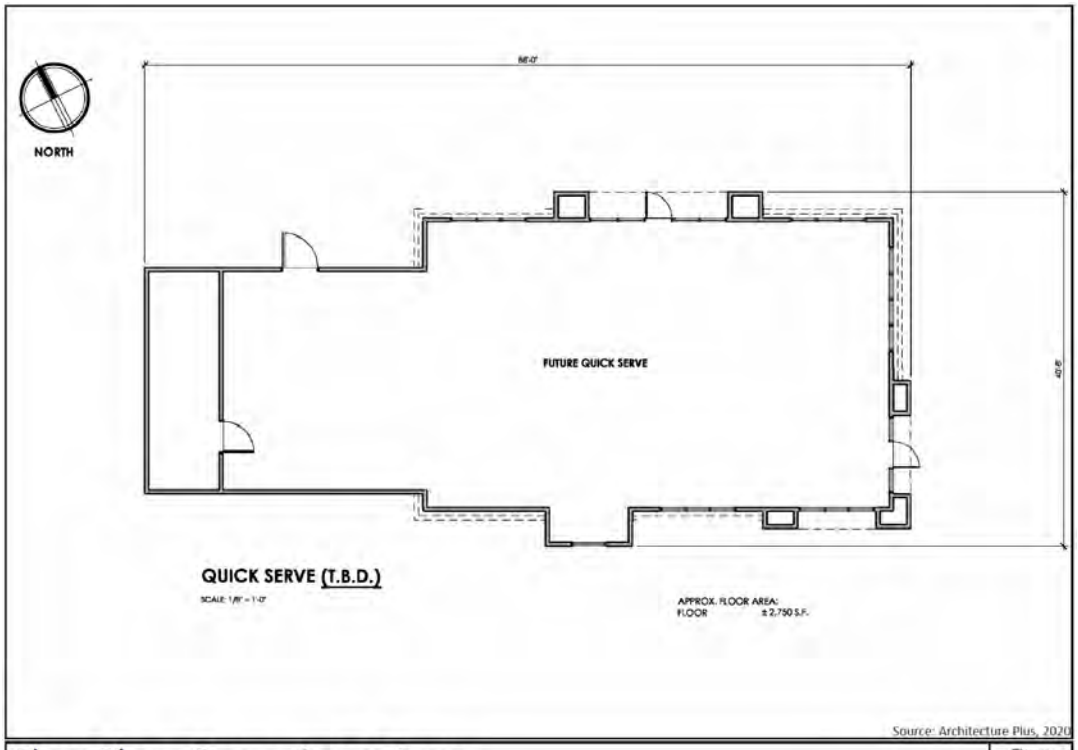
PARCEL NUMBER	PARCEL AREA (AC)	PARCEL AREA (SFT)	BUILDING AREA (SFT)	FLOOR AREA RATIO
EXISTING	17.93±	781,114±	—	—
1	4.66±	203,000±	21,700	9%
2	1.25±	55,709±	4,500	8%
3	0.81±	35,376±	1,875	5%
4	1.10±	47,773±	6,000	19%
5	0.97±	42,306±	2,750	7%
6	1.04±	45,083±	4,395	10%
7	3.76±	163,869±	41,693	25%
8	0.71±	30,934±	2,500	8%
9	0.69±	29,956±	5,000	17%
10	2.91±	126,733±	4,359	4%
TOTAL	17.93±	781,114±	94,872	12%

Source: Siegfried Engineering, Inc. 2020

Site Plan

Figure 4

Sala Road Commercial Project
Initial Study

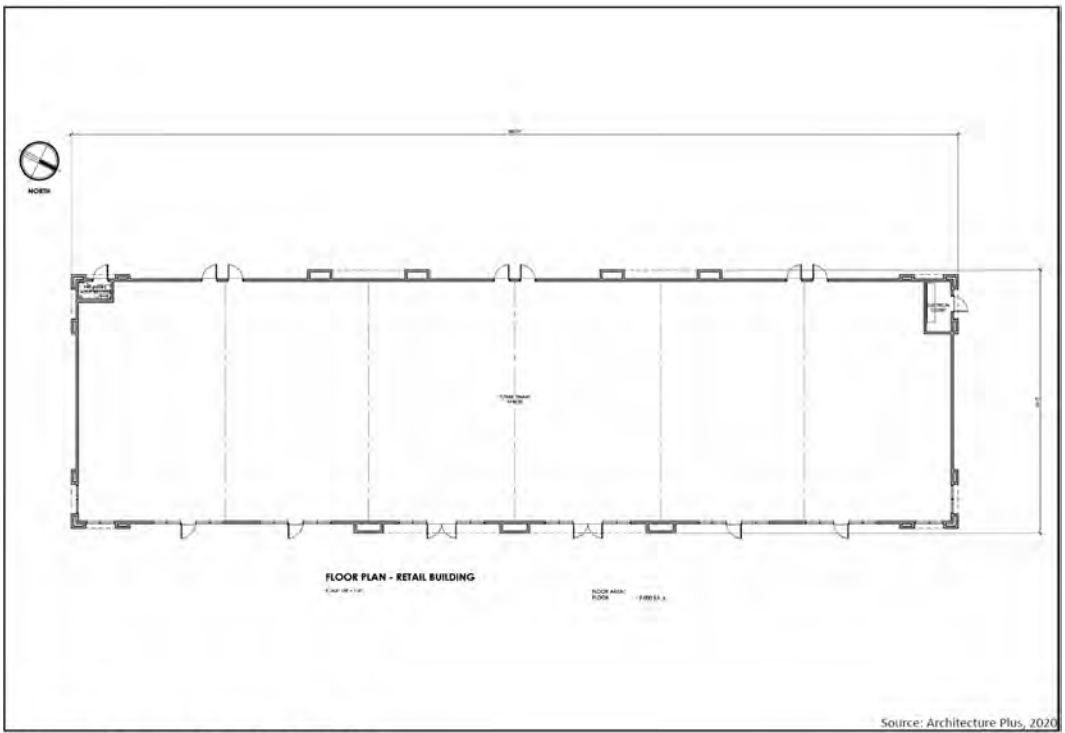


Source: Architecture Plus, 2020

Floor Plan - Convenience Store

Figure 5a

Sala Road Commercial Project
Initial Study

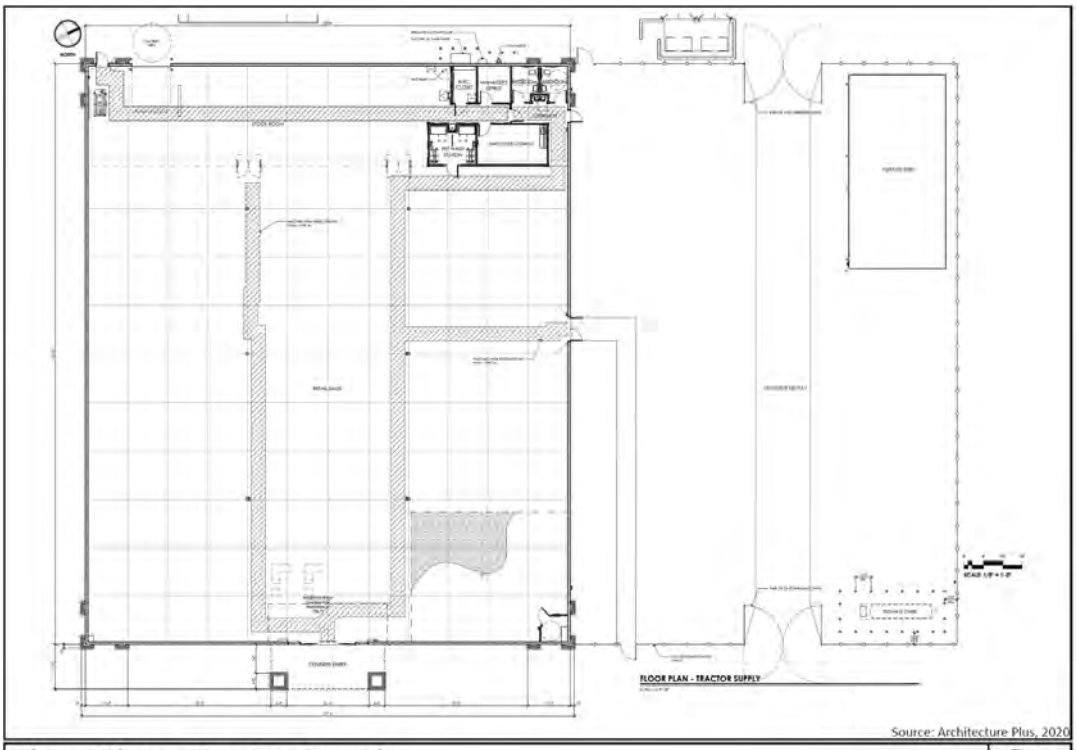


Source: Architecture Plus, 2020

Floor Plan - Retail Building

Figure 5b

Sala Road Commercial Project
Initial Study



Source: Architecture Plus, 2020

Floor Plan - Tractor Supply

Sala Road Commercial Project
Initial Study

Figure 5c



Source: Architecture Plus, 2020

Floor Plan - Hotel

Sala Road Commercial Project
Initial Study

Figure 5d



Source: Architecture Plus, June 2023

Elevations - Tractor Supply

Sala Road Commercial Project
Initial Study

Figure 6a



Source: Architecture Plus, June 2023

Elevations - Retail

Sala Road Commercial Project
Initial Study

Figure 6b



Source: Architecture Plus, June 2023

Elevations - Quick Serve

Figure 6c

Sala Road Commercial Project
Initial Study



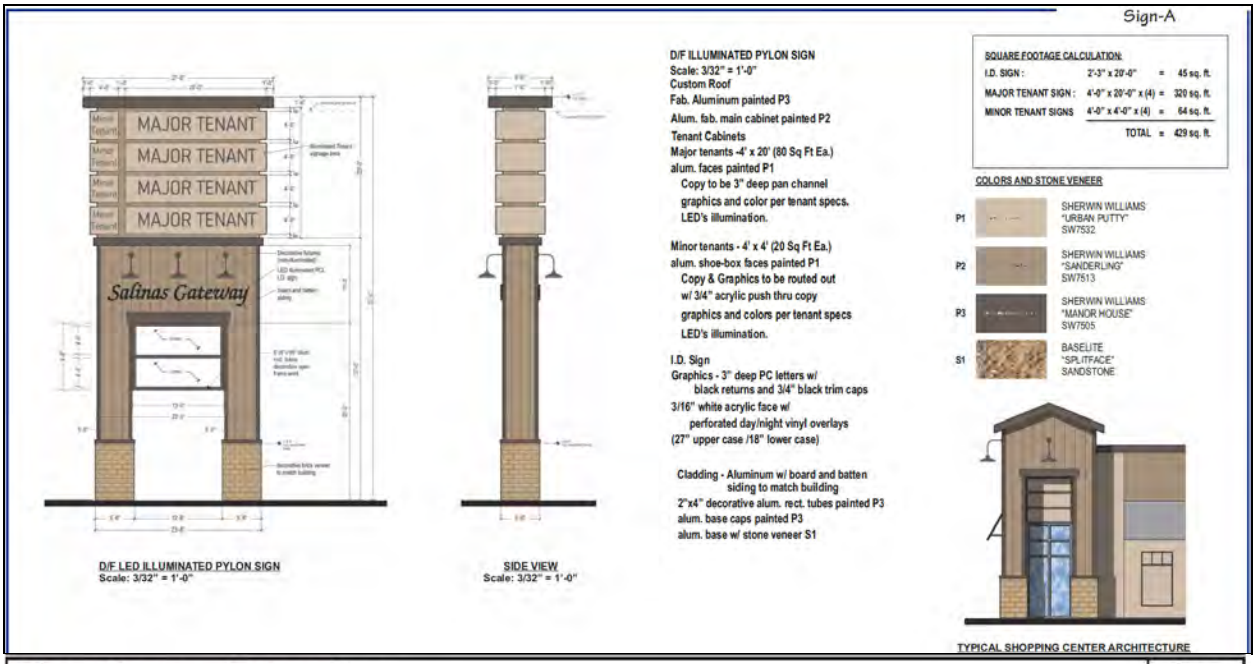
Hotel North Elevation

Source: Architecture Plus, 2020

Elevations - Hotel

Figure 6d

Sala Road Commercial Project
Initial Study



Elevations - Pylon Sign

Figure 6e

Sala Road Commercial Project
Initial Study

Table 1.
Proposed Subdivision

Parcel	Parcel Size (acres)	Project Components	Building Area (square feet)
1	4.68	Tractor Supply/Retail	21,702
2	1.25	Retail	4,500
3	0.81	Fast Food	1,875
4	1.10	Retail	9,000
5	0.97	Fast Food	2,750
6	1.03	Fast Food	4,395
7	3.76	Hotel (Four Stories/96 Rooms)	41,693
8	0.97	Fast Food	2,500
9	0.92	Retail	5,000
10	2.41	Convenience Market/Fueling Station (16 Vehicle pumps) and Car Wash/Retail	5,511[1]
Total	**17.93**		**98,926**

SOURCE: Siegfried 2020, EMC Planning Group 2020
Note: [1] Square footage is for total building area of convenience market (4,359 square feet) and car wash structure (1,152 square feet), and does not include the truck fueling stations

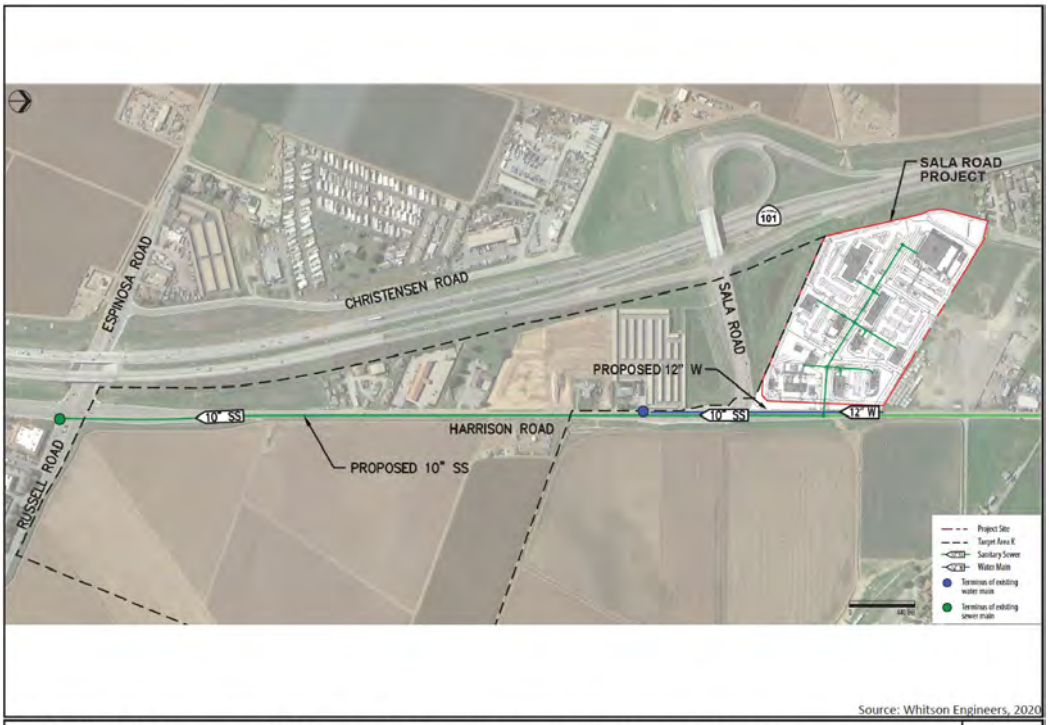
Off-Site Improvements

The Proposed Project includes off-site circulation improvements based on the recommendations of *The Sobel Company Commercial Development Traffic Impact Analysis* prepared by Keith Higgins (2019). A copy of this report (Monterey County Library No. LIB200165 and LIB200166) is available at 1411 Schilling Pl, Salinas, 93901 in HCD-Planning File No. PLN180441.**.** The report identified that the Applicant would be responsible for constructing two off-site improvements that would result in physical changes to the environment. **Figures 7** and **8** depict these off-site improvements. A description of the location and nature of these off-site improvements is provided below:

- **Harrison Road/Sala Road Intersection**: This improvement entails restriping the existing median to provide a second eastbound left turn lane on Sala Road, widening the northbound lane of Harrison Road north of Sala Road to accommodate a second receiving lane for the additional eastbound Sala Road left turn lane, and adding a southbound right turn overlap signal phase on Harrison Road.

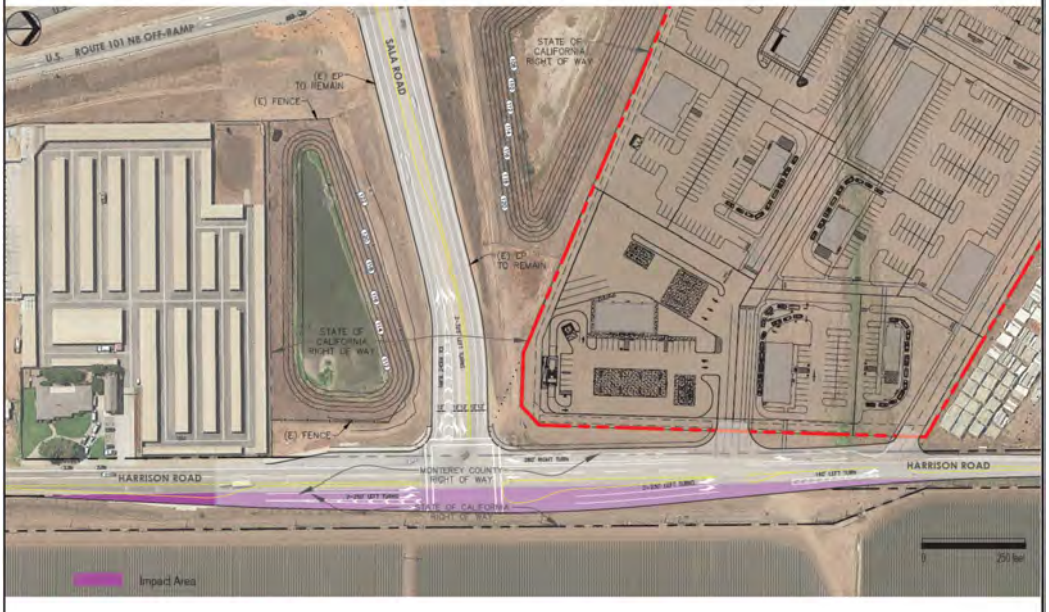
- **Harrison Road/South Project Driveway**: This improvement entails the addition of traffic signals at the intersection of Harrison Road and the Proposed Project driveway, adding two northbound left turn lanes on Harrison Road, and the addition of a southbound right turn lane on Harrison Road. This improvement also involves the construction of a separate access driveway with eastbound left and right turn lanes onto Harrison Road, adding two westbound project driveway entry lanes from Harrison Road, and adding an eastbound south project driveway right turn overlap signal phase.

- Harrison Road/North Project Driveway: This improvement involves the construction of a separate access driveway near the north Project boundary with northbound Harrison road left turn lane (entry) and a single eastbound (exit) lane onto Harrison Road.



Source: Whitson Engineers, 2020

Off-Site Water and Sewer Infrastructure Improvements	Figure 7
Sala Road Commercial Project Initial Study	



Source: Siegfried Engineering, Inc. 2020

Off-Site Circulation Improvements	Figure 8
Sala Road Commercial Project Initial Study	

Access and Circulation

The Proposed Project includes construction of two (2) new vehicle driveways connecting to Harrison Road for site access. The Proposed Project would also include the installation of 534 parking spaces. The Proposed Project includes construction of paved roadways within the site to provide internal circulation.

Phasing

Construction would be completed in three phases, with scheduling to be determined based on market conditions. The three development phases are detailed below and include the following:

- Phase 1 – Tractor Supply, Hotel, Convenience Market with Gas Station;
- Phase 2 – Quick Serve Restaurants ("QSR") 1 and QSR 2 (fast food); and
- Phase 3 – QSR 3 and QSR 4 (fast food), and Retail Store buildings.

Phase 1 of the Proposed Project includes construction of a tractor supply store, four-story, 96-guestroom hotel, and combined convenience store, car wash, and fueling station for automobiles. Phase 2 of the Proposed Project includes the construction of two fast-food restaurants. Phase 3 of the Proposed Project includes construction of two additional fast-food restaurants, as well as three buildings intended for retail use.

Utilities

Water Supply Infrastructure

California Water Service Company ("Cal Water") would provide water supply to the Proposed Project. Cal Water has provided a "can-and-will serve-letter" to confirm they will supply water to the Proposed Project (Source: 44). No water infrastructure is currently present on site. The Proposed Project includes construction of a new water line to connect with Cal Water's existing 12-inch water line in Harrison Road, which terminates approximately 970 feet south of the Proposed Project site.

Sewer/Wastewater Infrastructure

The City of Salinas ("City") currently owns and operates a wastewater collection system which collects wastewater originating in its service area and conveys that wastewater through the City disposal system. The project site is located outside of the City's wastewater service area and therefore an extension of wastewater service outside the City's boundaries to a portion of the unincorporated County is required through an agreement with Monterey One Water to accept the Proposed Project's wastewater. The Proposed Project received a "Can and Will Serve Letter" from Monterey One Water and the City of Salinas. Additionally, the Applicant entered into an approved pre-annexation agreement with the City (Source: 41) . Therefore, the Proposed Project site would be provided wastewater service by City of Salinas. The Proposed Project requires construction of a new 10-inch gravity sewer main in Harrison Road from the Proposed Project Site to the existing sewer main at North Main Street and Russell Road in Salinas.

Stormwater Infrastructure

Development of all three Phases of the Proposed Project would result in approximately 626,348 square feet of new impervious surfaces on the site. These surfaces include proposed roads, walkways, structures, and parking areas. A preliminary stormwater control plan is presented in **Figure 10**. The Proposed Project includes several subsurface detention basins to detain stormwater runoff on the site (see **Figure 10**).

Landscaping

The Proposed Project includes landscaping throughout the site, including 174,430 square feet of various shrubs and groundcover, 9,712 square feet of synthetic turf, and 4,522 square feet of cobble (**Figure 11**). In addition, the Proposed Project includes planting 160 trees throughout the site.

Applicant-Proposed Energy Efficiency Measures

The Applicant has committed to include several measures in the Proposed Project to promote energy efficiency and reduce energy demand, including:

- Constructing new buildings to exceed Title 24 California Building Standards Code requirements for building energy efficiency by 10 percent;
- Installing energy efficient refrigerators, fans, clothes washers, and dishwashers in the hotel, and energy efficient fans and refrigerators in the convenience market, fast food restaurant, and retail stores;
- Installing energy efficiency lighting that reduces lighting energy demand by 16 percent;
- Providing accessible electric vehicle parking spaces and electric vehicle charging stations and signage prohibiting parking for non-electric vehicles; and
- Utilizing California native plants and drought-resistant landscaping that needs minimal to no watering (to reduce energy demand for water treatment and pumping).



POST-PROJECT DRAINAGE MANAGEMENT AREAS			
DMA NUMBER	IMPERVIOUS AREAS (SF)	PERVIOUS AREAS (SF)	TOTAL AREA (SF)
	ROOF / CONCRETE / ASPHALT PAVEMENT	LANDSCAPING	
1	306,632	76,658	383,290
2	83,167	20,792	103,959
3	84,209	21,052	105,261
4	76,998	19,249	96,247
5	135,589	33,897	169,486
TOTAL	686,595	171,648	858,243

Source: Siegfried Engineering, Inc. 2020

Stormwater Control Plan

Figure 10

Sala Road Commercial Project
Initial Study



Source: KLA, Inc. 2020

Landscape Plan

Figure 11

Sala Road Commercial Project
Initial Study

Surrounding Land Uses and Environmental Setting:

The Proposed Project site consists of a 17.93-acre vacant site (APN 113-091-017-000) isnorth of Sala Road and approximately 0.70 miles north of the City of Salinas in unincorporated Monterey County. The Proposed Project site is bordered by a retention pond and Sala Road to the south, another retention pond and Highway 101 to the west, a residential neighborhood to the northwest, a vacant parcel to the north, and Harrison Road to the east. The Proposed Project site is considered disturbed and has historically been used for agricultural use, with the site having been most recently in cultivation in 2012. Site elevations range from a low of 118 feet to a high of 127 feet above sea level, with the site sloping down to the west. The Proposed Project site is located within the boundaries of the *Greater Salinas Area Plan.* The land use designation of the site is "Commercial" and the site is zoned Light Commercial ("LC"). The parcels to the west of the site have a land use designation of "Residential – Low Density" and are zoned Low Density Residential ("LDR"). The parcels to the north and south of the site have a land use designation of "Commercial" and are zoned Light Commercial ("LC"). Photographs of the Proposed Project site are provided in **Figure 12**.

Approvals Required for the Project

The Proposed Project site is greater than one (1) acre and requires preparation of a General Development Plan for approval by the County of Monterey ("County"). The County would also issue the following approvals for the Proposed Project:

- Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.93 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 94,660 square feet of mixed commercial space including 4etail buildings, 3 quick serve restaurants, and a motel; 3) a Use Permit to allow construction of a sign; 4) a Variance to increase the allowable height of main structures to 45 feet; 5) a Variance to increase the allowable height of signs to 57 feet; and 6) Variance to increase the allowed sign dimensions to 768 square feet.
- Encroachment Permit.
- Grading Permits.
- Building Permits.

Other Public Agencies Whose Approval is Required:

The Proposed Project would require approvals from several other public agencies. The Proposed Project would require a Sewer Collection Agreement from the City of Salinas. The Proposed Project is also expected to require an Encroachment Permit from the California Department of Transportation ("Caltrans") and a Section 401 Water Quality Certification from the Central Coast Regional Water Quality Control Board ("CCRWQCB").



① Facing south towards the intersection of Sala Road and Harrison Road



② Facing west at the existing drainage channel





③ Onsite facing south towards Sala Road



④ Facing west across the northern portion of the project site

Source: EMC Planning Group, September 2020

Site Photos

Sala Road Commercial Project
Iniitial Study

Figure 12

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☐

General Plan/Area Plan: The Proposed Project was reviewed for consistency with the policies from the Monterey County 2010 General Plan ("General Plan") and the Greater Salinas Area Plan (GSAP). The General Plan is intended to maintain and enhance the County's rural character, natural resources, and economic base by providing for adequate residential, agricultural, commercial and industrial growth in areas best suited for the respective development.

The Proposed Project is consistent with the Land Use and Safety elements of the General Plan. The Proposed Project site is zoned "Light Commercial" and has a general plan designation of "Commercial". The Proposed Project is a highway serving commercial development and would be consistent with the existing zoning and general plan designations on the site, in conformance with Policy LU-1.11 of the General Plan. In addition, the Proposed Project would provide access to commercial services consistent with Policy LU-4.8 of the General Plan. The Proposed Project has a site coverage ratio of less than 50% in conformance with Policy LU-4.1 of the General Plan. The Applicant has commissioned a site-specific geotechnical report for the Proposed Project consistent with Policy S-1.7 of the General Plan. The Proposed Project includes stormwater treatment measures to reduce site runoff to pre-development peak flow drainage consistent with Policies S-3.1 and S-3.3 of the General Plan. In addition, the Applicant has prepared a General Development Plan in fulfillment of section 21.18.030 of the County's Municipal Code. The General Development Plan and requested Variances addresses various aspects of the Proposed Project, including the non-conforming height for the proposed hotel and the non-conforming height and dimension of the Pylon sign. Finally, the project requires an exterior lighting plan as a condition of approval consistent with LU-1.13 of the General Plan.

The Proposed Project is consistent with the policies of the GSAP. The Proposed Project is a planned general commercial use on a parcel larger than one acre, consistent with Policy GS-1.6 of the GSAP. The Proposed Project would utilize native plant materials to screen the visual impact of the proposed development consistent with Policy GS-3.2 of the GSAP. Construction and operation of the Proposed Project would not conflict with the General Plan or the GSAP. **CONSISTENT**

Water Quality Control Plan: The subject property lies within Region 3 of the CCRWQCB which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Proposed Project would implement a stormwater control plan as required by the County to manage stormwater runoff on the site. As a result, the project would not generate polluted runoff in amounts that would cause

degradation of water quality. The Applicant is required to submit a drainage and erosion control plan for the Proposed Project to HCD-Environmental Services prior to issuance of building permits in accordance with Chapter 16.12 of the Monterey County Code ("MCC"). Please refer to **Section VI.10** of this Initial Study for additional discussion on hydrology and water quality. **CONSISTENT**

Air Quality Management Plan: The 2012-2015 and the 2008 Air Quality Management Plan ("AQMP") for the Monterey Bay Region address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin ("NCCAB"). The NCCAB includes unincorporated areas of Monterey County. California Air Resources Board ("CARB") uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. Monterey County Library No. LIB230239 contains the air quality analysis prepared for the Proposed Project. The Proposed Project would not exceed the criteria air pollutant emissions identified in the AQMP for either the construction or operation phases as shown in Table 2-6 of LIB230239. For additional discussion on air quality, please refer to **Section VI.3** of this Initial Study. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

☒ Aesthetics	☒ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☒ Population/Housing	☒ Public Services
☐ Recreation	☒ Transportation/Traffic	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☒ Wildfires	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Mineral Resources: Mineral resources are determined in accordance with the Surface Mining and Reclamation act of 1975 ("SMARA"), and the California Geological Survey ("CGS"), which maps regional significance of mineral resources. The Proposed Project is not located in an area designated as containing mineral resources (General Plan EIR, Exhibit 4.5-1). The property is also not designated as a mineral resource recovery site on any local land use plan. No impact would result from the loss of availability of a known mineral resource (Source: 2).

Recreation: The Proposed Project would not result in an increase in the use of existing neighborhood and/or regional parks or other recreational facilities causing substantial physical deterioration. The Proposed Project is a commercial development that does not include construction of new residential development or recreational facilities. The nearest park facility to the Proposed Project site is Rogge Commons Park, located approximately 1.5 miles southeast of the site. The Proposed Project would not generate new residents who would place increased demand on existing recreational facilities or require the construction or expansion of recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the Proposed Project. The Proposed Project would not result in impacts related to recreation. (Source: 1, 2, 3)

B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Fionna Jensen

Signature

September 20, 2023

Date

Fionna Jensen, Senior Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 7, 15, 20)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4, 7, 15, 21)	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (Source: 1, 2, 3, 4, 7, 59)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4, 7, 22)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site is zoned Light Commercial ("LC"). The *Monterey County General Plan Final Environmental Impact Report* ("General Plan EIR") (Source: 2), identifies the County's visual character and resources as being linked to the natural topography, vegetation, and cultural history of the region. Coastal views, agricultural fields, natural ridgelines, and oak woodlands are all examples of prominent elements of visual character within the County. The General Plan EIR (Source: 2, Exhibit 4.14.1, Visual Resource Areas) shows the locations of critical viewsheds, highly sensitive areas, sensitive areas, viewsheds, and view areas within the County. The Proposed Project site is not located within or near any of these identified visual resource areas. In addition, the site is not located within a designated visual sensitivity area as illustrated on *Monterey County Geographic Information System Resource Maps* (Source: 20) and is not located within a California Designated State Scenic Highway (Source: 15).

Aesthetics 1(a). Less than Significant Impact

A scenic vista is typically characterized as a clear, expansive view of significant regional features that have visual and aesthetic qualities of value to the community. The General Plan EIR identifies a number of scenic vistas of particular concern, including the Gabilan Mountains near Pajaro, Castroville and Prunedale; Junipero Serra Peak near Chualar, San Lucas and Pine Canyon (King City); Carmel Valley near Lower Carmel Valley; and Mt. Toro near River Road/Las Palmas, San Benancio/Corral de Tierra, and Toro Park/Serra Village (Source: 2). The

visually sensitive resources closest to the Proposed Project are ridgelines located approximately four (4) miles to the east of the site. In addition, less prominent ridgelines are located approximately four (4) miles to the north of the site near Prunedale. The Proposed Project is not located near these designated scenic vistas. The Proposed Project site is currently vacant, and views are available from the major public viewpoints on Harrison Road and Highway 101 (see **Figure 13, Views from Highway 101 and Harrison Road**). Section 21.06.195 of the County's municipal code defines "Common public viewing areas" as a public area such as a public street, road, designated vista point, or public park from which the general public ordinarily views the surrounding viewshed. A discussion of these views is provided below.

Views of the Project Site from Harrison Road

The Proposed Project site sits at roughly the same elevation as the segment of Harrison Road located to the east of the site. Viewpoint #1 on **Figure 13** shows existing views of the Proposed Project site from the adjacent portion of Harrison Road. Views from Harrison Road consist of the vacant site in the foreground, the Sala Road overpass immediately to the south, and more distant views to the horizon as shown in **Figure 13**. Vehicles traveling past the site on the adjacent portion of Highway 101 are a notable visual feature from Harrison Road. The Proposed Project site is a vacant parcel and is not considered a visual resource. In addition, the existing views over the site from Harrison Road do not include any scenic resources of significance.

Development of the Proposed Project would largely eliminate the existing views over the Proposed Project site from Harrison Road. The existing views from Harrison Road would be blocked due to the development of structures, landscaping, and other site improvements. However, as described above, the existing views do not represent important scenic vistas. In addition, it is unlikely that Harrison Road would be considered a common public viewing area as defined in Section 21.06.195 due to the lack of scenic vistas in the vicinity of the Proposed Project site makes it unlikely. *As a result, the Proposed Project would have no impact on a scenic vista when viewed from Harrison Road.*

Views of the Project Site from Northbound Highway 101

Viewpoint #2 of **Figure 13** shows existing views of the Proposed Project site from northbound Highway 101. The Proposed Project site sits at roughly the same elevation as the adjacent portion of Highway 101. Views of the Proposed Project site are blocked on the northbound approach by the existing elevated highway on- and off-ramps located at Sala Road as shown in **Figure 13**. However, there are existing views of the Proposed Project site at the point where the northbound on-ramp merges with Highway 101, as demonstrated in viewpoint #2 of **Figure 13**. Views offered from this portion of northbound Highway 101 include the Proposed Project site, residential uses, and distant hills to the northeast, as well as the Gabilan Mountains to the east. The existing view of the Gabilan Mountain could potentially be considered a scenic vista. However, this view would not be commonly observed by northbound travelers on the highway as it is only visible for a few seconds and would be perpendicular to the direction of traffic. Moreover, the existing view is unlikely to be impacted by the project due to the speed of vehicles traveling on Highway 101.



① Harrison Road facing west across the project site



Project Site



③ Southbound U.S. 101 facing southeast across the project site



② Northbound U.S. 101 facing northeast across the project site



④ Southbound U.S. 101 facing southeast across the project site

Source: EMC Planning Group, September 2020

Views from US Highway 101 and Harrison Road

Sala Road Commercial Project
Iniitial Study

Figure 13

The existing views over the Proposed Project site would be largely eliminated by the Proposed Project. However, as described above, the existing views do not represent important scenic vistas. *As a result, the Proposed Project would have a less than significant impact on a scenic vista when viewed from Northbound Highway 101.*

Views of the Project Site from Southbound Highway 101

Viewpoints #3 and #4 of **Figure 13** show the existing views of the Proposed Project site from northbound Highway 101. The Proposed Project site sits at roughly the same elevation as the adjacent portion of Highway 101 as described above. Views of the Proposed Project site to southbound travelers are initially blocked by an existing sound wall along the eastern boundary of the highway prior to the first point where a southbound traveler is directly adjacent to the site before opening up at viewpoints #3 and #4. Available views include the approximately three-foot tall concrete center divider separating the highway, the Proposed Project site, and the Gabilan Mountains. Due to the view of the Gabilan Mountains in the background, southbound views are considered to have higher aesthetic value as a scenic vista than views in the northbound direction. These representative views are available for a duration of about ten seconds before being blocked by the northbound Sala Road on-ramp to the highway.

Development of the Proposed Project would largely eliminate the existing views over the Proposed Project site. The long-distance view from southbound Highway 101 would be considered to be moderately scenic. However, the overall quality of these views is compromised by the concrete center divider, the absence of any visually valuable features in the near or midground view, and the brief duration of the view. More valuable scenic vistas are present along Highway 101 to the north and south of the Proposed Project site. (Source: 1, 2, 3, 4, 7, 15, 20). *Therefore, loss of this marginally scenic vista represents a less than significant impact.*

Conclusion

As described above, the Proposed Project would have a less than significant impact on a scenic vista.

Aesthetics 1(b). No Impact

The Proposed Project is located immediately east of a portion of Highway 101. This segment of Highway 101 has not been designated as a state scenic highway and is not listed as an eligible scenic highway, based on a review of the California Department of Transportation's ("Caltrans") list of eligible and officially designated state scenic highways (Source: 1, 2, 3, 4, 7, 15, 21). *As a result, the Proposed Project would not damage scenic resources within the vicinity of a State-designated scenic highway. No impact would occur.*

Aesthetics 1(c). Less than Significant Impact

The Proposed Project site is located in a non-urbanized area that has been vacant for over eight years and does not contain any features that would constitute unique or valuable visual resources. The visual character of the area is primarily agricultural in nature, with additional nearby land

uses including residential uses to the northeast and commercial uses to the south. In addition, the adjacent parcel to the north is used as a part-time construction material storage yard. Local roadways in the vicinity of the Proposed Project are not considered features that add to visual quality of the surrounding area. However, the existing agricultural land uses located east of Harrison Road add to the existing visual character of the area. The Proposed Project would result in a significant impact if it would substantially degrade the existing visual character or quality of public views of the site and its surroundings. The analysis above under impact 1(a) identified that potential impacts from common public viewing areas would be less than significant.

The Proposed Project would add commercial development to a previously vacant site, which has the potential to impact the existing visual character or quality of public views of the site and its surroundings. The Proposed Project site is designated for commercial use on the County's General Plan and Zoning Ordinance and is surrounded by existing development to the north and south. Additionally, the Proposed Project site is located within an the City of Salinas's Economic Development Element "Opportunity Area" identified as "North Entrance (Area K)" and adjacent to "Target Area K" (EDE; Source 36). The City of Salinas EDE identifies Area K as being a priority opportunity site for predominately office and retail space. All of Area K is currently within the County of Monterey's jurisdiction and would require approval of an annexation from the Local Agency Formation Commission of Monterey County to be a part of the City of Salinas jurisdictional boundaries. No annexation is currently being sought by the City of Salinas. If and when Area K is annexed into the City of Salinas and is developed according to the EDE, it will be considered an urbanized area, as defined by CEQA Guidelines and the Census Bureau. This is provided for informational purposes and offers context relative to the development potential of the areas surrounding the Proposed Project site.

The Proposed Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architecture Plus, Inc. prepared an exhibit featuring proposed architectural design elements of the Proposed Project (including building colors, roof and trellis designs, and security lighting) (Source: 59). The proposed building colors would be a mix of neutral and earthtone colors including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Proposed Project.

The proposed hotel, Tractor Supply building, and the illuminated pylon sign would be the most visible components of the Proposed Project from Highway 101 (see **Figure 6a-6e, Elevations**). All building heights were designed to conform to development standards for the Light Commercial zoning district, with the exception of the proposed hotel, which would have a maximum height of 45 feet, exceeding the 35-foot maximum height by 10 feet. A development standard that would allow for the height exception for the hotel is provided in the General Development Plan for the Proposed Project. Additionally, the applicant has applied for a Variance to increase the allowed main structure (hotel) height from 35 to 45 feet.

In addition, the illuminated pylon sign would be approximately 57 feet tall. Signage in inland Monterey County, including the project site, is regulated by Title 21, Chapter 21.60. These regulations are intended, in part, to protect the visual character of existing public views. Chapter

21.60 does not address highway adjacent pylon signs and therefore the height regulations for structures within the LC zoning district applies in this case. The proposed 57-foot pylon sign exceeds the allowable 35 feet, as established by Title 21 section 21.18.070.A(1). Therefore, the Applicant has applied for a Variance to increase the allowable sign height to 57 feet. The Applicant's justification to increase the height relies on the visual impediment of the Highway 101 and Sala Road interchange. Views to and over the site from northbound Highway 101 are blocked on the approach to the site by the intervening embankments of the elevated on- and off-ramps at Sala Road. According to California Department of Transportation (Caltrans) data, the clearance for the bridge connecting to the adjacent off ramp is at 19 feet 9 inches and the roof of the bridge is at 23 feet 5 inches. Vegetation along the bridge and off ramp intersection increases the height to approximately 25.5 feet. To determine most appropriate siting and height of the site, the Applicant conducted various visibility tests using a boom crane to elevate a 12-foot by 8-foot wood placard above the ground to identify the height at which the lowest tenant sign could be visible in both direction on Highway 101. The results concluded that for adequate visibility the bottom of the lowest tenant sign on the proposed pylon sign would need to be at least 37 feet above average natural grade. The tenant advertisement area is approximately 20 feet tall (four rows of 3.5-foot-tall tenant signs with 6 inches of spacing in between). Accordingly, the Proposed Project includes a 57-foot-tall pylon sign. In the southbound direction along Highway 101, the proposed sign would be entirely visible for approximately 0.8 miles (expect for a moment when travelling under the Highway 101/Sala Road interchange). When approaching the Sala Road northbound exist, the proposed sign would be generally subordinate to the surrounding area as the area is visually "busy" with the various Highway 101 directional signage, a Caltrans message boards and other traffic related signs, Salinas Self-Storage sign, and views of the surrounding mountain ranges and low lying residential and commercial development. When directly adjacent to Proposed Project site, the proposed development and pylon sign would be less subordinate with the surrounding area. In the southbound direction, with a placard bottom height of 37 feet (top height of 45 feet), the entire placard is blocked by an intervening soundwall and neighboring trees until about 50 yards prior to the Sala Road offramp exit or when traveling adjacent to the Proposed Project site. When directly adjacent to Proposed Project site, the proposed development and pylon sign would be less subordinate with the surrounding area. At the proposed height (57 feet), the Applicant found that the sign height would not be sufficient to safely capture a significant percentage of the southbound traffic via the Sala Road exit; however, the Applicant found that the northbound visibility was sufficient. Although the proposed 57-foot illuminated pylon sign would create a new prominent visual landmark for northbound and southbound travelers on Highway 101, it would not substantially impact visual quality of the site. All views of the illuminated pylon sign would be limited in duration and would not detract from the overall visual quality of the surrounding area.

Title 21 section 21.60.090(C)(2) requires the granting of a Use Permit for any commercial or industrial sign that exceeds, in the aggregate, a total of 75 square feet. Chapter 21.60 does not contemplate highway orientated development or multi-tenant commercial development. Therefore, the 75 square foot limitation is applied to tenant sign of the proposed pylon sign. Although the Proposed Project contemplates 16 tenants, only four major tenants and four minor tenants would be advertised on the proposed pylon sign. Each of the major tenant sign would be 70 square feet, while each of minor tenant signs would be 12 square feet. Additionally, due to the

location of the proposed sign being adjacent to a state highway that approaches, passes through, or goes near a city, HCD-Planning interpreted the 400 square foot limitation of Title 21 section 21.60.100(A) to apply to the proposed pylon sign. As proposed, the double-sides pylon sign would be approximately 768 square feet, or 368 square feet over the allowed sign size. Accordingly, the Applicant has applied for a Variance to increase the allowed sign size to 768 square feet.

The County has established maximum site coverage percentages applied to each zoning designation type identified in Title 21 of the County's zoning code. These coverage percentages are intended, in part, to regulate the visual mass of proposed developments from publicly available views within the County. The Proposed Project site is zoned as Light Commercial. The maximum site coverage standard for the Light Commercial zoning district is 50 percent. The Proposed Project would have a building site coverage below 50 percent. The proposed hotel and Tractor Supply buildings have setbacks of 350 feet each from the centerline of Highway 101. This setback would be consistent with the Light Commercial zoning district and substantially reduce the apparent visual mass of the structures as seen from the highway. The Proposed Project's conformance with site coverage as identified in the County's zoning designation for Light Commercial would ensure conformance to applicable zoning regulations governing scenic quality.

The Proposed Project features landscaping integrated into overall site development and the proposed structures as shown in **Figure 11**. The Light Commercial zoning district sets a minimum of ten percent site coverage for landscaping. The landscape plan exceeds the minimum ten percent site coverage standard. The Proposed Project includes planting of 160 trees throughout the site, including all parking areas. The proposed landscaping would provide visual diversity and would reduce the apparent mass of the development. The Proposed Project includes planting of trees and a continuous evergreen screen hedge along the western site boundary to minimize views from Highway 101. In addition, a dense row of trees was planted by Caltrans adjacent to the western boundary of the Proposed Project site within the adjacent segment of the highway right-of-way. These plantings will further soften views of the Proposed Project from Highway 101. The Proposed Project's conformance with landscaping coverage as identified in the County's zoning designation for Light Commercial would ensure that potential aesthetic impacts would be further minimized.

The Proposed Project would not result in the substantial degradation of existing visual quality of the site or views of the site and surroundings for the reasons described above. The Proposed Project would not substantially affect existing views as perceived from a common public viewing area, is consistent with applicable development standards intended to address potential aesthetic-related impacts, and the Proposed Project includes significant landscaping to screen views of the development from nearby public viewing areas (see analysis under impact 1(a), above for discussion of potential impacts from public viewing areas). The Proposed Project site is vacant and does not contain any unique or valuable visual resources. Similarly, the Proposed Project is located adjacent to existing uses that do not contain any unique or valuable visual resources. In addition, adjacent parcels to the north and east of the Proposed Project site will also likely be built-out with commercial uses in the future. The Proposed Project includes design

features intended to promote visual compatibility with the surrounding land uses, as described above. Development of the Proposed Project would not substantially degrade the existing visual character or quality of public views of the Proposed Project site and adjacent parcels.[2]

The Proposed Project would not result in the substantial degradation of existing visual quality of the site or views of the site and surroundings. The Proposed Project includes a Variance for the proposed illuminated pylon sign to allow a maximum height of 57 feet, as well as a Variance to increase the allowable dimensions of the sign (768 square feet). All other aspects of the Proposed Project would be consistent with Title 21 as it relates to aesthetics impacts. As discussed above, the General Plan EIR anticipated changes in visual quality associated with development of the Proposed Project site (Source: 1, 2, 3, 4, 7, 59). *As a result, the Proposed Project would result in a less than significant impact related to visual resources.*

Aesthetics 1(d). Less than Significant Impact

The Proposed Project consists of the development of a vacant site and would introduce new sources of light and potential glare from building and pylon sign lighting and parking lot lighting compared to existing uses.

The Proposed Project would include lighting for site illumination and security. Sheet A-3 of the *Architectural Site Plan* provides lighting specifications for the Proposed Project. The proposed lighting design is consistent with regulations in Title 21 section 21.63.020. Lighting design for the Proposed Project includes features to ensure that site lighting would be cast downward to avoid offsite light pollution and to avoid sky glow. Rather than having the proposed tenant signage be overlain with white vinyl (typical of pylon signage), which would illuminate the entire tenant sign (12 – 70 square feet per sign), the proposed pylon sign would only include low wattage illumination of the tenant's individual name or logo, as shown in the **Figure 9** This design component would minimize the amount of light produced by the pylon sign at night.

[2] In addition, it is also important to recognize that Monterey County General Plan EIR considered potential aesthetic-related impacts associated with General Plan buildout. Section 15183(a) of the CEQA guidelines states: "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site..." The General Plan EIR considered potential impacts associated with buildout under the 2010 Monterey County General Plan. These changes in land use would result in the permanent loss of natural aesthetic features, which was determined to be a significant and unavoidable impact in the General Plan EIR. As a result, the analysis contained in the General Plan EIR considered future significant visual changes on the Proposed Project site and in the surrounding area.



Figure 9. Proposed Pylon sign illumation, day and night time visibilty. Note: all tenants shown on the below sign figure are for example only and are not meant to be representative of the Proposed Project's tenants.

The proposed General Development Plan for the Proposed Project includes guidelines for design and installation of exterior lighting features in accordance with the County's *Design Guidelines for Exterior Lighting*. The following guidelines would apply to the Proposed Project:

- Exterior and accessory building lighting shall provide adequate illumination that ensures pedestrian safety, while being unobtrusive to adjacent buildings;
- Lighting shall be designed with fixtures that provide visual interest, but are appropriate to the architectural context of the primary structure;
- Lighting fixtures shall be compatible with and complement the building design and architectural style. Fixtures shall be appropriately sized and in scale with the building façade and surrounding context;
- Exterior building lighting shall be used to accentuate the building design and highlight architectural details and features integral to the building design;
- Building entrances and street numbers shall be illuminated and visible from the street; and
- Parking lot light sources shall be designed, located and/or shielded to prevent light spill on abutting residential units .

The Proposed Project would be designed and constructed in compliance with the lighting standards and guidelines listed above (Source: 1, 2, 3, 4, 7, 22). *Adherence to these standards and guidelines would ensure that the Proposed Project would result in a less-than-significant impact regarding lighting effects on day or nighttime views.*

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 23)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 45)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 46)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 7)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site has historically been utilized for agricultural activities. However, the site has been vacant for the last eight years and has not been cultivated. Agricultural activities on the site have been limited to periodic disking. The 2018 Important Farmland Map for North Monterey County shows the site as Grazing Land and Other Land.

Agricultural and Forest Resources 2(a). No Impact

As stated above, the 2018 Important Farmland Map for North Monterey County designates the site as Grazing Land and Other Land. The Proposed Project site does not contain any prime farmland, unique farmland, or farmland of statewide importance. The Proposed Project site is designated Commercial in the 2010 Monterey County General Plan and is zoned Light Commercial. The Proposed Project is consistent with the land use designation and zoning (Source: 1, 2, 23). *Conversion of the site to urban use would not result in an impact related the loss of prime farmland, unique farmland, or farmland of statewide importance on the site.*

Agricultural and Forest Resources 2(b). No Impact

The Proposed Project site is not under a Williamson Act contract or any other type of Agricultural Preservation Contract. The site is zoned Light Commercial, which is compatible with the intended development (Source: 1, 2, 45). *The Proposed Project would have no impact with respect to conflicting with existing zoning for agricultural use or a Williamson Act contract.*

Agricultural and Forest Resources 2(c). No Impact

The Proposed Project site does not contain any forestland or timberland resources. The site is zoned Light Commercial, which is compatible with the intended development, and does not propose any rezoning of forestland or timberland to non-forest uses, since none exists on the site (Source: 1, 2, 46). *The Proposed Project would have no impact with respect to conflicting with existing zoning for forestland or timberland.*

Agricultural and Forest Resources 2(d). No Impact

The Proposed Project site is not zoned for forestland or timberland uses and no forest resources exist within or adjacent to the Proposed Project site. See also response 2(c), above (Source: 1, 2). *The Proposed Project would have no impact with respect to conflicting with an existing zoning for agricultural or forestry uses or result in the loss of forest land or conversion of forest land to non-forest use.*

Agricultural and Forest Resources 2(e). Less Than Significant Impact

The Proposed Project would develop new urban land uses adjacent to active agricultural operations, including active farmland. This could result in the conversion of the adjacent farmland to non-agricultural uses. Active agricultural operations occur on the parcel across Harrison Road to the east and across Highway 101 to the west. The Proposed Project site is not directly adjacent to these or any other agricultural uses as the existing Harrison Road and Highway 101 provide physical separation between these uses and the site. In addition, the Proposed Project includes a 50-foot building setback from Harrison Road, which would further separate the Proposed Project from nearby agricultural operations. The proposed project is located outside more than 200 feet from nearby agricultural uses (Source: 1, 2, 7).

In addition, it is also important to recognize that Monterey County General Plan EIR considered potential agricultural resources-related impacts associated with General Plan buildout. The County's General Plan EIR previously determined that implementation of the 2010 Monterey

County General Plan could result in the conversion of agricultural lands to non-agricultural uses. The Proposed Project would not result in any additional impacts related to the conversion of farmland beyond those described in the General Plan EIR. Moreover, the Proposed Project site is designated "Commercial" under the Monterey County 2010 General Plan. As a result, the analysis contained in the General Plan EIR considered conversion of farmland on and adjacent to the Proposed Project site. The Proposed Project would not directly or indirectly cause the conversion of farmland. *Therefore, impacts from potential farmland conversion to nonagricultural use would be less than significant.*

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 7, 8, 24)	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: 1, 2, 5, 7, 8)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 7, 8)	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 1, 2, 5, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Proposed Project site is located within the North Central Coast Air Basin ("NCCAB"), which is under the jurisdiction of the Monterey Bay Air Resources District ("MBARD"). The MBARD is responsible for producing an AQMP that reports air quality and regulates stationary sources throughout the NCCAB. Construction of the Proposed Project would involve typical construction equipment. This equipment would emit air pollutants such as carbon monoxide ("CO"), particulate matter less than 10 microns in diameter ("PM_{10}") and 2.5 microns in diameter ("$PM_{2.5}$"), and nitrogen oxides ("NO_X"). Impacts related to the emission of air pollutants during construction would be temporary and would cease upon conclusion of construction activities.

An Air Quality Assessment (Monterey County File No. LIB230239) (Source: 8) was prepared for the Proposed Project. The following analysis is based, in part, on the findings of the Air Quality Assessment. [3]

Air Quality 3(a). Less than Significant Impact

The Proposed Project site is located within the NCCAB, which is under the jurisdiction of MBARD as described above. MBARD's currently adopted plan is the *2012-2015 Air Quality Management Plan for the Monterey Bay Region* ("AQMP"). The AQMP addresses attainment of the State ozone standard and Federal air quality standard. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments ("AMBAG") and other indicators. AMBAG issues consistency determinations for commercial, industrial, residential, and infrastructure related projects that have the potential to induce population growth. The Proposed Project consists of the construction of new retail, restaurant, hotel, and fueling station uses, and does not have any residential components that would directly result in a population increase. While the Proposed Project would generate additional jobs in the area, these positions are anticipated to be filled by existing residents in the surrounding area and would not be expected to significantly induce population growth in conflict with the AQMP (Source: 1, 2, 7, 8, 24). *As a result, the Proposed Project would not conflict with or obstruct the implementation of any applicable air quality plans, resulting in a less than significant impact.*

Air Quality 3(b). Less than Significant Impact

Air quality standards define the maximum concentration of pollutants, averaged over a specified period of time, that can be present in outdoor air without significant harmful effects on people or the environment. The NCCAB is in non-attainment with state standards for ozone and suspended particulate matter. With respect to federal standards, the NCCAB has either achieved attainment or is unclassified. MBARD's *CEQA Air Quality Guidelines* include criteria air pollutant emissions thresholds, which are used to determine whether a project would result in a cumulatively considerable net increase of criteria air pollutants during operations and/or construction. **Table 2, Thresholds of Significance for Criteria Air Pollutants** summarizes thresholds for criteria air pollutants. Impacts for construction and operation of the Proposed Project are discussed below.

[3] The Proposed Project originally proposed three additional truck fueling stations as part of the overall Convenience Market/Fueling Station, which has since been removed. The three-truck fueling station was accounted for in all technical analyses for the Proposed Project, including the Air Quality Assessment (Monterey County File No. LIB230239. The removal of this component of the Proposed Project would reduce overall air quality emissions compared to what was analyzed in LIB230239. As a result, LIB230239 provides a conservative analysis of air quality impacts compared to what is currently proposed for development.

Table 2
Thresholds of Significance for Criteria Air Pollutants

Pollutants	Threshold(s) of Significance (lb./day)
VOC	137
NO_x	137
PM_{10}	82
CO	590
SO_2	150

(Source: 5)

Construction Impacts

California Emissions Estimator Model ("CalEEMod") version 2016.3.2 software was used to estimate the criteria air pollutant emissions that would be generated by on-site construction activities and the Roadway Construction Emission Model ("RoadMod") Version 9 was used to estimate the criteria air pollutant emissions generated by construction of off-site improvements. **Table 3, Unmitigated Construction Criteria Air Pollutant Emissions)** summarizes the unmitigated criteria air pollutant emissions from overall construction activities (both onsite and offsite).

Construction activities would generate a maximum of 39.06 pounds per day of PM_{10} emissions as described in **Table 3**, which is below the PM_{10} threshold of 82 pounds per day established by MBARD. Ozone precursor emissions from construction projects using typical equipment were accounted for in the emission inventories of the AQMP as described in MBARD's *CEQA Air Quality Guidelines* (Source: 5, page 5-3). The Proposed Project would utilize typical construction equipment. Consequently, ozone precursor emissions from construction were accounted for in the emission inventories and would have a less than significant impact on the attainment and maintenance of the national or state ambient air quality standards for ozone. *As a result, construction of the Proposed Project would not result in the cumulatively considerable net increase of any criteria air pollutant for which the project region is non-attainment, resulting in a less than significant impact.*

Table 3
Unmitigated Construction Criteria Pollutant Emissions

Maximum Daily Emissions[1,2]	VOC	NO_x	PM_{10}	$PM_{2.5}$	CO	SO_2
Summer	181.29	47.09	39.06	15.76	31.67	0.09
MBARD Thresholds	N/A	N/A	82	N/A	N/A	N/A
Exceeds Thresholds?	*N/A*	*N/A*	*No*	*N/A*	*N/A*	*N/A*
Winter	181.31	47.11	39.06	15.76	32.02	0.09
MBARD Thresholds	N/A	N/A	82	N/A	N/A	N/A
Exceeds Thresholds?	*N/A*	*N/A*	*No*	*N/A*	*N/A*	*N/A*

(Source: 8)
Notes:
1. Expressed in pounds per day.
2. Results may vary due to rounding.

Operational Impacts

Criteria air pollutant emissions would be generated from operation of the Proposed Project. CalEEMod was used to estimate operational emissions for the Proposed Project (see Monterey County File No. LIB230239), with adjustments to the modeling inputs to account for required compliance with applicable state and local regulations, as well as to account for reductions in overall emissions as a result of implementation of the Applicant-proposed energy efficiency and conservation measures described in **Chapter 2** of this Initial Study.

Table 4, Operational Criteria Air Pollutant Emissions summarizes operational emissions from buildout of the Proposed Project. **Table 4** shows that the emissions of VOC, NO_X, PM_{10}, CO, SO_2 would not exceed MBARD's adopted thresholds (Source: 1, 2, 5, 7, 8). *As a result, operation of the Proposed Project would not result in the cumulatively considerable net increase of any criteria air pollutant for which the region is non-attainment, resulting in a less than significant impact.*

Table 4
Operational Criteria Pollutant Emissions

Maximum Daily Emissions[1,2]	**VOC**	**NO_x**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**	**CO**
Summer[3]	19.89	58.38	0.29	19.53	5.49	94.90
MBARD Thresholds	137	137	150	82	N/A	550
Exceeds Thresholds?	*No*	*No*	*No*	*No*	*N/A*	*No*
Winter[3]	18.55	59.70	0.28	19.53	5.49	108.64
MBARD Thresholds	137	137	150	82	N/A	550
Exceeds Thresholds?	*No*	*No*	*No*	*No*	*N/A*	*No*

(Source: 8)
Notes:
1. Expressed in pounds per day.
2. Results may vary due to rounding.
3. Results include emissions reductions from compliance with 2019 BEES and Applicant-proposed emissions reduction measures.

Air Quality 3(c). Less than Significant with Mitigation

Construction of the Proposed Project would include ground-disturbing construction activities that would result in localized emissions of dust and toxic air contaminants ("TACs") from heavy equipment diesel exhaust. These emissions could result in temporary impacts to adjacent land uses that include sensitive receptors. Sensitive receptors typically consist of facilities where sensitive population groups are located, including residences, schools, childcare centers, convalescent homes, and medical facilities. The closest sensitive receptors are the residents of the nearby residential development adjacent to the northwest border of the Proposed Project Site. The effect of TAC emissions on sensitive receptors as a result of construction activities are described below.

Construction Impacts on Sensitive Receptors

The sensitive receptors closest to the Proposed Project site consist of several homes located to the northwest, the closest of which is approximately 200 feet from the boundary of the site. Construction activity located within 500 feet of sensitive receptors may contribute to exposures to TACs that have the potential to adversely affect human health. (Source: 8). As a result, construction of the Proposed Project could expose sensitive receptors to TACs, which is a potentially significant impact. *Implementation of mitigation measures AQ-1 through AQ-3 would reduce the potential exposure of nearby sensitive receptors to pollutant concentrations during construction of the Proposed Project to a less-than-significant level.*

Operational Impacts on Sensitive Receptors

Operation of the service station component of the Proposed Project could result in operational air quality impacts. More specifically, fueling activity at the service station would generate gasoline vapors that contain a number of toxic chemicals. Chemicals associated with fueling stations notably include benzene, a known carcinogen. The proposed service station would be located about 1,300 feet from the nearest sensitive receptors. Operation of the service station would be required to conform to the requirements of MBARD Rule 1000, Permit Guidelines and Requirements for Sources Emitting Toxic Air Contaminants. Rule 1000 applies to any source which requires a permit to construct or operate pursuant to air district Regulation II and has the potential to emit carcinogenic or non-carcinogenic TACs into the atmosphere. Rule 1000 requires any new source of TACs to prepare a risk assessment and reduce health risks to below the TAC thresholds. Compliance with the air district's Rule 1000 would ensure that operation of the proposed service station does not result in significant TACs (Source: 1, 2, 7, 8). *Therefore, operation of the Proposed Project would have a less-than-significant impact on sensitive receptors.*

Mitigation Measures

AQ-1 To reduce the exposure of nearby sensitive receptors to dust emissions from grading and construction activities on the project site, the following language shall be included on all grading and construction plans for the project prior to issuance of grading permits, subject to review and approval by County of Monterey HCD:

Dust control measures shall be employed to reduce visible dust leaving the site. The following measures recommended by the air district, or equally effective substitute measures shall be used:

a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day until all grading activities are complete and disturbed soils are revegetated and/or developed, to prevent visible dust from being blown by the wind;

b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;

c. Apply non-toxic binders and/or hydro seed to disturbed soils where grading is completed, but not on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;

d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;

e. Maintain at least 2.5 feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop grading and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;

i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of MBARD shall also be visible to ensure compliance with Rule 402 (Nuisance); and

j. Limit the area under construction at any one time.

Mitigation Monitoring Action AQ-1a: Prior to issuance of any grading and/or building permit, the Applicant shall include a note on the construction plans that includes the language contained in Mitigation Measure AQ-1.

Mitigation Monitoring Action AQ-1b: The applicant/contractor shall adhere and implement the measures contained in Mitigation Measure AQ-1 until completion of grading and construction of the Project.

Mitigation Monitoring Action AQ-1c: Prior to final of any grading and/or building permit, the Applicant shall provide evidence to County of Monterey HCD that Mitigation Measure AQ-1 has been successfully implemented.

AQ-2 Prior to the issuance of any grading and/or building permits, the Applicant shall prepare a Construction Staging Management Plan. The Construction Staging Management Plan shall be provided to Monterey County HCD for review and approval. The plan shall include the following restrictions:

a. Heavy-duty diesel vehicles shall be required to have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and shall not be staged within 500 feet of nearest sensitive receptors; and

b. Construction equipment and heavy-duty diesel trucks idling shall be avoided, where feasible, and if idling is necessary, it shall not exceed five minutes.

Mitigation Monitoring Action AQ-2: Prior to issuance of any grading and/or building permit, the HCD-Planning and Engineering Services shall review and approve the Construction Staging Management Plan to ensure that it contains the restrictions on construction equipment identified in Mitigation Measure AQ-2.

AQ-3 Prior to the issuance of any grading and/or building permits, the Applicant shall provide construction documents to the County of Monterey HCD for review and approval. The following language shall be included in all construction documents: "All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment shall include the use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel."

Mitigation Monitoring Action AQ-3: Prior to issuance of any grading and/or building permit, HCD-Planning shall review and approve the construction documents to ensure that they contain the language contained in Mitigation Measure AQ-3.

Air Quality 3(d). Less than Significant

Odors are defined as the emission of one or more pollutants that are a nuisance to healthy persons and may trigger asthma episodes in people with sensitive airways (Source: 5). Sources of odors typically include landfills, chemical plants, agricultural uses, wastewater treatment plants, and refineries. The Proposed Project does not include any uses that are identified by MBARD as odor producers. Construction of the Proposed Project may result in intermittent odors from diesel exhaust that could be noticeable at times to nearby residences. However, these odors would be temporary, and emission of these odors would cease following construction. Given the temporary nature of construction activities and the relative lack sensitive receptors in the area, potential intermittent odors are not anticipated to result in odors that would affect a substantial number of people (Source: 1, 2, 5, 7). *The Proposed Project would have a less than significant impact resulting from emissions of odors.*

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 7, 9, 10, 11, 47, 48, 49, 50, 51)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 7, 9, 10, 11)	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 4, 7, 9, 10, 11)	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 4, 7, 9, 10, 11)	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4, 7, 9, 10, 11)	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

A biological and cultural resources assessment and a focused Congdon's tarplant survey were completed for the Proposed Project site and are contained in Monterey County File No. LIB200170 (Source: 9 and 10). This section is based on the findings of the report and survey. The prepared biological and cultural resources assessment also includes a copy of a request made to the U.S. Army Corps of Engineers to determine jurisdiction of a drainage channel located on the site. Site visits were conducted in connection with each of these studies.

The Proposed Project site is approximately 17.93 acres and is located within the Salinas U.S. Geological Survey quadrangle map. Surrounding land uses include agricultural fields located to the east, a residential subdivision and commercial uses to the north, Highway 101 and Caltrans detention pond facilities to the west, and a Caltrans detention pond on the south. The adjacent, off-site detention ponds contained ruderal vegetation and stagnant, shallow water containing algae at the time of the site visits. Red-winged blackbirds (*Agelaius phoeniceus*) were observed flying around the ponds and perching on adjacent fences.

The dominant plant community on the Proposed Project site and in the off-site improvements area on Harrison Road is ruderal (non-native) open grassland. Small animal burrows were observed in the open area along the southern portion of the Proposed Project site and near the fence line between the property and the southern retention pond. No biological resources, aside from ruderal grasslands, are present at the location of the off-site improvements on Harrison Road.

Biological Resources 4(a). Less than Significant with Mitigation

The following discussion analyzes the Proposed Project's potential to impact species identified as a candidate, sensitive, or special-status. A list of special-status species with the potential to occur in the project vicinity was generated based on a search of the California Department of Fish and Wildlife ("CDFW") California Natural Diversity Database ("CNDDB") of nine nearby U.S. Geological Survey quadrangles (Source: 47). Additional records searches were conducted using the quadrangles in the California Native Plant Society ("CNPS") Inventory of Rare and Endangered Plants (Source: 48) and the U.S Fish and Wildlife Service ("USFWS") Endangered Species Program (Source: 49) (see **LIB200170**). Special-status species include species listed as Endangered, Threatened, or Rare, or as Candidates for listing by the USFWS and/or CDFW, Species of Special Concern or Fully Protected species as identified by CDFW, or as Rare Plant Rank 1B or 2B as identified by CNPS.

Figure 14, Special-Status Species Map, provides the results of the CNDDB search, as well as the location of aquatic features in relation to the Proposed Project site. **Table 5** shows special-status plant and **Table 6** shows wildlife species and summarizes their potential to be present in the project area.

Table 5.
Special-Status Plant Species

Scientific Name	Common Name	Status	General Habitat	Habitat Present/Absent	Rationale
Centromadia parryi ssp *congdonii*	Congdon's tarplant	CNPS List 1B.1	Grassland, moist areas	Absent	Not observed during focused survey, presumed absent.

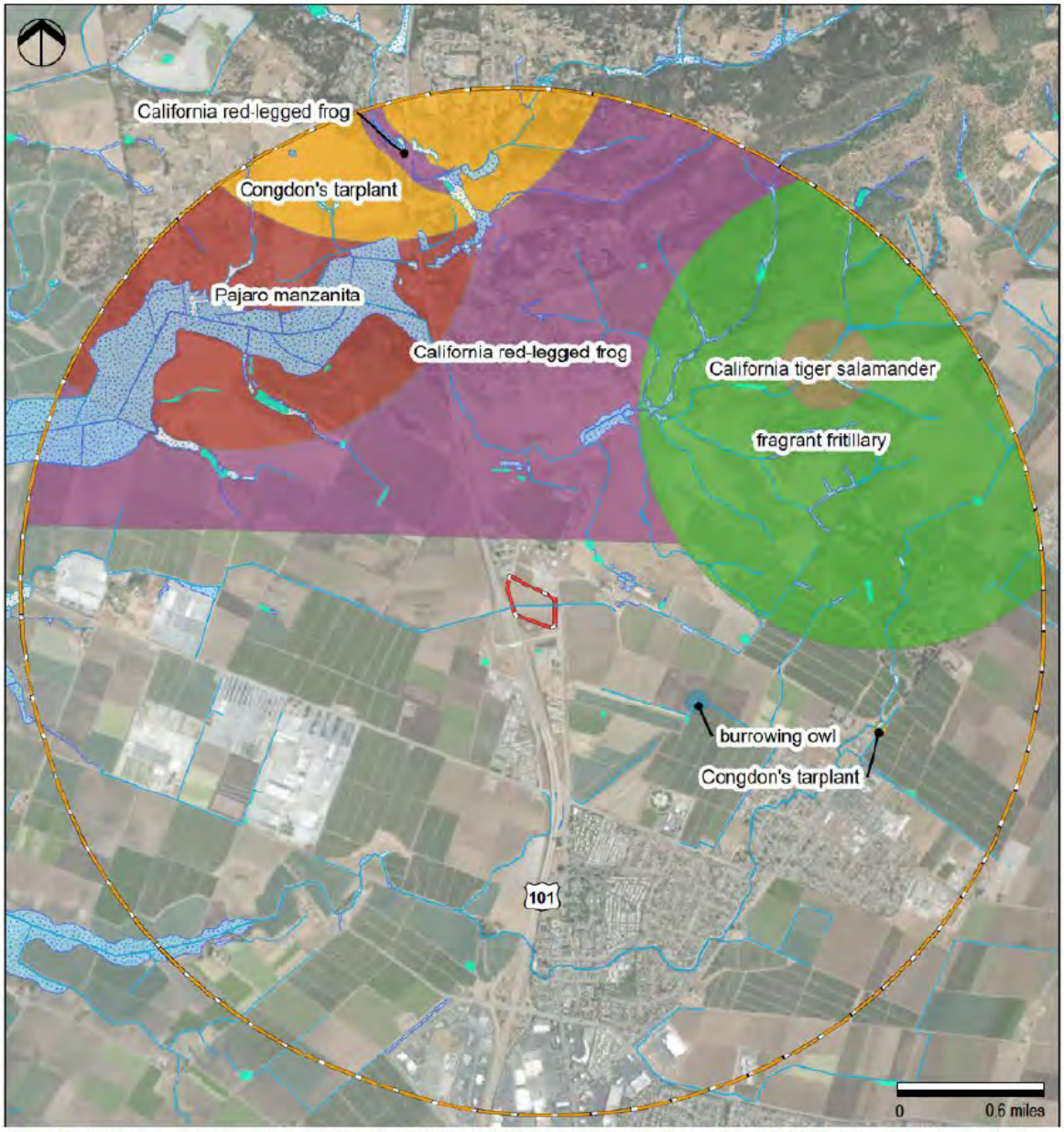
Table 6.
Special-Status Wildlife Species

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	Habitat Preference and Potential for Occurrence in Project Impact Areas
Ambystoma californiense	California tiger salamander	Threatened	Threatened	None	UNLIKELY. Suitable habitat is not present at the project site.
Athene cunicularia	burrowing owl	None	None	SSC	MODERATE. Found in grasslands, rangelands, agricultural areas and other open dry areas with low vegetation. Marginally suitable foraging habitat is present on project site and off-site improvements area.
Rana draytonii	California red-legged frog	Threatened	None	SCC	UNLIKELY. Suitable habitat is not present at the project site.

Congdon's Tarplant

The prepared biological and cultural resources assessment (Source: 9) identified potential habitat for Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*), which is classified as a Rare Plant Rank 1B by CNPS. Congdon's tarplant is found on a range of substrates and is known to be tolerant of disturbed and ruderal (non-native) areas. Congdon's tarplant is typically found in the East San Francisco Bay Area, Salinas Valley, and Los Osos Valley, and may occur within patches of non-native grassland. This species is most observable from late summer to early fall, during its peak blooming period.

A focused plant survey was conducted on September 25, 2018 (Source: 10). No Congdon's tarplant was observed at the Proposed Project site.



Note: This figure presents California Natural Diversity Database (CNDDB) occurrence records maintained by the California Department of Fish and Wildlife. Species records indicate positive occurrences only; lack of occurrence data does not indicate species are not present. Some records represent historical and/or extirpated occurrences. There may be additional special-status species occurrences within this area which have not been observed or reported.

Legend

- Project Boundary
- 2 Mile Buffer

Wetland Type

- Riverine
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland

Source: EMC Planning Group, September 2020

Special-Status Species Map

Sala Road Commercial Project
Initial Study

Figure 14

Burrowing Owl

Burrowing owl (*Athene cunicularia*) is listed as a California Species of Special Concern. Burrowing owls are known to live and breed in abandoned ground burrows, especially those of the California ground squirrel. Ideal habitat conditions for Burrowing owls consist of large, open, dry and nearly level grasslands or prairies with short to moderate vegetation height and cover, and areas of bare ground with significant populations of burrowing mammals. The nearest recorded observation of Burrowing owl is from 2007, located approximately 0.6 miles southwest of the Proposed Project site.

Non-native grassland within the Proposed Project site and within the Harrison Road improvement impact area could provide marginally suitable foraging habitat for Burrowing owl. In addition, scattered small mammal burrows on the site could be utilized for nesting habitat. As a result, construction activities could result in the loss or disturbance of individual animals if Burrowing owl is present on or adjacent to the Proposed Project site or within the Harrison Road impact area, which would represent a significant adverse environmental impact. *However, implementation of Mitigation Measure BIO-1 would reduce potential impacts to Burrowing owl to a less than significant level.*

Nesting Birds

Various bird species, such as the California horned lark (*Eremophila alpestris actia*), may nest on open ground or in any type of vegetation at or adjacent to the Proposed Project site, as well as within the Harrison Road widening impact area. Construction activities have the potential to impact nesting birds protected under the Federal Migratory Bird Treaty Act and California Fish and Game Code. Noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to nest abandonment, which would represent a significant impact. This would be a potentially significant impact that can be reduced to a less than significant level with application of the County's standard "RAPTOR/MIGRATORY BIRD NESTING" condition of approval which requires the Applicant to retain a qualified biologist to conduct pre-construction bird nesting survey during the typical nesting season (February 22 - August 1), if construction occurs during this period. If nesting birds or other protected avian species are found on within 300 feet of the project site and within 30 days of construction activities, an appropriate buffer plan shall be established by the project biologist. *The Proposed Project would have a less than significant impact on nesting birds with implementation of this standard permit condition.*

California Tiger Salamander

The California tiger salamander (*Ambystoma californiense*) is a federally-listed and state-listed threatened species. California tiger salamander ("CTS") is characterized as a large, stocky terrestrial salamander. CTS have two primary habitat components: aquatic breeding sites and upland terrestrial refuge sites. Aquatic habitats typically include ephemeral water bodies such as vernal pools, ponds, depressional pools, and other wetlands. Suitable upland habitat for CTS consists of grazed annual grassland that contains concentrations of small mammal burrows or

other underground habitat, and that is within 1.24 miles of potential aquatic breeding habitat where there are no obvious barriers to dispersal (Source: 50).

The recorded observation of CTS nearest to the Proposed Project site is located approximately 1.2 miles from the site. Larvae were observed in a stock pond/reservoir in non-native grassland/coast live oak in 1990, though a follow up survey in 1999 did not find any larvae at this same location. The Proposed Project site and Harrison Road widening impact area are in an isolated area that does not provide contiguous open habitat between the Proposed Project site and the nearest known occurrence of CTS. As a result, CTS are not expected to occur at the site. CTS are also not expected to be present on the Proposed Project site or within the Harrison Road widening impact area due to the poor habitat conditions of the off-site detention ponds adjacent to the site. *The Proposed Project would not result in any impacts to CTS.*

California Red-legged Frog

California red-legged frog (*Rana draytonii*) is a federally-listed threatened and state-listed species of special concern that occurs in streams, ephemeral ponds, and pools where water remains long enough for breeding. California red-legged frog ("CRLF") are almost always found near water. However, CRLF are known to disperse to upland habitats up to one mile from their aquatic breeding habitats during the dry season (Source: 51). The nearest recorded observation of CRLF is located approximately 1.5 miles from the site and was recorded in 2003. Adults and larvae were observed in deep pools with adjacent wetland vegetation, oak woodland, pastureland, and willows.

The Proposed Project site and the Harrison Road widening impact area are located in an isolated area that does not provide contiguous open habitat between the Proposed Project site and the nearest known occurrence of CRLF. As a result, this species is not expected to occur. CRLF are also not expected to be present on the Proposed Project site or within the Harrison Road widening impact area due to the poor habitat conditions of the off-site detention ponds adjacent to the site. *The Proposed Project would not result in any impacts to CRLF.*

Conclusion

The Proposed Project would have a less than significant impact on candidate, sensitive, and special-status species with incorporation of Mitigation Measures BIO-1 and standard permit conditions as identified above, (Source: 1, 2, 3, 4, 7, 9, 10, 11, 47, 48, 49, 50, 51).

Mitigation Measure

BIO-1 To avoid/minimize impacts to Burrowing owls potentially occurring onsite or within the Harrison Road widening impact area, the Applicant shall retain a qualified biologist to conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat in these areas no less than 14 days prior to the start of construction or ground disturbance activities. The Applicant shall initiate consultation with the California Department of Fish and Wildlife if these pre-construction surveys locate occupied

burrows in or near construction areas. If Burrowing owls are found present, the Applicant will work with the California Department of Fish and Wildlife to interpret survey results and develop a project-specific avoidance and minimization approach.

Mitigation Monitoring Action BIO-1: Prior to the issuance of grading and/or building permits, the Applicant shall retain a qualified biologist to provide a report documenting survey results shall be submitted to the HCD-Planning for review and approval. If the survey results are negative, construction may proceed without consultation with the California Department of Fish and Wildlife. If the survey results are positive, construction may not proceed until consultation with the California Department of Fish and Wildlife has occurred.

Biological Resources 4(b). Less than Significant with Mitigation

The Proposed Project contains a drainage channel that crosses the site from east to west. This drainage channel was determined to not be a wetland but subject to the jurisdiction of the U.S. Army Corps of Engineers ("USACE") following an on-site field visit. USACE determined that an after-the-fact Nationwide 39 permit was required to address past disturbances to the drainage channel. Mitigation would be implemented to reduce impacts to the drainage channel to a less than significant level as described under impact 4(c), below (Source: 1, 2, 3, 4, 6, 7, 9, 10, 11).

Aside from the drainage channel described above, the Proposed Project site does not support any additional riparian habitats or other sensitive natural communities identified in local or regional plans, policies, or regulations, including any state or federally protected wetlands or creeks subject to CDFW or USFWS jurisdiction. In addition, the widening impact area of Harrison Road does not contain any protected wetlands. *As a result, the Proposed Project would result in a less than significant impact with respect to direct removal, filling, or hydrological interruption of state or federally protected wetlands with incorporation of Mitigation Measure BIO-2*.

Biological Resources 4(c). Less than Significant with Mitigation

The Proposed Project could potentially have an adverse effect on state or federally protected wetlands. The Proposed Project site includes a drainage channel that crosses the site from east to west that has been subject to periodic disturbance by mowing and discing associated with maintenance of the site. A letter providing site information, maps, jurisdictional information, and a request for a site visit was submitted to the USACE in 2018 to determine jurisdiction of the drainage channel (Source: 11). Following the on-site meeting and subsequent coordination with Keith Hess, regulator with the USACE, the wetland feature was determined to be under USACE jurisdiction. An after-the-fact Nationwide 39 permit was determined to be required for the Proposed Project to address past disturbances to the drainage channel and to reduce impacts to the wetland feature to a less than significant level. A pre-construction notification and mitigation plan was also identified as a required approval, due to past impacts to the drainage channel occurring over an area greater than half an acre.

Final design and specifications for the mitigation for the drainage channel would be determined in consultation with USACE prior to the issuance of the Nationwide 39 Permit. Impact

mitigation is expected to consist of rerouting the drainage channel using a series of open channels and underground piping from the culvert on the west side of Harrison Road around the perimeter or through the property, exiting at the western boundary into an existing drainage ditch parallel to the freeway. A seeding and monitoring plan to vegetate the new channel and verify establishment of the plants is also expected to be a requirement of the Nationwide 39 Permit. Implementation of the following mitigation measure would reduce significant impacts to jurisdictional waterways to a less than significant level (Source: 1, 2, 3, 4, 7, 9, 10, 11). *The Proposed Project would have a less than significant impact with respect to substantial adverse effects on any state or federally protected wetlands with incorporation of Mitigation Measure BIO-2.*

Mitigation Measure

BIO-2 Prior to any additional grading, filling, or rerouting of the existing drainage channel, a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from the U.S. Army Corps of Engineers ("USACE") shall be obtained. As part of the application for the NWP 39 Permit, a wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland is required for review and approval by the USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board ("RWQCB") shall also be obtained.

Mitigation Monitoring Action BIO-2: Prior to issuance of grading permits, HCD-Planning shall be provided with copies of the NWP 39 Permit from USACE and a Water Quality Certification from the Central Coast RWQCB.

Biological Resources 4(d). Less than Significant Impact

Wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites. The Proposed Project site is disturbed and has historically been used for agricultural purposes. The Harrison Road widening impact area is also located in a disturbed area. Neither site is considered likely to facilitate major wildlife movement due to site disturbance. While scattered small animal burrows are present on-site this habitat is considered marginal (Source: 1, 2, 3, 4, 7, 9, 10, 11). *The Proposed Project would have a less-than-significant impact on wildlife movement.*

Biological Resources 4(e). Less than Significant Impact with Mitigation

The County's 2010 General Plan contains various policies intended to protect biological resources within Monterey County as described above. The Proposed Project includes mitigation measures to reduce impacts to biological resources. The Proposed Project would implement mitigation measures BIO-1 and BIO-2 to reduce potentially significant impacts to biological resources to less than significant level. The Proposed Project would not require the removal of trees as none are present on site (Source: 1, 2, 3, 4, 7, 9, 10, 11). The Proposed Project would not conflict with local policies or ordinances protecting biological resources. *This represents a less than significant impact with mitigation incorporated.*

Biological Resources 4(f). No Impact

Neither the Proposed Project site nor the proposed locations of offsite improvements are located in an area with critical habitat designations, adopted habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans (Source: 1, 2). *No impact would occur.*

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (Source: 1, 2, 4, 7, 9)	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: 1, 2, 4, 7, 9)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 4, 7, 9)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site has historically been used for agricultural purposes and does not contain any structures. The Proposed Project site is mapped in a low sensitivity area for archaeological resources (Source: 2). The Proposed Project site has been highly disturbed by past agricultural uses. Therefore, the potential presence of unique archaeological resources on the site is considered low.

A biological and cultural resources assessment was prepared for the Proposed Project (Source: 9, 10 and 11). The assessment indicated that there are no recorded prehistoric properties, structures, or sites within the boundaries of the Proposed Project. This section is based, in part, on the discussion contained in Source 9.

Cultural Resources 5(a). Less than Significant Impact

The Proposed Project site has historically been used for agricultural purposes and does not contain any structures. A biological and cultural resources assessment was prepared for the Proposed Project, which included an evaluation of historic resources in the vicinity of the Proposed Project site. The assessment indicated no recorded historic properties, structures, or sites within the Proposed Project boundaries. The assessment identified one historic structure in the vicinity of the property. This historic structure is not located within or adjacent to the site and would not be impacted by development of the Proposed Project (Source: 1, 2, 4, 7, 9). *Therefore, the Proposed Project would have a less than significant impact with respect to causing a substantial adverse change in the significance of an historical resource.*

Cultural Resources 5(b and c) Less than Significant

The prepared biological and cultural resources assessment indicated that no recorded prehistoric properties, structures, or sites are located within the boundaries of the Proposed Project. No archaeological resources were observed during site visits, although a full archaeological reconnaissance survey was not conducted. Although it is possible that archaeological resources could be discovered during earth-moving activities, the report concluded that the potential of discovery and disturbance was low (Source: 1, 2, 4, 7, 9). Therefore, the potential for inadvertent impacts to archaeological resources is limited and would be controlled by application of the County's standard condition which requires the contractor to stop work if previously unidentified resources are discovered during construction. No Native American human remains, or significant cultural resources are known to exist on the project site. If unanticipated human remains are unearthed, State Health and Safety Code Section 7050.5 requires no further disturbance to occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. *Adherence to the County's standard cultural resource condition of approval would result in less than significant impacts on cultural resources.*

6. ENERGY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1, 2, 7, 8, 52, 53, 54)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 2, 7, 52)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Starting in 2018, all PG&E customers within Monterey, San Benito, and Santa Cruz Counties were automatically enrolled in Central Coast Community Energy ("3CE"), formerly known as Monterey Bay Community Power. 3CE is a locally controlled public agency providing carbon-free electricity to residents and businesses. Formed in February 2017, 3CE is a joint powers authority, and is based on a local energy model called community choice energy. 3CE partners with PG&E, which continues to provide billing, power transmission and distribution, customer service, grid maintenance services and natural gas services to Monterey County. 3CE's standard electricity offering, is carbon free and is classified as 30 percent renewable. Of the electricity

provided by 3CE in 2018, 40 percent was hydroelectric, and 30 percent was solar and wind (eligible renewables) (Source: 52).

Various state regulations and legislative acts are aimed at improving vehicle fuel efficiency, energy efficiency, and enhancing energy conservation. Representative legislation for the use of renewable energy includes Senate Bill 350, which sets state-wide goals for renewable energy. In addition, the California Building Standards Code would apply to the Proposed Project. The County of Monterey enforces the California Building Standards Code at a project-level through the development process.

This section is based on the results of the Sala Road Project – Air Quality, Greenhouse Gas Emissions, and Energy Report (Source: 8) prepared for the Proposed Project.

Energy 6(a). Less than Significant Impact

Energy impacts associated with the Proposed Project were assessed based on the total energy demand for the completed development. The Proposed Project could result in a potentially significant impact if it would result in the wasteful, inefficient, or unnecessary consumption of energy, if its energy demand is determined to be excessive compared to common land use types, and/or if the gross energy demand for the Proposed Project is determined to be excessive relative to total demand in Monterey County.

Projected Energy Demand

The Proposed Project would result in increased demand for energy due to construction activities and long-term operation. Energy consumed during construction activities would be temporary. The primary sources of operational energy consumption from the Proposed Project consist of vehicle fuel, natural gas, and electricity. A summary of projected energy demand is provided below.

Transportation Fuel

Operation of the Proposed Project would generate new traffic trips that would result in increased demand for and consumption of transportation fuel. Based on CalEEMod results, the annual unmitigated project VMT would be 8,987,181 miles (Source: 8, LIB230239)[4]. Whereas, the prepared VMT Analysis, which utilized the AMBAG travel demand model, estimated that the unmitigated project VMT would be 7,094,430 miles (Source: 18). According to the 2017 Emissions Factor Model ("EMFAC2017") results, transportation fuel demand is forecast at about 385,581 gallons per year. By design, the Proposed Project includes a diversity of complementing

[4] The Proposed Project originally proposed three additional truck fueling stations as part of the overall Convenience Market/Fueling Station, which has since been removed. The three-truck fueling station was accounted for in the prepared Air Quality Assessment (Monterey County File No. LIB230239; Source: 8) and VMT analysis. The removal of this component of the Proposed Project would reduce overall energy use compared to what was analyzed in Sources: 8 and 18. As a result, LIB230239C provides a conservative analysis of energy impacts compared to what is currently proposed for development.

land uses located within close proximity to one-another, which serves to reduce VMT and overall consumption of transportation fuel.

Electricity

Total electricity consumption in Monterey County was approximately 2,434,272,857 kWh in 2020 (Source: 53). The results of the CalEEMod modeling for the Proposed Project show that electricity demand would be approximately 2,177,885 kWh/year. This represents a negligible amount of the total 2020 electricity consumption for Monterey County. The Applicant has identified several energy efficiency/conservation measures that are part of the Proposed Project, as described in **Chapter 2** of this Initial Study**.** These measures include committing to a 10 percent improvement over current Title 24 energy standards; installing high efficiency lighting to reduce lighting energy by 16 percent; planting native and/or drought-resistant species of trees and other vegetation to reduce energy used for irrigation, and; installing energy efficient appliances in the hotel, convenience market, fast food restaurant, and retail stores. Implementation of these measures would reduce overall energy demand associated with the Proposed Project.

Natural Gas

Total natural gas consumption in Monterey County was 110,009,822 therms in 2020 (Source: 54). The results of the CalEEMod modeling for the Proposed Project show that natural gas demand would be approximately 8,370,602,000 BTU/year (or 83,726 therms/year). This represents a negligible amount of the total 2020 natural gas consumption for Monterey County. The Applicant's commitment to exceed Title 24 energy requirements would further reduce natural gas consumption.

Conclusion

The Proposed Project would not result in an energy demand that would be considered excessive relative to cumulative energy demand in the County. Operation of the Proposed Project would not result in inefficient, wasteful, and unnecessary consumption of energy (Source: 1, 2, 7, 8, 52, 53, 54). Moreover, the Proposed Project also includes measures to reduce anticipated energy demand to ensure that the Proposed Project would not result in the wasteful or inefficient use of energy. *This represents a less than significant impact.*

Energy 6(b). Less than Significant Impact

The Proposed Project involves development of a vacant parcel. Operation of the Proposed Project would generate increased energy demands on the site compared to existing uses. The Proposed Project has been designed to comply with existing state and local plans for renewable energy and/or energy-efficiency. The Proposed Project would comply with California Green Building Code, Title 24 energy efficiency requirements, and the California Building Standards Code. In addition, the Proposed Project includes the following Applicant-proposed measures of further reduce anticipated energy demand:

- Constructing new buildings to exceed Title 24 California Building Standards Code requirements for building energy efficiency by 10 percent;
- Installing energy efficient refrigerators, fans, clothes washers, and dishwashers in the hotel, and energy efficient fans and refrigerators in the convenience market, fast food restaurant, and retail stores;
- Installing energy efficiency lighting that reduces lighting energy demand by 16 percent;
- Providing accessible electric vehicle parking spaces and electric vehicle charging stations and signage prohibiting parking for non-electric vehicles; and
- Utilizing California native plants and drought-resistant landscaping that needs minimal to no watering (to reduce energy demand for water treatment and pumping).

As a result, the Proposed Project would comply with State and local regulations related to energy efficiency (Source: 1, 2, 7, 52). *This represents a less than significant impact.*

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 25) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking? (Source: 1, 2, 12, 20)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 12, 20)	☐	☐	☒	☐
iv) Landslides? (Source: 1, 2, 12, 20)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 7, 12, 14, 20)	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 7, 12, 20)	☐	☐	☒	☐
d) Be located on expansive soil creating substantial risks to life or property? (Source: 1, 2, 7, 12, 20)	☐	☐	☒	☐

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 7, 12, 20)	☐	☐	☐	☒
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: 1, 2, 7, 20)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

This section is based on information obtained from the *Geotechnical Engineering Investigation, Proposed Commercial Development, Harrison Road and La Sala Road, Salinas, California* report ("Geotechnical Report") prepared for the Proposed Project by Krazen and Associates in 2018 (Monterey County File No. LIB200168; Source: 12).

According to the *Monterey County GIS* (Source: 20) and as discussed in the Geotechnical Report (Source: 12), the Proposed Project site is not located within an active or potentially active fault zone. The nearest active faults to the Proposed Project site include the Zayante-Vergeles fault, located approximately 5.3 miles to the northeast; the Rinconada fault, located approximately 7.3 miles south; the San Andreas fault, located approximately 9.8 miles to the northeast; the Monterey Bay-Tularcitos fault, located approximately 15.2 miles to the west; and the Calaveras fault, located approximately 15.6 miles northeast of the site. These faults are considered active as they have demonstrated geologic displacement within the past 10,000 years.

Liquefaction is the loss of strength in saturated granular soils produced by seismic shaking and is often accompanied by the surface occurrence of free water produced by sand boils. The Proposed Project site and Harrison Road widening impact area are mapped in an area that is designated with low liquefaction susceptibility (Source: 20). Expansive soils tend to swell with seasonal increases in soil moisture and shrink during the dry season as the soil moisture decreases. Shrinking and swelling of some soils can cause damage to building foundations, basement walls, roads and other structures unless precautionary measures are incorporated into the design.

Geology and Soils 7(ai). No Impact

The Proposed Project site is not located within an area mapped in an Alquist-Priolo Earthquake Fault Zoning Map. As described above, the nearest mapped fault is located over five miles from the Proposed Project site (Source: 1, 2, 25). *There would be no impact*.

Geology and Soils 7(aii). Less than Significant Impact

As described above, the Proposed Project site is not located within an active or potentially active fault zone. No active faults are located within five (5) miles of the Proposed Project site.

However, the Proposed Project is located about 9.8 miles from the San Andreas Fault zone. Damage to structures and loss of life would potentially occur due to ground shaking along this fault associated with seismic activity. As a result, the Proposed Project would be expected to be subject to strong ground shaking during the design life of the development.

The Proposed Project has been designed in accordance with the California Building Code (CBC) to reduce impacts associated with future seismic activity leading to ground shaking. The CBC contains construction specifications to reduce hazards from seismic activity. In addition, the *Geotechnical Engineering Investigation, Proposed Commercial Development, Harrison Road and La Sala Road, Salinas, California* (Source: 12) includes recommendations for construction design and criteria for the site preparation. The Proposed Project would be constructed in conformance with these requirements. In addition, future development of the site would be required to comply with the recommendations of a design-level geotechnical analysis (Source: 1, 2, 12, 20). *Implementation of the recommendations contained in the geotechnical report, as well as compliance with the recommendations of a design-level analysis would reduce impacts to a less-than-significant level*.

Geology and Soils 7(aiii). Less than Significant Impact

As described above, the Proposed Project is in an area that is mapped in an area with low susceptibility to liquefaction (Source: 20). In addition, the Geotechnical Report (Source: 20) concluded that the potential for seismic settlement at the Proposed Project site was low. As a result, mitigation measures to reduce liquefaction would not be required for the Proposed Project (Source: 1, 2, 12, 20). *This represents a less than significant impact.*

Geology and Soils 7(aiv). No Impact

The Proposed Project is located in a relatively flat area that is considered to be at low risk for landslides (Source: 20). The Proposed Project, including off-site improvements and would not be subject to landslides (Source: 1, 2, 12, 20). *No impact would occur*.

Geology and Soils 7(b). Less than Significant Impact

The Monterey County Geologic Hazards Map shows that both the Proposed Project site and the Harrison Road improvements impact area are located in areas that have a low potential for soil erosion hazards (Source: 20). However, development of the Proposed Project would result in a substantial increase in the amount of impervious surfaces on the site. These new impervious surfaces would increase stormwater runoff on the site and increase the potential for erosion. An erosion control plan was prepared for the Proposed Project. The erosion control plan identifies best management practices to implement erosion and sediment control for the purpose of preventing sediment transport offsite.

The Applicant would be required to implement erosion control measures in accordance with Erosion Control Ordinance, Chapter 16.12. In addition, all grading activities associated with construction of the Proposed Project must comply with MCC section 16.12.80, Land Clearing. The County of Monterey HCD-Environmental Services would review and approve grading plans for the Proposed Project to ensure compliance with these requirements. Additionally, the

Applicant has prepared a Storm Water Pollution Prevention Plan ("SWPPP") (Source: 14) identifying best management practices (e.g., filters, traps, bio-filtration swales, etc.) to be implemented during construction. Implementation of these best management practices would ensure that urban runoff contaminants and sediment are minimized during site preparation and construction activity. Best management practices would be included in all applicable construction permit plans. The Applicant has prepared an erosion control plan (Source: 1) for the purpose of implementing erosion control measures consistent with the regulations above. The Proposed Project would comply with all regulations regarding stormwater runoff and soil erosion (Source: 1, 2, 7, 12, 14, 20). *This represents a less than significant impact.*

Geology and Soils 7(c). Less than Significant Impact

The Proposed Project site and Harrison Road Widening Impact area are mapped in an area that is designated with low liquefaction susceptibility as described under impact aiii), above (Source: 1, 2, 7, 12, 20). *This represents a less than significant impact.*

Geology and Soils 7(d). Less than Significant Impact

Soils at the Proposed Project site consist of very dense silty sand with clay, clay-like sand, or clay-like silty sand. These soil types have a low to moderate expansion potential. This represents a minor to moderate hazard to the Proposed Project, due to the possibility post-construction movement on slab-on-grade construction. Monterey County Code section 16.08.410 requires that all recommendations contained in a geotechnical or geological report (Source: 12) be incorporated into the approved grading plan. The associated construction permit would not be issued by HCD-Building Services until all soil and geological report recommendations are incorporated. Adherence to Monterey County Code would ensure that the proposed structures are supported by a minimum of 24 inches of non-expansive engineered fill soils to reduce impacts related to expansive soils. In addition, the Proposed Project would be developed the California Building Code (Source: 1, 2, 7, 12, 20). *As a result, the impacts from expansive soils would be less than significant.*

Geology and Soils 7(e). No Impact

The Proposed Project does not include septic tanks or other types of alternative wastewater disposal systems. The Proposed Project would include construction of a new sewer line to connect to the City of Salinas' wastewater system (Source: 1, 2, 7, 12, 20). *No impact would occur.*

Geology and Soils 7(f). No Impact

The Proposed Project is not located within an area identified as containing paleontological resources nor is it located in close proximity to any known paleontological resources (Source: 2, Exhibit 4.10.1). The Proposed Project would not impact any paleontological resources, as none are known to exist in the Proposed Project area (Source: 1, 2, 7, 20). *No impact would occur.*

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 7, 8)	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 7, 8)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

This section is based in part on the *Sala Road Project – Air Quality, Greenhouse Gas Emissions, and Energy Report* prepared for the Proposed Project (Source: 8).

Various gases in the earth's atmosphere, when exceeding the naturally occurring or 'background' levels due to human activity, create a warming or greenhouse effect, and are classified as atmospheric greenhouse gases ("GHGs"). These gases play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, the radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide ("CO_2"), methane ("CH_4"), ozone ("O_3"), water vapor, nitrous oxide ("N_2O"), and chlorofluorocarbons ("CFCs"). Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for the greenhouse effect. In California, the transportation sector is the largest emitter of GHGs.

The California Legislature has enacted a series of statutes in an effort to reduce greenhouse ("GHG") emissions across the state. Effective January 1, 2017, Senate Bill ("SB") 32 requires that statewide GHG emissions be reduced to 40 percent below 1990 levels by 2030. SB 32 represents the current state legislative framework commonly used by local and regional agencies across the state as guidance for reducing GHG emissions from activities within their respective jurisdictions.

The County of Monterey has not formally adopted a quantified threshold of significance for GHGs and to date, has not adopted a qualified climate action plan. Further, MBARD has not adopted thresholds of significance for non-stationary GHG sources that could be used as guidance for assessing the significance of GHG impacts.

Carbon sequestration is the process of removing and storing carbon dioxide from the atmosphere in carbon sinks (such as oceans, forests, vegetation, or soils) through physical or biological processes, such as photosynthesis. Carbon stored in soils and vegetation is commonly released back to the atmosphere when a land use development project requires existing soils be disturbed and/or existing vegetation with significant sequestration capacity (e.g. mature trees) be removed from a development site.

Greenhouse Gas Emissions 8(a). Less than Significant with Mitigation

Neither the County nor MBARD has adopted a regional GHG threshold. As a result, a GHG threshold of significance for the Proposed Project was developed based on a GHG efficiency metric that represents a rate of emissions generation. A GHG threshold of 3.82 MT CO_2e per service population has been established for the Proposed Project's buildout year of 2024 (see Source: 8[5]), based on a methodology that considers statewide emissions, projected population, and employment growth in the state. GHG emissions resulting from the Proposed Project would not conflict with the state's ability to achieve statewide GHG reduction targets embodied in SB 32 if the rate of emissions by the Proposed Project is equal to or below the threshold of 3.82 MT CO_2e per service population.

GHG emissions from baseline operations, construction, and operations were estimated using CalEEMod (see Source: 8; Monterey County File No. LIB230239). These estimates also accounted for the changes in the carbon sequestration potential of the Proposed Project site based on changes in natural vegetation communities and the number of new trees that would be planted as part of the Proposed Project.

Baseline Conditions

The Proposed Project site was in active agricultural production until 2012, when agricultural production on the site ceased. For the purposes of this analysis, GHG emissions generated by previous agricultural activities are considered sources of baseline GHG emissions. The primary source of GHG emissions from baseline agricultural production activities on the site resulted from electricity generation for irrigation water pumping and operation of farm equipment. To provide a conservative analysis and due to uncertainty about the type and intensity of farm equipment used on the site, this component of the Proposed Project's baseline GHG emissions is not evaluated in further detail. The GHG emissions baseline volume from electricity generation for water pumping is estimated at 4.10 MT CO_2e per year.

[5] The Proposed Project originally proposed three additional truck fueling stations as part of the overall Convenience Market/Fueling Station, which has since been removed. The three-truck fueling station was accounted for in the prepared Air Quality Assessment (Monterey County File No. LIB230239). The removal of this component of the Proposed Project would reduce overall GHG emissions compared to what was analyzed in Monterey County File No. LIB230239. As a result, LIB230239 (Source: 8) provides a conservative analysis of GHG emission impacts compared to what is currently proposed for development.

Construction and Operational Emissions

The Proposed Project would generate GHG emissions during both the construction and operation phases. Construction GHG emissions would be generated primarily by equipment used during site preparation, grading, and building construction, while direct operational GHG emissions would be generated primarily by vehicle trips accessing the Proposed Project site. The Proposed Project would also include indirect sources of GHG emissions, including electricity and natural gas used on site, electricity used to pump water supply and treat wastewater, and decomposition of solid waste generated by Proposed Project. According to the CalEEMod results (see Source: 8), construction activity would generate a total of 1,412.52 MT CO_2e (metric tons of carbon dioxide equivalent). MBARD recommends amortizing the short-term GHG construction emissions over a 30-year time period to yield an annual emissions volume. Averaged over a 30-year operational project lifetime period, the annual amortized emissions equal 47.08 MT CO_2e (1,412.52 MT CO_2e/30 years), while the unmitigated operational GHG emissions would be 5,648.29 MT CO_2e.

Carbon Sequestration

The Proposed Project would remove approximately 17.93 acres of grassland. However, there are no trees on the site and no tree removal is included as part of the Proposed Project. In addition, the Proposed Project includes planting 160 new trees and other landscaping. These changes would affect carbon dioxide sequestration on the Proposed Project site. The CalEEMod results (Source: 8) estimated a gain of 36 MT CO_2e in sequestration potential over the lifetime of the Proposed Project. The annual gain in sequestration potential would be equivalent to 1.2 MT CO_2e (36 MT CO_2e/30 years) averaged over a 30-year period.

Applicant-Proposed Emissions Reductions

The Applicant has included several on-site energy efficiency/conservation measures as part of the Proposed Project that would result in GHG emissions reductions:

- Buildings Exceed Title 24 Building Energy Efficiency Standards (BEES);
- Install Energy Efficient Appliances;
- Install High Efficiency Lighting;
- Provide Electric Vehicle Parking; and
- Plant Native or Drought-Resistant Trees and Vegetation.

CalEEMod results show that implementation of the first three measures would reduce anticipated emissions by 73.18 MT CO_2e per year (see Monterey County File No. LIB230239; Source: 8). The emissions reductions from the remaining two measures are not quantifiable using CalEEMod or out-of-model techniques, but would still have GHG reduction benefits. These GHG reduction measures are implemented to ensure a conservative analysis.

Service Population

The Proposed Project's service population is determined based on the sum of the new population and employment it generates through both direct (provision of new housing) and indirect (creation of new employment opportunities) means. The Proposed Project would not directly generate a new population as it does not include any permanent residential land uses. The Proposed Project is expected to generate approximately 221 new jobs at full build-out – this represents the full-service population for the Proposed Project.

GHG Emissions Attributable to the Proposed Project

Table 7, Project GHG Emissions Summary provides a summary of the GHG emissions attributable to the Proposed Project at buildout. **Table 7** shows how net emissions compare to the threshold of significance.

Table 7
Project Greenhouse Gas Emissions Summary

Emission Source	Annual GHG Emissions[1]
Amortized Construction	47.08
Unmitigated Operational	5,648.29
Carbon Sequestration Potential (Gain)	<1.20>[2]
Total Annual Unmitigated Emissions	**5,694.17**
Baseline Emissions	<4.10>[2]
Regulatory Emissions Reductions	<158.99>[2]
Applicant-Proposed Emissions Reductions	<73.18>[2]
Net GHG Emissions	**5,457.90**
Service Population	**221**
Net GHG Emissions Per Service Population	**24.70**
Efficiency-Based Threshold	**3.82**
Project Emissions Exceed Threshold?	***Yes***

(Source: 8)
NOTES:
1. Expressed in MT CO_2e per year.
2. <Brackets> indicate deductions.

The Proposed Project would generate approximately 24.70 MT CO_2e of GHG emission per year per service population (5,457.90 MT CO_2e per year/221 service population) as summarized in **Table 7**. The Proposed Project would exceed the threshold of significance of 3.82 MT CO_2e per year per service population for the year 2024 by a total of 4,614.48 MT CO_2e per year. Therefore, the Proposed Project would generate GHG emissions that would have a potentially significant impact on the environment. Implementation of Mitigation Measure GHG-1 would reduce GHG emissions from the Proposed Project to below the threshold of significance of 3.82 MT CO_2e per year per service population (Source: 1, 2, 7, 8). *This represents a less than significant impact with mitigation incorporated.*

Mitigation Measure

GHG-1 To ensure the Proposed Project's GHG emissions are below the threshold of significance of 3.82 MT CO_2e per year per service population, a minimum reduction of 4,614.48 MT CO_2e per year (or 20.88 MT CO_2e per year per service population) shall be achieved through implementing one or more of the following approaches:

A. Include additional on-site GHG emissions reduction measures;

B. Participate in one or more off-site GHG reduction program(s); and/or

C. Purchase carbon off-sets.

If additional on-site GHG emissions reduction measures are utilized, the Applicant shall prepare a GHG Reduction Plan. The GHG Reduction Plan shall identify the proposed additional GHG reduction measures, GHG emissions reductions volumes associated with each, and evidence to support the level of reduction calculated for each. The GHG Reduction Plan shall be subject to review and approval of the County of Monterey Housing and Community Development Department prior to approval of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, evidence of such participation shall be provided to the County of Monterey Housing and Community Development Department by the agency/interest that is implementing the project or program. Evidence shall describe how the Applicant is participating, the expected GHG reduction volume that can be assigned to the project as a result of the Applicant's participation, and verification that the Applicant has met participation requirements. The evidence shall be subject to review and approval of Monterey County Housing and Community Development Department prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets to secure all or the balance of GHG emission reductions not achieved through onsite measures or participation in off-site reduction programs, the Applicant shall provide evidence to the Monterey County Housing and Community Development Department that a contract for such purchase has been executed through a credible carbon off-set registry such as the Climate Action Reserve, a certified carbon off-set Applicant, or a broker. The evidence shall be subject to review and approval of the Monterey County Housing and Community Development Department prior to issuance of a grading and/or building permit.

Mitigation Monitoring Action GHG-1: Monitoring actions for this mitigation measure will consist of one or more of the following actions:

A. If additional on-site GHG reduction measures are proposed the Applicant shall provide a GHG Reduction Plan to HCD-Planning for review and approval, prior to issuance of any grading and/or building permits.

B. If the Applicant chooses to participate in an off-site GHG reduction project or program, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

C. If the Applicant chooses to purchase carbon off-sets, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

If participating in one or more off-site GHG reduction programs the Applicant shall procure evidence of participation issued by the agency/interest overseeing the program. The Applicant shall provide this evidence to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

Greenhouse Gas Emissions 8(b). Less than Significant with Mitigation

As discussed above, neither the County of Monterey nor MBARD has prepared a qualified climate action plan or a GHG reduction plan that is applicable to the Proposed Project. As a result, GHG Emissions from the Proposed Project are evaluated per the state legislative guidance included in SB 32. The Proposed Project would conflict with SB 32 emissions reduction goals since emissions from the Proposed Project exceed the threshold of significance (3.82 MT CO_2e per service population), (Source: 1, 2, 7, 8). *This represents a significant impact. However, this would be reduced to a less than significant impact with implementation of Mitigation Measure GHG-1, identified above.*

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 4, 7, 13)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 4, 7, 13)	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 4, 7, 13)	☐	☐	☐	☒

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 26, 27)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: 20)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 7, 20, 28)	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: 29, 57)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The California Code of Regulations defines hazardous materials as substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The California Department of Toxic Substances Control's ("DTSC") EnviroStor database, an online data management system for tracking DTSC's cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues, does not identify any contaminated sites within the vicinity of the Proposed Project. No hazardous materials are stored within the project site.

The Hazardous Waste and Substances Site ("Cortese") List is a planning tool used by the state, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California EPA ("CalEPA") to develop at least annually an updated Cortese List. Various state and local government agencies are required to track and document

hazardous material release information for the Cortese List. The Proposed Project area is not within 0.25 miles of a hazardous materials site on the Cortese Site.

Hazards and Hazardous Materials 9(a, b). Less than Significant Impact

Construction

Construction of the Proposed Project would not involve the routine transport, use, or disposal of hazardous materials. Construction activities would, however, require the temporary use of hazardous substances, such as fuel for construction equipment. These impacts would be temporary in nature. Minor hazardous materials used during construction would not constitute a significant hazard to the public due to the routine transport, use, or disposal of hazardous materials. Any handling of potential hazardous materials would be required to comply with all existing laws pertaining to the transport, use, and disposal of hazardous materials.

In addition, the Proposed Project would be required to implement a spill prevention, containment, and countermeasures plan or, for smaller quantities, a spill prevention and response plan would be established for the Proposed Project, pursuant to 40 CFR 112. The plan would identify Best Management Practices ("BMPs") for spill and release prevention and provide procedures and responsibilities for clean-up and disposal of any spills or releases that could potentially occur during operation of the Proposed Project. Plans for notification and evacuation of site workers and local residents in the event of a hazardous materials release would be in place throughout the construction phase as required under state and federal law. Inspections by County staff would be performed to verify that general construction permit conditions and BMPs are implemented consistently to avoid and minimize the potential for spills and releases, and to ensure that the construction contractors are prepared to initiate immediate cleanup and response in the event of a spill or release. BMPs are anticipated to include the designation of special storage areas and labeling of hazardous material storage areas, containment berms, coverage from rain, and concrete washout areas. The Proposed Project's compliance with various federal, state, and local regulations as implemented by Monterey County would minimize the risk of a spill or accidental release of hazardous materials. *This represents a less than significant impact.*

Operations

Operation of the Proposed Project would involve the routine use, transport, and handling of hazardous materials. Specifically, operation of the proposed fueling station would include the regular transportation of gasoline to refill underground storage tanks (USTs), refilling USTs and pumping gasoline to fuel dispensers, and regular use of the fuel dispensers by motorists. As a result, the Proposed Project could result in potentially adverse impacts to people and the environment as a result of hazardous materials being accidentally released into the environment.

However, the Proposed Project would be required to operate in compliance with all with applicable federal, state, and local requirements which lessen the potential for these impacts. Some of these regulations include:

- Per California State Water Resources Control Board ("SWRCB") Health and Safety Code, Section 25280, USTs installed after 1988 are required to have a leak detection system consisting of at least one of the following detection methods: secondary containment with interstitial monitoring, automatic tank gauging systems (including continuous automatic tank gauging systems), vapor monitoring (including tracer compound analysis), groundwater monitoring, statistical inventory reconciliation, or other method meeting established performance standards.
- Efficacy requirements established by Environmental Protection Agency ("EPA") require that leak detection methods be able to detect certain leak rates and that they also give the correct answer consistently. In general, methods must detect the specified leak rate with a probability of detection of at least 95 percent and a probability of false alarm of no more than 5 percent. EPA found that, with effective leak detection, operators can respond quickly to signs of leaks and minimize the extent of environmental damage and the threat to human health and safety.
- USTs and associated fuel delivery infrastructure (i.e., fuel dispensers) would be required to comply with applicable federal, state, and local regulations, including those provisions established by Section 2540.7, Gasoline Dispensing and Service Stations, of the California OSHA Regulations; Chapter 38, Liquefied Petroleum Gases, of the California Fire Code; the Resource Conservation and Recovery Act; and the County Fire Department Hazardous Materials Division.
- The Proposed Project Would also be required to incorporate high-efficiency Phase I and Phase II enhanced vapor recovery (EVR) systems to capture and control gasoline fumes. EVR refers to a new generation of equipment to control emissions at gasoline dispensing facilities in California. EVR systems collect gasoline vapors that would otherwise escape into the atmosphere during bulk fuel delivery (Phase I) or fuel storage and vehicle refueling (Phase II). Since 2009, the installation of Phase I and Phase II EVR systems has been required for gasoline dispensing facilities.
- The fuel dispensers, USTs, and associated fuel delivery infrastructure would be subject to routine inspection by federal, state, and local regulatory agencies with jurisdiction over convenience service station facilities.
- The handling, transport, use, and disposal of hazardous materials must comply with applicable federal, state, and local agencies and regulations.

Operation of the Proposed Project would conform with Federal Department Office of Hazardous Materials Safety regulations for the safe transportation of hazardous materials described in CFR Title 49 and with hazardous materials spill requirements pursuant to 40 CFR 112. Adherence to these guidelines during operation of the Proposed Project would prevent hazardous materials spills and provide a pre-defined response to hazardous materials spills should they occur. In addition, federal Occupational Safety and Health Administration standards, as identified in 29 CFR 1910. CFR Chapter 29, Sections 1910 (General Industry) and 1026 (Construction), provide regulations for the preparation of Health and Safety Plans. Health and Safety Plans are intended to identify potential hazards associated with a proposed land use and provide mitigation measures as required. The Monterey County Environmental Health Bureau (EHB) implements

this regulation at the local level through its role as the designated Certified Unified Program Agency as granted by the California Environmental Protection Agency.

Risks associated with the transport of hazardous materials would be minimized through required compliance with federal regulations as implemented in the state through regulations contained in 26 CCR on the part of all transportation operators. In addition, the State regulates the transportation of hazardous waste originating in the state and passing through the state, with enforcement provided by the California Highway Patrol and the California Department of Transportation. The Monterey County EHB also is also responsible for reviewing the Spill Prevention Control and Countermeasure Plan for the proposed above-ground storage tanks to ensure compliance with state and federal regulations (California Aboveground Petroleum Storage Act [Health & Safety Code § 25270 et seq.] and the U.S. Code of Federal Regulations, Title 40, part 112 [40CFR112]).

These regulations are intended to minimize risks associated with all forms of hazardous materials transportation, handling, storage, and disposal, as well as avoiding risks associated with any existing hazards or hazardous materials conditions. The regulations identify procedures to be followed during operation of the Proposed Project (Source: 1, 2, 4, 7, 13). *Adherence to existing regulations and compliance with the safety procedures mandated by federal, state, and local laws and regulations would minimize the risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with operation of the Proposed Project to a less than significant level.*

Hazards and Hazardous Materials 9(c). No Impact

The Proposed Project site is not located within a quarter mile of an existing or proposed school. The closest school to the Proposed Project site is Gavilan View Middle School, located at Van Buren Avenue and Russel Road approximately 0.87 miles southeast of the Proposed Project site. (Source: 1, 2, 4, 7, 13). *There would be no impact.*

Hazards and Hazardous Materials 9(d). No Impact

A *Phase I Environmental Site Assessment (Monterey County File No. LIB200169)*was prepared for the Proposed Project (Source: 13). The Phase I includes a review of the State of California Department of Toxic Substances Control's ("DTSC's") Envirostor database, which indicates that the Proposed Project site, adjacent properties, and other properties within 500 feet of the site do not have any records of cleanup sites, including state response sites, voluntary cleanup sites, school cleanup sites, or military or school evaluation sites. Additionally, no Federal Superfund – National Priorities List sites were located within a one-mile radius of the Proposed Project site.

The SWRCB GeoTracker indicates no hazardous sites or facilities on the Proposed Project site; the nearest identified leaking UST clean-up site is located approximately 0.2 miles to the south of the Proposed Project site (SWRCB 2020). Additionally, the Proposed Project site is not listed on the California Environmental Protection Agency's ("CalEPA's") list of solid waste sites with waste constituents above hazardous waste levels outside the waste management unit, as identified by the SWRCB (Source: 26).

The Proposed Project site is not located on the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the DTSC (Source: 27). *No impact would occur.*

Hazards and Hazardous Materials 9(e). No Impact

The Proposed Project site is not located within the jurisdiction of an airport land use plan or within two miles of a public airport. The closest public airport to the Proposed Project site is the Salinas Municipal Airport, which is located approximately 5.8 miles to the southeast. As a result, the Proposed Project would not result in either safety hazards or excessive noise for occupants of the site (Source: 20). *No impact would occur*.

Hazards and Hazardous Materials 9(f). Less than Significant Impact

The County's adopted Multi-Jurisdictional Hazard Mitigation Plan addresses procedures for reducing the potential for future damages and economic losses, grant funding qualification, government coordination, and complying with federal and state requirements for local hazard mitigation plans. The plan outlines the designated emergency evacuation routes within the County. Evacuation routes designated by the plan include State Route 1, Highway 101, and various other County roadways. Highway 101 is located directly adjacent to the Proposed Project site to the west. No other designated emergency evacuation routes are located in the immediate vicinity of the Proposed Project. Construction and operation of the Proposed Project would not impede the use of designated emergency access routes such as Highway 101. The Proposed Project would not interfere with any adopted hazard mitigation plans or emergency evacuation plans (Source: 1, 2, 7, 20, 28). *This represents a less than significant impact.*

Hazards and Hazardous Materials 9(g). Less than Significant Impact

The Proposed Project is not located within or near a fire hazard severity zone in a state responsibility area (Source: 57). In addition, the Proposed Project would be built in compliance with wildfire safety measures as identified in MCC Chapter 18.56, including incorporation of all conditions of approval required by the County. As a result, the Proposed Project would not expose people or structures to a risk of loss, injury, or death involving wildland fires (Source: 29). *Therefore, the project would have a less than significant impact due to exposure of people or structures to wildfire risk.*

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: 1, 2)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1, 2, 7, 9, 30, 31, 32, 34, 58)	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 7, 14)	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: 1, 2, 7, 14)	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 7, 14)	☐	☐	☒	☐
iv) Impede or redirect flood flows? (Source: 1, 2, 7, 14)	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 20, 55)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: 1, 7, 33, 34)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The National Pollutant Discharge Elimination System ("NPDES") Permit Program regulates water quality for all projects that result in the disturbance of more than one (1) acre of land. The NPDES Permit Program was established by the Clean Water Act and is intended to control water pollution by regulating point sources that discharge pollutants into waters of the United States. Responsibility for implementation of the NPDES Permit Program in California is undertaken by

the State Water Resources Control Board. The Proposed Project site is located within the boundaries of the Central Coast Regional Water Quality Control Board ("RWQCB").

All projects that result in the disturbance of more than one (1) acre of land during construction are required to file a notice of intent to be covered under the State NPDES Construction General Permit for discharges of storm water associated with construction activities. The Construction General Permit requires the development and implementation of a project-specific Storm Water Pollution Prevention Plan ("SWPPP") detailing how water quality would be protected during construction activities. The SWPPP is required to include a site map(s) showing the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography (pre- and post-construction), and drainage patterns across the project site. BMPs are implemented to protect water quality as specified by each permit.

Groundwater is the primary source of water supply for both agricultural and municipal water demands in the Salinas Valley, with agricultural water use representing approximately 90 percent of all water demand in the Salinas Valley. California Water Service ("Cal Water") would provide water to the Proposed Project. Cal Water extracts groundwater from two hydraulically connected subbasins of the Salinas Valley Groundwater Basin known as the 180/400 Foot Aquifer (or Pressure Subarea) and the East Side Aquifer. Impacts have resulted over time related to groundwater availability and quality due to the increased demand for groundwater within the Salinas Valley. However, Cal Water's 2020 Urban Water Management Plan ("UWMP") concluded that sufficient water supply is available to meet demand through 2035 under all hydrologic year-type scenarios (normal, dry, and multiple dry years).

The Salinas Valley Basin Groundwater Sustainability Agency is in the process of preparing the Valley-Wide Integrated Groundwater Sustainability Plan. The *180/400 Foot Aquifer Subbasin Groundwater Sustainability Plan* (adopted January 9, 2020) has been completed, however, the Valley-Wide plan has yet to be completed and adopted.[6] The Proposed Project site is located within the East Side Aquifer Subbasin. A sustainability plan for the East Side Aquifer Subbasin has not been completed.

A comprehensive hydrological assessment for the Proposed Project was prepared by Balance Hydrologics, Inc. (May 2023) (Source: 58). The hydrological assessment examines existing hydrological conditions to determine whether there is an intensification of water use associated with the Proposed Project compared to baseline conditions. The water use baseline used for this analysis is based on the average water use over a 20-year baseline period spanning from 2000-2019.

Hydrology and Water Quality 10(a). Less than Significant Impact

The Proposed Project would increase the amount of impervious surfaces on the site by 626,348 square feet compared to current conditions. As a result, the Proposed Project would increase site runoff, which would have the potential to degrade surface or groundwater quality in violation of

[6] Some draft chapters of the plan were released in January, March, and May 2019 for public comment.

water quality and/or waste discharge requirements. The Proposed Project would disturb more than one (1) acre and would therefore be required to obtain a State NPDES Construction General Permit. Compliance with the requirements of the Construction General Stormwater Permit would ensure that potential water quality impacts resulting from construction of the Proposed Project would be minimized. The Proposed Project would reduce impacts on violating any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction of the Proposed Project through adherence to the Construction General Stormwater Permit requirements.

The Proposed Project would require a stormwater retention volume of 172,089 cubic feet to manage runoff from a 100-year 24-hour rain event (4.71 inches of rain) (Source: 14). The Proposed Project includes stormwater retention facilities to manage flood flows during project operation. These facilities are designed to manage worst case flooding scenarios. As a result, the Proposed Project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during operation of the Proposed Project (Source: 1, 2). *This represents a less than significant impact.*

Hydrology and Water Quality 10(b). Less than Significant Impact

Balance Hydrologics prepared a hydrological analysis for the Proposed Project as described above (Source: 58). The project site had an average on-site water usage of 24.42 acre feet ("AF") based on the 20-year baseline period spanning 2000-2019. The Proposed Project would have a water demand of 23 AF per year. As a result, the Proposed Project would result in a 1.42 AF reduction of water use compared to historical demand.

Historically, water on the project site was provided by groundwater wells located on the project site. No groundwater would be pumped on site for the Proposed Project. Instead, Cal Water would provide water to the Proposed Project. Cal Water's supply comes from multiple subbasins within their service area. As stated above, Cal Water's 2020 UWMP concluded that sufficient water supply is available to meet demand through 2035 under all hydrologic year-type scenarios (normal, dry, and multiple dry years). The UWMP notes that some shortfalls may occur in 2040 and 2045 under single-year drought or multi-year drought conditions. However, the UWMP notes that shortfalls would be alleviated by proactive drought planning on the part of Cal Water. Groundwater monitoring, including the potential effects on neighboring wells, for this water supply is the responsibility of Cal Water. However, the anticipated future water demand associated with the Proposed Project (23 AF) would have a minimal impact on groundwater supply due to the existing overall volume of water pumped by Cal Water to serve their overall system (Balance Hydrologics, 2023). The 2020 available excess source capacity for groundwater basins underlying Cal Water's Salinas District was 7,102 AF, while projected excess capacity ranged from 3,727 AF per year to 6,960 AF per year between 2021 and 2045 (Balance Hydrologics, 2023). The increased water demand for the Proposed Project (23 AF) would be accommodated by existing supplies as forecasted in the UWMP (Source: 58). Moreover, Cal Water has issued a "will serve" letter indicating that they have available water supply to serve the Proposed Project.

Development of all three Phases of the Proposed Project would result in approximately 626,348 square feet of new impervious surfaces on the site. These surfaces include proposed roads, walkways, structures, and parking areas. These new impervious surfaces would decrease on-site groundwater recharge compared to existing conditions. However, the Proposed Project includes a stormwater infiltration system that would increase site recharge by an average of 10 AF per year, which would partially offset demands on local and regional groundwater. As a result, the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. (Source 1, 2 ,7, 9, 30, 31, 32, 34, 58) *This represents a less than significant impact*.

Hydrology and Water Quality 10(c). Less than Significant Impact

The Proposed Project would result in the coverage of approximately 626,348 square feet of the site (or about 80 percent of the project site) with impermeable surfaces. These new impervious surfaces would consist of roads, walkways, parking areas, roof tops, etc. The preliminary stormwater control plan (Source: 14) shows additional details of the types and locations of impervious surfaces associated with the Proposed Project (see also **Figure 10** and **11**).

The increase in impervious surfaces would result in a substantial increase in stormwater runoff from the site compared to existing conditions, where a significant portion of stormwater currently percolates through pervious surfaces back to the groundwater basin. The Proposed Project would reduce the natural capacity of soils and vegetation to remove pollutants contained in stormwater compared to existing conditions. Stormwater runoff from development of the Proposed Project site would be greater in volume and velocity than runoff generated under existing conditions. Erosion can occur due to changes in the rate and/or volume of stormwater delivered into receiving waters as a result of hydromodification of downstream drainage courses. The increased runoff associated with the Proposed Project also has the potential to contribute to localized flooding if existing stormwater infrastructure is not designed or sized to accommodate the increased flows. The Proposed Project would require a stormwater retention volume of 172,089 cubic feet to manage runoff from a 100-year 24-hour rain event (4.71 inches of rain). The Proposed Project includes stormwater retention facilities with a maximum capacity that is sufficient to manage these worse-case flood flows.

The Proposed Project site is covered by Monterey County's NPDES Municipal General Permit as described above. Development of the Proposed Project is subject to the post-construction discharge requirements of the NPDES permit, as well as the Central Coast Water Board Post-Construction Storm Water Requirements. The Construction General Permit requires that the discharger preserve the pre-construction drainage density (miles of stream length per square mile of drainage area) for all drainage areas within the area that serve either a first order stream (small tributaries) or a larger stream. In addition, the Construction General Permit requires that the discharger ensures that the post-project time of runoff concentration is equal or less than pre-project time of concentration.

The Proposed Project includes an erosion control plan and a preliminary stormwater control plan. These plans incorporate BMPs to ensure that urban runoff contaminants and sediment associated with development of the Proposed Project are minimized during post-construction. The on-site

storm water retention features are designed to provide a volume greater than what is required to ensure that post-construction peak flows associated with development of the Proposed Project do not exceed the peak flows identified under existing site conditions. In addition, the proposed on-site storm water retention features are designed to retain runoff to the degree that post-project conditions would not exceed pre-project runoff rates so that downstream hydrology modification potential is reduced. The Proposed Project would have a less than significant impact related to erosion, on- or off-site flooding, and runoff exceeding stormwater facility capacities through implementation of the required preliminary stormwater control plan and the erosion control plan. (Source: 1, 2, 7, 14). *Adherence to these requirements would reduce impacts to a less-than-significant level.*

Hydrology and Water Quality 10(d). No Impact

The Proposed Project site is located in an inland area that protected from tsunamis. Additionally, potential hazards from seiches are considered negligible as the Proposed Project site is not near contained water bodies. No mudflow hazard areas occur within the vicinity of the Proposed Project site (Source: 20, 55). *No impact would occur.*

Hydrology and Water Quality 10(e). Less than Significant Impact

The Proposed Project would result in changes to the existing runoff characteristics of the site, which would potentially conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The RWQCB is responsible for implementing the *Water Quality Control Plan for the Central Coastal Basin* (Source: 33). This plan is intended to show how management of the quality of surface water and groundwater in the Central Coast Region should be undertaken to achieve the highest water quality reasonably possible. The Proposed Project includes a SWPPP to manage runoff, reduce erosion, and eliminate pollutants in conformance with the Water Quality Control Plan.

Through implementation of the mitigation measures contained **Section 4.0, Biological Resources** and compliance with the regulatory requirements outlined in **Section 7.0, Geology and Soils**, as well as the Post-Construction Storm Water Requirements discussed above, the Proposed Project would be in compliance with the Water Quality Control Plan. (Source: 1, 7, 33, 34). *This represents a less than significant impact*.

11. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 7, 31)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site is located on APN 113-091-017-000. The site is zoned Light Commercial ("LC") and is designated Commercial under the Monterey County General Plan. The site is located within the boundaries of the *Greater Salinas Area Plan* (Source: 3). The Proposed Project site is located to the east of Highway 101. Adjacent land uses include agricultural fields to the east across Harrison Road, a residential neighborhood to the northeast, vacant land to the north, and vacant land to the south across Sala Road. The Proposed Project would be constructed on a vacant property designated for commercial use. The site has historically been used for agriculture but has not been cultivated since 2012 and is currently vacant.

Land Use and Planning 11(a) – No Impact

The Proposed Project would be constructed on a vacant site designated for commercial use in the Monterey County General Plan. The Proposed Project does not include any new roads, linear infrastructure, or other development features that would divide an established community or limit movement, travel or social interaction between established land uses. (Source: 1, 2, 3, 4, 7). *Construction of the Proposed Project would not physically divide an established community, resulting in no impact.*

Land Use and Planning 11(b) – Less than Significant Impact

As identified throughout this document, a range of federal, state, and local regulations apply to the Proposed Project. These regulations and standards are intended to mitigate potentially significant environmental effects. The Proposed Project has been designed according to the regulations of governing land use policy documents, including the Greater Salinas Area Plan and the Monterey County General Plan. The County will confirm that the Proposed Project meets all applicable local policies and regulations identified in these plans as part of the final approval following completion of the design process.

Section III of this document consists of a consistency analysis that evaluates the Proposed Project compared to the stated policies of the Monterey County 2010 General Plan, Greater Salinas Area Plan, and the 2012-2015 and 2008 MBARD AQMPs. The Proposed Project is a highway serving commercial development and would be consistent with the existing zoning (Light Commercial) and general plan designation (commercial) on the site, which would be consistent with the uses identified in the General Plan and Greater Salinas Area plans. The Proposed Project would not exceed the thresholds for criteria air pollutant emissions for either the construction or operation phases and would be consistent with the AQMP. The Proposed Project would also be consistent with General Plan policies related to stormwater runoff, and would be required to submit a drainage and erosion control plan to HCD-Environmental Services pursuant to Chapter 16.12 of the MCC.

Cal Water would supply water to the Proposed Project. Cal Water's Salinas-area service is guided by the *2020 Urban Water Management Plan – Salinas District*. The Proposed Project is consistent

with the applicable policies. Cal Water's 2020 UWMP concluded that sufficient water supply is available to meet demand through 2035 under all hydrologic year-type scenarios (normal, dry, and multiple dry years). The UWMP notes that some shortfalls may occur in 2040 and 2045 under single-year drought or multi-year drought conditions. However, the UWMP notes that shortfalls would be alleviated by proactive drought planning on the part of Cal Water. The Proposed Project has a projected water demand of 23 AF per year, which would be accommodated within the existing water supply forecasts in the UWMP. The Proposed Project would therefore be considered consistent with the UWMP.

The Proposed Project includes the construction of a 57-foot tall, illuminated pylon sign and a 45 foot height hotel. The proposed heights would be inconsistent with the provisions of Title 21, Chapter 21.60 and Chapter 21.18, as discussed previously in this document. However, the Applicant is applying for three Variances to increase the allowable height and overall dimensions of the proposed sign and increase the height of the hotel. The sign related Variances would be required to ensure that the sign would be visible to northbound traffic on Highway 101 above the existing 22.5-foot tall Sala Road Overpass located immediately south of the site. The main structure height Variance would be required to ensure that a standard prototypical highway-oriented hotel could be built on this site. Approval of these Variances would ensure that the Proposed Project is compliant with Title 21, Chapters 21.60 and 21.18, and other applicable County Municipal Code. *This would represent a less than significant impact with regards to consistency with all applicable land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect* (Source: 1, 2, 3, 4, 7, 31).

12. MINERAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 2)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 2)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See **Sections II** and **IV**. *The project would have no impact related to mineral resources.*

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 7, 16, 17)	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 7, 16)	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 7, 16)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise is commonly defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels ("dB") with 0 decibels corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which create a relatively steady background noise in which no particular source is identifiable. The primary source of existing noise in the Project vicinity is vehicle traffic along Highway 101. In determining the daily level of environmental noise, it is important to account for the difference in response of sensitive receptors to daytime and nighttime noises.

The Monterey County General Plan includes guidance for noise and provides land use compatibility guidelines for exterior community noise levels (Source: 2). The nearest sensitive receptors are residences located approximately 200 feet northwest of the Proposed Project site.

The information in this section is taken from the *Environmental Noise Assessment, Sala Road Project* ("noise assessment") (Source: 16) prepared for the Proposed Project[7].

[7] The Proposed Project originally proposed three additional truck fueling stations as part of the overall Convenience Market/Fueling Station, which has since been removed. The three-truck fueling station was accounted for in **Environmental Noise Assessment (Source: 16)** for the Proposed Project. The removal of this component of the Proposed Project would reduce overall operational noise compared to what was analyzed in **the Environmental Noise Assessment**. As a result, **the Environmental Noise Assessment** provides a conservative analysis of environmental impacts compared to what is currently proposed for development.

Noise 13(a). Less than Significant Impact with Mitigation

Existing Noise Environment

The existing noise environment within and near the Proposed Project site consists primarily of traffic noise from Highway 101, which passes adjacent to the site on the west. No other substantial, permanent sources of noise exist in the immediate vicinity of the Proposed Project. Adjacent land uses include agricultural fields to the east across Harrison Road, a residential neighborhood to the northeast, vacant land to the north, and vacant land to the south across Sala Road. Short- and long-term ambient noise levels at the site were measured and are reported in the noise assessment (Source: 16).

Temporary Construction Noise

For construction noise, impacts are considered significant if they would conflict with applicable noise restrictions contained in the County code and/or general plan policies. These policies include:

- General Plan Policy S-7.1: New noise sensitive land uses may only be allowed in areas where existing and projected noise levels are "acceptable" according to "Land Use Compatibility for Community Noise Table" (Source: 16).
- General Plan Policy S-7.2: Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.
- General Plan Policy S-7.3: Development may occur in areas identified as "normally acceptable" provided effective measures to reduce both the indoor and outdoor noise levels to acceptable levels are taken.
- General Plan Policy S-7.4: New noise generators may be allowed in areas where projected noise levels are "conditionally acceptable" only after a detailed analysis of the noise reduction requirements is made and needed noise mitigation features are included in project design.
- General Plan Policy S-7.5: New noise generators shall be discouraged in areas identified as "normally unacceptable." Where such new noise generators are permitted, mitigation to reduce both the indoor and outdoor noise levels will be required.
- General Plan Policy S-7.6: Acoustical Analysis shall be part of the environmental review process for projects when:
    - Noise sensitive receptors are proposed in areas exposed to existing or projected noise levels that are "normally unacceptable" or higher according to Table S-2 ("Land Use Compatibility for Community Noise") of the General Plan.
    - Proposed noise generators are likely to produce noise levels exceeding the levels shown in the adopted Community Noise Ordinance when received at existing or planned noise-sensitive receptors.
- General Plan Policy S-7.7: All proposed discretionary residential projects that are within roadway or railroad noise contours of 60 dB CNEL or greater shall include a finding of consistency with the provisions of the Noise Hazards section of the Safety Element. If found that the roadway noise exceeds 60 dB CNEL within the project site, a

project-specific noise impact analysis shall be required. If impacts are identified, the applicant shall conduct mitigation analysis using published Caltrans/Federal Highway Administration guidelines and implement mitigation measures as required. Mitigation measures may include, but are not limited to sound walls, adjacent roadway design, dual pane glass, building location or design, etc. Any proposed mitigation measures shall be concurrently implemented with the implementation of the project.

- Monterey County Code §10.60.030 – Operation of noise-producing devices restricted: At any time of the day, it is prohibited within unincorporated area of the County of Monterey to operate, assist in operating, allow, or cause to be operated any machine, mechanism, device or contrivance which produces a noise level exceeding eighty-five (85) dBA measured fifty (50) feet therefrom. The prohibition in this Section shall not apply to aircraft nor to any such machine, mechanism, device or contrivance that is operated in excess of two thousand five hundred (2,500) feet from any occupied dwelling unit. The following regulations shall apply to nighttime noise:
    - It is prohibited within the unincorporated area of the County of Monterey to make, assist in making, allow, continue, create, or cause to be made any loud and unreasonable sound any day of the week from 10:00 p.m. to 7:00 a.m. the following morning.
    - Within the period of 10:00 p.m. to 7:00 a.m. the following morning, and for the purposes of this Section, a loud and unreasonable sound shall include any sound that exceeds the exterior noise levels standards described below.
        - Nighttime hourly equivalent sound level (L_{eq} dBA) – 45 dBA
        - Maximum (L_{max}) level, dBA – 65 dBA

Construction activities would result in a temporary increase in noise levels in the vicinity of the Proposed Project. Grading, trenching, paving equipment, pneumatic tools, trucks and a variety of other equipment would be used to prepare the site for construction and to build improvements. **Table 8** shows the maximum noise levels for typical construction equipment.

Table 8
Typical Construction Equipment Maximum Noise Levels at 200 Feet (dBA)

Type of Equipment	dBA
Concrete Saw	78
Crane	69
Excavator	69
Front End Loader	67
Jackhammer	77
Paver	65
Pneumatic Tools	73
Dozer	70
Rollers	68
Trucks	72
Pumps	68
Scrapers	75
Portable Generators	68

Type of Equipment	dBA
Backhoe	74
Grader	74

Construction noise would occur at various locations within and near the site. The distance from the closest residences to the site is approximately 200 feet. Construction activities would expose occupants at the adjacent residences to temporary, short-term increases in noise and groundborne vibrations at a range between 61-74 dBA. This impact is not anticipated to be significant for several reasons. First, noise dissipates at a rate of about 6 dBA for each additional 50 feet between the source of noise and the sensitive receptor. In addition, construction noise is temporary and is not considered to be a significant impact, provided that construction is limited to the daytime hours and construction equipment is adequately maintained and muffled. No pile driving or other sources of extraordinary noise-producing activities are anticipated. Construction noise impacts could result in annoyance or sleep disruption for nearby residents if nighttime operations were to occur or if equipment is not properly muffled or maintained. Finally, all construction activity would be confined to daytime hours per the requirements of the Monterey County Noise Element, which strictly prohibits construction activity in the evening/nighttime hours as well as Sundays and holidays. *The Proposed Project would implement the following Mitigation Measure N-1 to ensure that construction noise impacts would be less-than-significant.*

Traffic Noise

The Proposed Project would generate additional traffic on nearby roadways, including Harrison Road. The noise assessment (Source: 16) includes the results from traffic noise modeling on residential noise-sensitive receptors in the vicinity of the Proposed Project. These sensitive receptors consist of residences along Harrison Road to the north and south of the site, on Russell Road in Salinas, and on San Juan Grade Road. Noise levels related to traffic exposure for existing, existing plus project, cumulative no project and cumulative plus project traffic conditions were determined based on inputs sourced from the traffic impact assessment prepared for the Proposed Project. The receptor locations are shown in Figure 5 of the noise assessment (Source: 16). **Table 9, Project Related Increases in Traffic Noise (dB, CNEL)** summarizes the results of the analysis.

A significant traffic noise impact would occur if the increase in traffic noise associated with the Proposed Project would result in noise levels exceeding the County's applicable noise level standards at the location(s) of sensitive receptors. A significant impact is also assumed to occur if traffic noise levels were to increase by three (3) dB at sensitive receptor locations where noise levels already exceed the applicable noise level standards (without the project) since three (3) dB generally represents the threshold at which change in noise level can be perceived.

Table 9
Project Related Increases in Traffic Noise (dB, CNEL)

Modeled Receptor	Existing	Existing + Project	Cumulative	Cumulative + Project	Change	Significant Impact
1	60	60	61	62	1	No
2	47	48	51	51	1	No

Modeled Receptor	Existing	Existing + Project	Cumulative	Cumulative + Project	Change	Significant Impact
3	58	59	63	63	1	No
4	63	64	65	65	1	No
5	64	65	65	65	0	No
6	64	64	68	68	0	No
7	58	58	61	61	0	No
8	58	58	62	62	0	No

(Source: 16)

As shown in **Table 9**, the addition of traffic from the Proposed Project to existing conditions would not result in an increase in noise levels that would cause noise exposure to exceed the applicable exterior noise exposure standard of 60 dB under existing plus project conditions. Noise levels that already exceed 60 dB under existing conditions would increase by one (1) dB at four (4) of the eight (8) locations and would not increase at the other four (4) locations. The addition of traffic from the Proposed Project would not result in a significant impact at any of the receptor locations under cumulative plus project conditions. Noise levels would increase by one (1) dB at five of the eight receptors. The Proposed Project's traffic noise level increases would not be noticeable at any of the receptors where noise levels without the project are already above the 60 dB noise standard. Therefore, impacts related to traffic noise are considered less than significant.

On-Site Operational Noise

The noise assessment (Source: 16) also includes an analysis of the projected noise levels resulting from new on-site sources of noise as a result of the Proposed Project. These sources of noise would include loading dock activities, mechanical equipment, trash compactors and parking lot noise (vehicles and truck movement). Impacts from each source are summarized below.

Loading Dock Activities

The Proposed Project includes a Tractor Supply Company store that would include a loading dock on the west side of the building. The loading dock would be located approximately 250 feet from the nearest existing residential uses to the north. The Tractor Supply Company could receive between five (5) to six (6) truck deliveries each week. Deliveries would typically occur between the hours of 8:00 am and 6:00 pm. The loading dock noise levels would be expected to be in the range of 50 to 68 dBA at a distance of 250 feet (i.e., the location of the nearest residence to the north). Existing noise levels in the vicinity of the nearest residential use exceeded 65 dB L_{max} during 19 hours of the 24-hour measurement period due to the proximity of Highway 101 and adjacent commercial land uses. Noise from truck deliveries during daytime hours are not expected to exceed the existing noise levels at this location. However, if loading activities occur during the nighttime hours of 10:00 pm to 7:00 am, noise levels could exceed the nighttime noise level standard of 65 dB L_{max}. This would be a significant impact. *Implementation of Mitigation Measure N-2 would reduce this significant impact to a less-than-significant level by limiting loading dock activities at the Tractor Supply Company to the daytime.*

Mechanical Equipment

The Tractor Supply Company store would include a trash compactor located at the rear of the building, which could create noise levels up 46 dBA at a distance of 250 feet at the nearest noise-sensitive residential use. This noise level would not exceed the nighttime stationary noise standard of 65 dB L_{max} and would not exceed existing (pre-project) ambient noise levels measured in the vicinity of the closest sensitive receptors. As a result, noise impacts from this source would be less than significant.

In addition, roof-mounted HVAC units are proposed on top of the buildings, including the Tractor Supply Company store. Noise levels from continuous operation over a 24-hour period are estimated to range from 43 to 48 dBA CNEL at the closest residences to the north. This noise level range would be below the 60 dB CNEL standard identified in the Noise Element. This noise level would also be below the standards identified in the Noise Ordinance. Noise levels would also be below the existing (pre-project) ambient noise levels at the nearest residential uses and the increase in noise would not be noticeable at those locations. Therefore, noise impacts from this source would be less than significant.

Parking Lot Activities

Noise from vehicles within parking lots is typically limited by low speeds and is not considered significant. A passing car in a parking lot would typically produce a maximum noise level of 60 to 65 dBA at a distance of 50 feet. All parking areas within the Proposed Project site would be located a minimum of 400 feet from the nearest existing residences to the north. As a result, the maximum (L_{max}) noise levels would be expected to be approximately 42 to 47 dB from parking lot vehicle movements at the nearest residential uses, which would not exceed County standards or exceed existing ambient noise levels at the nearest residential uses to the north. Parking lot noise would not be noticeable at the residences. Therefore, noise impacts from this source would be less than significant.

Slowly Moving Trucks

The noise assessment identified that noise resulting from slowly moving trucks on the Proposed Project site could affect the residential uses to the north. Noise from trucks moving to and from the Tractor Supply loading dock would be expected to produce noise levels in the range of 60 to 66 dBA at the nearest residential land uses. The range in measured truck noise levels varies due to different size of trucks, varying movement speeds, and whether they have refrigeration units in operation during the pass-by. Noise levels could exceed the 65 dB L_{max} noise level standard at the nearest residential land uses if truck deliveries were to occur during nighttime hours (10:00 pm to 7:00 am). *Implementation of Mitigation Measure N-3 would reduce this significant impact to a less-than-significant level by limiting deliveries at the Tractor Supply Company to the daytime.*

On-Site Noise-Sensitive Uses

The Proposed Project includes a hotel, which would be the only noise-sensitive use planned within the Proposed Project site. The exterior noise exposure level for a hotel use is 65 dB CNEL, which is commonly applied at outdoor common and amenity areas. The noise levels were projected to range from 70 to 72 dB CNEL under cumulative plus project worst-case conditions at the exterior of the proposed hotel. However, the proposed hotel does not include exterior noise sensitive amenities such as pools, courtyards, or picnic areas. Therefore, no exterior noise exposure impacts would occur.

The Monterey County General Plan does not explicitly state thresholds for interior noise levels at hotels. However, it is common to ensure that interior noise levels not exceed 45 dB CNEL (or Ldn) within residential land uses (including transient lodging), consistent with Title 24 of the California Code of Regulations for residential construction and the U.S. Department of Housing and Urban Development ("HUD") regulations.

Based on the noise assessment, interior noise levels would range from approximately 41.4 to about 42.7 dB CNEL, below the threshold of 45 dB CNEL. (Source: 1, 2, 7, 16, 17). *Therefore, interior noise exposure level should be below the accepted standard and the related impact would be less than significant.*

Mitigation Measures

N-1 The Applicant shall implement the following measures to limit construction-related noise:

a. Limit noise-generating construction operations to non-holidays, Monday through Saturday, between the least noise-sensitive periods of the day (i.e. 7:00 am to 7:00 pm);

b. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses (i.e. residential uses to the northwest);

c. Ensure that construction equipment is properly maintained and in good condition. All internal combustion engine driven machinery shall use intake and exhaust mufflers and engine shrouds, as applicable. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The Applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions;

d. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use; and

e. Install temporary noise barriers when activities would affect daytime noise-sensitive receptors (i.e. residential uses to the northwest).

Mitigation Monitoring Action N-1: Prior to issuance of any grading and/or building permits from Monterey County HCD, the Applicant shall provide copies of all contractor work documents, including all plan sheets, containing the conditions identified in Mitigation Measure N-1 to HCD-Planning for review and approval.

N-2 Loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the County of Monterey HCD prior to approval of an occupancy permit.

Mitigation Monitoring Action N-2a: Prior to issuance of any occupancy permit for the Tractor Supply Company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on loading dock activities identified in Mitigation Measure N-2 to HCD-Planning for review and approval.

Mitigation Monitoring Action N-2b: On and ongoing basis, loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm.

N-3 Truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the HCD-Planning prior to approval of an occupancy permit.

Mitigation Monitoring Action N-3a: Prior to issuance of any occupancy permits for the Tractor Supply company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on truck deliveries identified in Mitigation Measure N-3 to Monterey County HCD for review and approval.

Mitigation Monitoring Action N-3b: On and ongoing basis, truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm.

Noise 13(b). Less than Significant Impact

The noise assessment (Source: 16) includes an evaluation of potential impacts as a result of vibration-generating activities associated with construction of the Proposed Project. Common sources of man-made vibration include blasting, pile driving, and pavement breaking. None of these activities are anticipated during construction of the Proposed Project. Vibration from construction activities could be detected at the closest sensitive land uses, particularly during any movements of heavy equipment or loaded trucks and during some paving activities throughout

construction. However, these impacts would be temporary and would cease upon completion of construction of the Proposed Project.

Ongoing operational activities from the Proposed Project are not expected to result in substantial vibration impacts at nearby sensitive uses. Activities involved in trash bin collection could result in minor on-site vibrations, but such vibrations would be minor and would not be expected to be felt at the closest off-site sensitive uses (Source: 1, 2, 7, 16). *As a result, impacts related to vibration would be less than significant.*

Noise 13(c). No Impact

The Proposed Project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport which has not adopted such a plan. The nearest public airport to the Proposed Project site is the Salinas Municipal Airport, which is located approximately 5.8 miles southeast of the site. (Source: 1, 2, 7, 16). *As a result, the Proposed Project would have no impact related to exposure of future site users excessive noise levels generated by aircraft.*

14. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 7, 35, 36)	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

According to the California Employment Development Department, the unemployment rate for Monterey County was 8.8 percent in February 2022. The reported unemployment rates for Salinas were 8.3 percent for the 2019 annual average (pre-COVID-19 pandemic), 11.2 percent for June 2020 (during the COVID-19 pandemic) and 8.3 percent for the 2021 annual average (Source: 35).

Population and Housing 14(a). Less than Significant Impact

The Proposed Project does not include any residential uses and would not be a source of direct population growth. However, the Proposed Project would be a source of new employment opportunities, which could indirectly result in population growth. Based upon the unemployment rates described above a substantial number of the jobs created by the Proposed Project would likely be filled by local residents. Consequently, the Proposed Project would not directly result in

a substantial indirect increase in population growth as a result of the employment opportunities it creates.

The Proposed Project could, however, indirectly facilitate growth through the extension of infrastructure. As described in **Chapter 2** of this Initial Study, Project Description, the Proposed Project includes off-site wastewater collection infrastructure that would serve the Proposed Project. Specifically, a sewer main would be extended from an existing main located at Harrison Road/Russell Road north to the Proposed Project site. The new main would pass by a largely undeveloped area located along Harrison Road known as Area K. Area K is a planned growth area as defined in the City of Salinas General Plan. The main would be sized to accommodate new development within Area K. While the main could indirectly facilitate development in Area K by removing an existing infrastructure constraint to development, that future development is already planned and the environmental impacts of that growth were previously evaluated in an EIR prepared by the City (Source: 36). Development of Area K is not a component of the Proposed Project. Thus, the extension of infrastructure to serve the Proposed Project would not induce any additional development that is not already planned to occur in Area K, as these impacts were previously identified in the City's EIR (Source: 36). The sewer main that would serve the Proposed Project is also sized to accommodate wastewater flows from a planned farmworker housing project being considered by the County for a site located on Harrison Road approximately 2,700 feet north of the project site. However, additional infrastructure improvements, including additional segments of wastewater pipeline to connect to the proposed farmworker development, would be necessary to serve the proposed farmworker housing project north of the site. Population growth associated with future farmworker housing project would be analyzed in the environmental documentation for that project (Source: 1, 2, 3, 7, 35, 36).

While the Proposed Project would not directly induce population growth, development of the Proposed Project could result in indirect population growth through the provision of new jobs and expansion of infrastructure. However, as described above, the new jobs generated by the Proposed Project are likely to be filled by local residents. In addition, indirect population growth associated with the extension of wastewater infrastructure would not induce substantial population growth. Moreover, the potential environmental effects associated with future planned development in the project vicinity would be evaluated separately as part of other development proposals for Area K and for farmworker housing as described above. *The Proposed Project would have a less than significant impact with respect to inducing substantial unplanned population growth*.

Population and Housing 14(b). No Impact

The Proposed Project would be located on an undeveloped parcel that does not contain any existing housing. As a result, the Proposed Project would not result in displacement of existing people or housing and would not require the construction of replacement housing elsewhere (Source: 1, 2, 7). *No impact would occur.*

15. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 7, 20, 37)	☐	☐	☒	☐
b) Police protection? (Source: 1, 2, 7, 20, 38)	☐	☐	☒	☐
c) Schools? (Source: 1, 20)	☐	☐	☐	☒
d) Parks? (Source: 1)	☐	☐	☐	☒
e) Other public facilities? (Source: 1)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Fire Protection

The Proposed Project site is located within the jurisdiction of the Monterey County Regional Fire District ("Fire District"), near the Fire District's northern service boundary. The nearest fire station operated by the Fire District is located at 13630 Sherman Boulevard in East Garrison, which is located approximately seven (7) miles southwest of the Proposed Project site. The Fire District has an active contract with the City of Salinas to provide fire and emergency medical services to approximately 35 square miles of the northern corner of the Fire District, including the Proposed Project site. The City of Salinas' Fire Station 6 is located approximately 1.5 miles south of the Proposed Project site.

In addition, the Fire District is part of the Monterey County Fire Service Mutual Aid system in which the Fire District provides and receives assistance when emergency situations cannot be handled by the primary fire district serving the area. If support from neighboring departments is needed, fire engines from agencies closest to the incident will be dispatched (Source: 37). The Proposed Project is also located immediately south of the North County Fire Protection District's southern boundary. This North County Fire Protection District's nearest fire station is located at 17639 Pesante Road in Prunedale, approximately 2.3 miles from the Proposed Project site. Both this fire station and the Proposed Project site have immediate access to Highway 101.

Police Protection

These services would be provided by the Monterey County Sheriff's Office ("Sheriff's Office"). The Sheriff's Office is located at 1414 Natividad Road in Salinas, approximately three miles southeast of the Proposed Project site. The Sheriff's Office is staffed with about 450 employees and 90 volunteers and has mutual aid agreements with all cities within the County. Additionally, the County has mutual aid agreements with the surrounding counties such as Santa Cruz, San Benito, and San Luis Obispo (Source: 38).

Schools

The Proposed Project is located within Santa Rita Union School District. The closest school to the Proposed Project is McKinnon School which is located approximately 2.25 miles southeast of the Proposed Project site.

Parks

The nearest park facility to the Proposed Project site is Rogge Commons Park, located about 1.5 miles southeast of the site. Rogge Commons Park is under the jurisdiction of the Monterey County Parks Department.

Public Services 15(a). Less than Significant Impact

The Proposed Project would result in increased demand for fire protection services, which is provided to the site by the Fire District, as well as the City of Salinas and the North County Fire Protection District through mutual aid agreements. Policy S-6.5 of the County's General Plan establishes service goals of 45 minutes or less for rural areas, 12 minutes or less for rural centers, and eight (8) minutes or less for community areas (Source: 2).

As stated above, the nearest fire station operated by the Fire District is located at 13630 Sherman Boulevard in East Garrison, approximately seven (7) miles southwest of the Proposed Project site. Responding to an emergency at the Proposed Project site from this fire station would likely take an unacceptable amount of time as there is no direct route from the station to the site. However, the Fire District has been under contract with the City of Salinas since the 1980's to provide fire and emergency medical services to approximately 35 square miles of the northern corner of the district, which includes the Proposed Project site. In addition, fire service can be provided without the need to construct new fire protection facilities as a result of the mutual aid agreements between the fire district and neighboring departments and agencies. The Proposed Project site is not within either a rural center or community area. However, response time from the nearest fire station to the site is expected to be within the required range noted for rural centers and community areas, due to its nearby location. Response time to the Proposed Project site would be considered acceptable in the event of an emergency.

General Plan Policy PS-1.4 requires that new development pay its fair share of the cost of providing adequate public facilities and services, including fire protection services. The

Applicant would be required to pay such fees to off-set the costs of its demand for such services (Source: 1, 2, 7, 20, 37). *This represents a less than significant impact.*

Public Services 15(b). Less than Significant Impact

The Proposed Project would result in increased demand for police protection services, which is provided to the site by the Sherriff's Office. General Plan Policy PS-1.6 defines acceptable Sheriff's response time to rural centers as 12 minutes and to community areas as five (5) to eight (8) minutes (the shortest response time period described in the Monterey County General Plan). The Proposed Project site is not within either a rural center or community area. However, due to its nearby location, response time from the nearest Sheriff's station to the site is expected to be within the required range noted for rural centers and community areas. Construction of new police protection facilities would not be required to ensure response time to the site is adequate.

General Plan Policy PS-1.4 requires that new development pay its fair share of the cost of providing adequate public facilities and services, including police protection services. The Applicant would be required to pay such fees to off-set the costs of its demand for such services (Source: 1, 2, 7, 20, 38). *This represents a less than significant impact*.

Public Services 15(c). No Impact

The Proposed Project is a highway-oriented commercial development project. The Proposed Project would not result in increased demand for additional schools or other educational facilities (Source: 1, 20). *No impact would occur*.

Public Services 15(d). No Impact

The Proposed Project is a highway-oriented commercial development project. The Proposed Project would not result in increased demand for additional parks or other recreational facilities (Source: 1). *No impact would occur*.

Public Services 15(e). No Impact

The Proposed Project is a highway-oriented commercial development project. The Proposed Project would not result in increased demand for other public facilities (Source: 1). *No impact would occur.*

16. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1)	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See **Sections II** and **IV**. *The project would have no impact related to recreational facilities.*

17. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: 1, 2, 7, 17, 36, 56)	☐	☒	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: 1, 2, 7, 18)	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 7, 17)	☐	☒	☐	☐
d) Result in inadequate emergency access? (Source: 1, 2, 7, 17)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Pursuant to SB 743, the Governor's Office of Planning and Research prepared the Technical Advisory on Evaluating Transportation Impacts in CEQA in 2018 as a guide for evaluating Vehicle Miles Traveled (VMT) impacts of new development projects in CEQA documents. The Office of Planning and Research recommends the threshold for retail projects to be "a net increase in total VMT". For the purpose of this analysis and as recommended in the technical advisory, the region evaluated for the change in total daily VMT is Monterey County.

The Association of Monterey Bay Area Governments' regional travel demand model was used as the primary forecasting tool for VMT. The model is a mathematical representation of travel within the three counties in the Monterey Bay Region and is mainly composed of four components: 1) trip generation, 2) trip distribution, 3) mode choice, and 4) trip assignment. The model uses socioeconomic inputs (i.e., households, number of jobs, hotel rooms) to estimate travel within Monterey County, Santa Cruz County and San Benito County. The model is calibrated to represent trip making characteristics within the region using year 2015 data and is the best available tool to evaluate and forecast VMT.

This section is based on *The Sobel Company Commercial Development Traffic Impact Analysis* ("Traffic Impact Analysis") prepared for the Proposed Project by Keith Higgins, Traffic Engineer, in April 2019 (Source: 17). In addition, Hexagon Transportation Consultants prepared a technical memorandum, *Vehicle Miles Traveled Analysis for the Sobel Mixed-Use Development near Salinas, California* ("VMT Analysis") on June 22, 2020 for the Proposed Project (Source: 18).

The Proposed Project originally proposed three additional truck fueling stations as part of the overall Convenience Market/Fueling Station, which has since been removed. The three-truck fueling stations were accounted for in the original Traffic Impact Analysis (Source: 17). Removal of this component of the Proposed Project would reduce the overall vehicle trip generation and slightly improve the level of service operations when compared to the Project with the truck fueling station, as analyzed in the Traffic Impact Analysis. As a result, the April 2019 Traffic Impact Analysis provides a conservative analysis of environmental impacts compared to what is currently proposed for development. On June 22, 2023, the Project Traffic Engineer submitted a supplemental traffic impact analysis to reflect the change in project scope (Project without truck fueling station) (Source: 61). This supplemental analysis indicated that elimination of the Truck Fueling Facility would result in a slight reduction in the Project's trip generation estimate as indicated in the Traffic Impact Analysis. The supplemental analysis found that without the truck fueling facility project traffic would be reduced by approximately 115 daily, 10 AM peak hour, 14 PM peak hour and 5 Saturday peak hour trips. This equates to an approximate 0.5% to 1.4% reduction in overall Project traffic. Based on the updated analysis, with the proposed mitigation improvements, Harrison and Sala Road would operate at an LOS of C or better under existing plus project and cumulative plus project conditions. Harrison Road and the main access (south driveway) would operate and an LOS of B or better under existing plus project and LOS C or better under cumulative plus project conditions.

Transportation/Traffic 17(a). Less than Significant Impact with Mitigation

The Proposed Project could result in environmental impacts if it were determined to be in conflict with a plan, ordinance or policy related to circulation, and if required mitigation proposed would result in physical environmental changes that have *potential* to result in adverse impacts. The Proposed Project involves the development of a highway-oriented commercial land use, as described throughout this document. The Proposed Project's potential to result in conflicts with plans, ordinances, or policies and adverse environmental impacts associated with required mitigation is summarized below.

Roadway Circulation

The Traffic Impact Analysis (Source: 17) included an analysis of peak periods for existing conditions, existing plus project conditions, background conditions, background plus project conditions, cumulative without project conditions, and cumulative plus project conditions. The intersections and roadway segments evaluated fall under the jurisdiction of the County, City of Salinas or Caltrans.

Traffic operations were evaluated based upon Level of Service standards for each intersection. Level of Service D is the adopted standard for the County of Monterey and the City of Salinas, while the Caltrans level of service standard is the transition from Level of Service C to D. The Traffic Impact Analysis identified that under existing plus project buildout conditions, the Proposed Project would result in traffic operations that would be in conflict with the County's level of service standard. As a result, the Proposed Project includes the following off-site circulation improvements that would result in physical environmental changes. The following is a summary of the project responsibilities to mitigate traffic impacts, based upon the recommendations provided in the traffic report:

1. Implement the following at the US 101 Northbound Ramps / Sala Road intersection:
    a. Signalize intersection (Modify existing signalized intersection).
    b. Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements.
2. Implement the following at the Harrison Road / Sala Road intersection:
    a. Add second eastbound Sala Road left turn lane.
    b. Widen northbound Harrison Road north of Sala Road to accommodate second receiving lane (from second eastbound left turn lane).
    c. Add southbound Harrison Road right turn overlap signal phase.
    d. Add second southbound Sala Road through lane.
    e. Add second southbound Harrison Road right turn lane.
3. Implement the following at the Harrison Road / Project Driveway (South) intersection:
    a. Signalize intersection.
    b. Add two northbound Harrison Road left turn lanes.
    c. Add a southbound Harrison Road right turn lane.
    d. Provide separate Project driveway eastbound left and right turn lanes.
    e. Provide two westbound Project driveway entry lanes.
    f. Add an eastbound Project Driveway (South) right turn overlap signal phase.
4. Widen Harrison Road to four lanes (two northbound and southbound through lanes) along the Project frontage between the Project South Driveway and Sala Road.

Figure 8, Off-Site Circulation Improvements shows the area of physical impact resulting from constructing these improvements. The environmental effects of constructing the proposed off-site improvements are evaluated throughout this initial study.

Pedestrian Circulation

The Proposed Project consists of a highway-oriented commercial use and would not be expected to generate substantial pedestrian traffic. Opportunities for shifting vehicle trips to pedestrian trips are limited due to the proposed highway-oriented uses. The nearest major residential neighborhoods are located about 0.7 miles to the south in Salinas at Russell Road and Harrison Road. While there are sidewalks along both sides of Harrison Road south of the Proposed Project site, they do not connect to the residential areas located further to the south. Nevertheless, the Proposed Project includes pedestrian improvements along its frontage with Harrison Road. The proposed pedestrian improvements would connect to the existing crosswalks across Sala Road at Harrison Road. The proposed pedestrian improvements would integrate the Proposed Project with the existing pedestrian facilities on Harrison Road, as well as with future pedestrian facilities constructed on Harrison Road as part of the future development of Area K.

General Plan Policy LU-4.7 states, "In areas of anticipated commercial growth and expansion, provisions shall be made to designate adequate access routes, street and road rights-of-way, off street parking, bike paths and pedestrian walkways." Policy OS-9.6 states, "Development shall incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, access to transit, and roadway design as appropriate."

The planned construction of new pedestrian facilities as part of the Proposed Project would improve pedestrian connectivity in the area. As a result, the Proposed Project would not conflict with applicable policies for providing pedestrian facilities.

Bicycle Circulation

Due to the highway-oriented nature of the Proposed Project, demand for bicycle access is anticipated to be low. There are currently no designated bicycle lanes or paths on the segment of Harrison Road between the site and nearby Salinas neighborhoods. The Transportation Agency for Monterey's 2011 Bicycle and Pedestrian Master Plan shows a planned Class II bicycle path on Harrison Road north of the existing City limits that would pass the site and extend further to the north (Source: 56). This improvement has not been constructed.

Bicycle connectivity on Harrison Road between the site and Salinas would be improved in the future as a result of the future development of Area K as planned in the City of Salinas General Plan, which is likely to include construction of a bicycle path along the east side of Harrison Road. These improvements are not a component of the Proposed Project. As a result, the Proposed Project does not conflict with General Plan Policies LU-4.7 or OS-9.6 and would not require construction of bicycle facilities that could result in significant environmental impacts (Source: 2). This represents a less than significant impact.

Transit Circulation

The primary sources of vehicle trips to the Proposed Project site would result from diverted-link trips from Highway 101, as well as pass-by trips on Sala Road and Harrison Road. The density

of transit demand under existing and post-project conditions would be insufficient to warrant extending existing transit services to the Proposed Project Site, which limits the potential to shift such trips to transit service. The potential for expanding local transit service, including potential for future service to the site, could be significantly increased in the future with development of Area K (Source: 36). Future development of Area K is not a component of the Proposed Project.

The Proposed Project is projected to generate about 221 jobs, which would render the potential for an Applicant operated alternative to public transit to be financially infeasible. As a result, the Proposed Project would not conflict with General Plan Policies LU-4.7 or OS-9.6 and would not require new or expanded transit facilities whose construction could result in significant environmental impacts (Source: 1, 2, 7, 17, 36, 56). *This represents a less than significant impact.*

Conclusion

The Proposed Project would have a less than significant impact on Conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities *with incorporation of Mitigation Measure TI-1*.

Mitigation Measures

TI-1 The Applicant/Owner shall install and construct following measures to ensure compliance with the County's level of service standards.

1. Implement the following at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements,
2. Implement the following at the Harrison Road / Sala Road intersection: 1) Restripe existing striped median to add second eastbound Sala Road left turn lane, 2) Widen northbound Harrison Road north of Sala Road to accommodate second receiving lane (from second eastbound left turn lane), 3) Add southbound Harrison Road right turn overlap signal phase, 4) Add second southbound Sala Road through lane, 5) Add second southbound Harrison Road right turn lane.
3. Implement the following at the Harrison Road / Project Driveway (South) intersection: 1) Signalize intersection, 2) Add two northbound Harrison Road left turn lanes, 3) Add a southbound Harrison Road right turn lane, 4) Provide separate Project driveway eastbound left and right turn lanes, 5) Provide two westbound Project driveway entry lanes, 6) Add an eastbound Project Driveway (South) right turn overlap signal phase.
4. Widen Harrison Road to include four through lanes (two northbound and southbound through lanes) along the Project frontage between the Project South Driveway and Sala Road.

5. Implement the following at Harrison Road/Project Driveway (North) intersection: 1) Add a northbound Harrison Road left turn lane, 2) Provide a combined eastbound left/right turn exit land and single entrance lane.

Mitigation Monitoring Action TI-1: Prior to Final Map recordation, the Applicant shall enter into a Subdivision Improvement Agreement and provide to HCD-Planning, Engineering Services, and the County Survey for review and approval a Subdivision Improvements Plan illustrating the required traffic improvements.

Transportation/Traffic 17(b). Less than Significant Impact

Hexagon Transportation Consultants prepared a technical memorandum, *Vehicle Miles Traveled Analysis for the Sobel Mixed-Use Development near Salinas, California* ("VMT Analysis") on June 22, 2020 for the Proposed Project. The following information is taken largely from the VMT Analysis (Source: 18).

OPR recommends the threshold for retail projects to be a net increase in total Vehicle Miles Traveled (VMT). Therefore, the Proposed Project would represent a significant VMT impact if it would represent a net increase in total VMT. The Association of Monterey Bay Area Governments (AMBAG)'s regional travel demand model (the model) serves as the primary forecasting tool for jurisdictions with the Monterey Bay Region. The AMBAG model is the best available tool to evaluate and forecast VMT.

Hexagon compared the total daily VMT generated by similar land uses within the County of Monterey with and without the project. A VMT reduction occurred as the Proposed Project would provide hotel rooms between Watsonville and Salinas, which would provide lodging closer to coastal attractions near Moss Landing compared to staying at existing hotels in Salinas or the surrounding area. The VMT analysis assumes that the demand for retail and hotel uses are constant with and without the Proposed Project. As a result, the availability of hotel rooms closer to coastal attractions would result in a reduction of the trip lengths for visitors to the area (Source: 18). Total VMT for existing conditions of the region was calculated at 7,094,430 vehicle miles traveled. When the Proposed Project was added to the model, VMT for the region declined to 7,085,159 vehicle miles traveled, a reduction of 0.13 percent, as a result of the hotel component of the Proposed Project. *As a result, the Proposed Project would not cause an increase in the total countywide VMT and would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). The Proposed Project would have a less than significant impact related to VMT.*

Transportation/Traffic 17(c). Less than Significant with Mitigation

The Proposed Project includes two new driveway access points onto Harrison Road and a widening of a segment of Harrison Road to comply with the County's level of service standards. The south driveway, which is a signalized intersection, would be the main access driveway and it is proposed to extend the full depth of the site, while the north driveway, which is a stop-controlled intersection, would be considered the secondary driveway and would extend the entire length of the site and terminate at the proposed Tractor Supply store. Monterey County

Department of Public Works has reviewed the Proposed Project's access plan for safety considerations. The Harrison Road widening component of the Proposed Project would be a typical roadway capacity improvement project and is not expected to result in unsafe circulation conditions. All improvements would be reviewed for conformance County design standards and implementation of these improvements would occur through compliance with Mitigation Measure TI-1 above (Source: 1, 2, 7, 17). *Therefore, Proposed Project would result in a Less than Significant impact regarding increasing traffic hazards due to a design feature with incorporation of the mitigation for off-site improvements*.

Transportation/Traffic 17(d). No Impact

As discussed above, the Proposed Project would include new driveway access onto Harrison Road. In addition, the Proposed Project would include construction of internal roadways to provide on-site circulation. The on-site circulation plan has been designed to comply with fire access requirements for lane widths and turnaround requirements. These improvements are shown on the tentative map included in the Proposed Project plans. The plans will be subject to review and approval of the fire district for conformance with applicable development standards (Source: 1, 2, 7, 17). *The Proposed Project would have no impact resulting from inadequate emergency access.*

18. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: 1, 2, 20)	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1, 2, 20)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site is located in an area of low archaeological sensitivity according to Monterey County GIS Archaeological Sensitivity Map (Source: 20). The Proposed Project site is located on land associated with the tribal history of regional native groups. California Assembly Bill ("AB") 52 provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code §21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the CRHR or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

Monterey County Housing and Community Development sent a notification letter to the Esselen Tribe of Monterey County, Ohlone/Costanoan Esselen Nation ("OCEN"), and the KaKoon Ta Ruk Band of Ohlone-Costanoan on May 31, 2023. None of the notified culturally affiliated tribes responded within 30 days or prior to the preparation of this Initial Study (September 2023)

Tribal Cultural Resources 18(ai and aii). Less than Significant

Construction of the Proposed Project would consist of minor ground disturbance that has potential to result in adverse changes to the significance of tribal cultural resources, if such resources were exposed or damaged during construction activities. However, as discussed below, no evidence of tribal cultural resources were identified in the cultural resources report.

The Proposed Project would not result in a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code Section 21074, that is listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources. Public Resources Code Sec. 21074 defines a tribal cultural resource as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: a) included or determined to be eligible for inclusion in the California Register of Historical Resources, [or] b) included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1" (Public Resources Code Sec. 21027(a)).

The Proposed Project site is not listed in the California Register of Historic Resources nor is the site included in a local register of historical resources as defined in Public Resources Code Sec. 5020.1(k). Similarly, the Proposed Project site is not listed as eligible, nor has the site previously been identified as eligible for listing on the California Register of Historic Resources. The Proposed Project site is also not identified in a local register as defined in Public Resources Code Sec. 5020.1(k).

The Proposed Project site is considered disturbed due to previous agricultural use on the site. Given the historic site disturbance associated with prior use, it is unlikely that the Proposed Project would affect an unknown or previously unidentified tribal cultural resource.

Although unlikely, it is possible that unrecorded tribal cultural resources are present beneath the ground surface and that such resources could be exposed and damaged during construction of the Project. *The possibility of inadvertent discovery of Tribal Cultural Resources, human remains, or other subsurface resources is low, and with implementation of the County's condition of approval for cultural resources (PD003A), the potential impact to Tribal Cultural Resources would be less than significant.*

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: 1, 2, 7, 14, 19, 41, 44)	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 1 , 2, 7, 30, 31, 41, 44, 58)	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 7, 19, 42, 60)	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: 1, 2, 39, 40)	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: 1, 2, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Existing utility providers would serve the Proposed Project. The Applicant has entered into an Extraterritorial Wastewater Service agreement with the City of Salinas to provide wastewater treatment and sewer service (Source: 41). Though the Proposed Project would tie into the City's sewer system, the Proposed Project requires construction of new sewer lines and connections to connect to the existing system at the intersection of Harrison Road and Russel Road. The Proposed Project has received a can-and-will serve letter from the City of Salinas, dated April 19, 2022 (Source: 42) and a can-and-will serve letter from Monterey One Water (Source: 60).

Cal Water would provide water service to the site. The site does not currently contain water supply infrastructure; the required infrastructure to serve the site would be installed as part of the Proposed Project, as described below. Solid waste will be hauled by Waste Management, Inc. of Monterey County. Additionally, natural gas & electricity will be provided by 3CE and PG&E.

Utilities and Service Systems 19(a). Less than Significant Impact

The following analysis describes the Proposed Project's potential impact with relation to the relocation or construction of new or expanded utilities infrastructure. The Proposed Project is located in Area K, which is a planned growth area defined in the City of Salinas' General Plan. The pre-annexation agreement for the Proposed Project site has been approved, with the expectation that the site and the surrounding area, as part of Area K, would be annexed into the City in the future (Source: 41). The Applicant has received a can-and-will serve letter from the City of Salinas, indicating that the City would provide future sanitary sewer service to the Proposed Project. In addition, the Applicant has received a can-and-will serve letter from Cal Water, indicating that Cal Water would have sufficient water supply to provide service to the Proposed Project. The Proposed Project includes the installation of both new sewer lines to connect to the City's existing system and new water lines to connect to Cal Water's existing system, as described below.

Water Service

No water supply infrastructure currently exists at the Proposed Project site. An existing 12-inch water line is located in Harrison Road. This water line terminates about 970 feet south of the Proposed Project site. The line would be extended north to the Proposed Project site to provide water service as part of the Proposed Project. The extension is shown on **Figure 7, Off-Site Water and Sewer Infrastructure Extensions**. The new segment of the water main extension would be constructed within the paved section of Harrison Road. The impacts of constructing the main and all on-site water supply infrastructure are evaluated as part of the Proposed Project.

Wastewater Service

No wastewater infrastructure currently exists at the Proposed Project site. The nearest existing sewer collection main is located at North Main Street and Russell Road, which is approximately 4,100 feet south of the Proposed Project site. This sewer main is owned and maintained by the City of Salinas. The Proposed Project includes construction of a new 10-inch gravity sewer main in Harrison Road. The new segment of sewer would connect to the existing 10-inch sewer main south of the Proposed Project site. Once completed, the new sewer main would be dedicated to the City. The proposed sewer main extension is presented in **Figure 7, Off-Site Water and Sewer Infrastructure Extensions**. The sewer main extension would be constructed within the paved section of Harrison Road. The impacts of constructing the sewer main and all on-site wastewater collection infrastructure are evaluated as part of the Proposed Project.

Stormwater Drainage

A preliminary stormwater control plan was prepared for the Proposed Project in May 2020 and is provided in preliminary stormwater control plan (Source: 14). All new required stormwater improvements associated with the Proposed Project would be constructed onsite. The impacts of constructing the improvements are evaluated as part of the Proposed Project.

Other Public Utilities

Public utilities, including energy (gas and electric) are currently available at the perimeter of the subject parcel to serve future development. PG&E maintains primary power service lines in close proximity to the site, including existing service lines along Harrison Road. Improvements to the existing energy distribution systems are not anticipated for development of the Proposed Project.

Overall, *the Proposed Project would have a less than significant impact with respect to requiring the construction or expansion of utilities.* (Source: 1, 2, 7, 14, 19, 41, 44)

Utilities and Service Systems 19(b). Less than Significant Impact

As discussed previously, Cal Water would supply potable water to the Proposed Project. The Proposed Project has a projected water demand of 23 AF per year. Cal Water's 2020 UWMP concluded that sufficient water supply is available to meet demand through 2035 under all hydrologic year-type scenarios (normal, dry, and multiple dry years). The UWMP notes that some shortfalls may occur in 2040 and 2045 under single-year drought or multi-year drought conditions. However, the UWMP notes that shortfalls would be alleviated by proactive drought planning on the part of Cal Water. The additional demand associated with the Proposed Project would have a minimal impact on groundwater supply due to the existing overall volume of water pumped by Cal Water to serve their overall system. Moreover, Cal Water has issued a "will serve" letter indicating that they have available water supply to serve the Proposed Project. As a result, sufficient water supplies would be available to serve the Proposed Project during normal, dry, and multiple dry years. (Source: 1 , 2, 7, 30, 31, 41, 44, 58) *This represents a less than significant impact.*

Utilities and Service Systems 19(c). Less than Significant Impact

Wastewater collection service would be provided to the Proposed Project by the City of Salinas, as described above. The Proposed Project site is subject to a pre-annexation agreement, with the expectation that the site and the surrounding area would be annexed into the City in the future. The Applicant has received a can-and-will serve letter from the City of Salinas, indicating that the City would provide future sanitary sewer service to the Proposed Project. As part of the Proposed Project, a new sewer line would be installed within the site and Harrison Road, connecting the development to the existing sanitary sewer line located at the intersection of Harrison Road and Russel Road.

Wastewater is collected through the City's wastewater system and transferred to Monterey One Water's regional wastewater treatment plant. The Monterey One Water regional wastewater

treatment plant has a permitted flow of 29.6 million gallons per day ("MGD") and an average dry weather flow of 18 MGD. The regional wastewater treatment plant received and treats approximately 18 MGD of wastewater at the end of 2019. Therefore, the regional wastewater treatment plant has existing capacity to treat additional flows generated by the Proposed Project (Source: 7). Monterey One Water has issued a will serve letter to accommodate the additional wastewater flow generated by the Proposed Project.

The Proposed Project is anticipated to generate a peak dry weather flow of approximately 24,260 gallons per day (or 0.02 MGD). This increased flow would be readily accommodated within the remaining capacity at the M1W's wastewater treatment plant (Source: 19). While the Proposed Project would result in increased demand for wastewater treatment, it would not exceed available existing capacity (Source: 1, 2, 7, 19, 42, 60). *This represents a less than significant impact*.

Utilities and Service Systems 19(d). Less than Significant Impact

The Proposed Project would generate solid waste during both the construction and operation phases. The transfer station closest to the Proposed Project site is the Sun Street Transfer and Recycling Center and Household Hazardous Waste Collection Facility, located approximately 4.75 miles to the south. Solid waste generated by the Proposed Project is anticipated to be delivered to the Johnson Canyon Landfill for disposal (Source: 39), located approximately 2.5 miles east of the City of Gonzales and operated by the Salinas Valley Solid Waste Authority ("SVSWA").

SVSWA manages the cumulative solid waste disposal capacity needs of its municipal clients. SVSWA ensures that solid waste disposal is available through the expansion of existing or creation of new landfill capacity, as well as deployment of waste conversion technology that substitutes for landfill disposal capacity. The end of operation of the Johnson Canyon Landfill is designated to occur in December 2066. The Johnson Canyon Landfill has a maximum permitted throughput of 1,694 tons of solid waste per day and a remaining capacity of 12,590,000 cubic yards (Source: 40). The Johnson Canyon Landfill has adequate storage capacity to accommodate the Proposed Project's increased demand for waste management services. SVSWA has several other options for future disposal of waste, in the event that the Johnson Canyon Landfill reaches full capacity ahead of its planned closure date of December 2066, including expansion of the Johnson Canyon Landfill beyond its current permitted capacity, expansion of the closed Jolon Road Landfill, or diverting waste to regional landfills outside of their service area (i.e., Monterey Peninsula Landfill located north of Marina, Kirby Canyon Landfill in Santa Clara County or John Smith Landfill in San Benito County). The Proposed Project's generation of solid waste would be minimal compared to region-wide waste generation and would not generate waste in exceedance of State or local standards or beyond the capacity of local waste disposal infrastructure (Source: 1, 2, 39, 40). *This represents a less than significant impact*.

Utilities and Service Systems 19(e). Less than Significant Impact

The California Integrated Waste Management Act (AB 939) requires cities and counties to divert a minimum of 50 percent of their solid waste from landfills. In December 2006, the SVSWA Board of Directors increased this goal to a 75 percent reduction in solid waste by 2015 for the

cities in its jurisdiction (Source: 39). SVSWA would provide solid waste collection and recycling services for the Proposed Project. The Proposed Project would not generate solid waste in excess of the capacity of local landfills and would comply with applicable regulations pertaining to solid waste. (Source: 1, 2, 39). *This represents a less than significant impact*.

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 28)	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1, 2, 20)	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1, 2, 29, 37, 43)	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1, 2, 20)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site is surrounded by agricultural, open space, and residential land uses. The Proposed Project site is in a State Responsibility Area and is not designated as a Very High Fire Hazard Severity Zone for wildland fires. However, the Proposed Project site is located within a Wildfire Urban Interface Zone according to the Monterey County Fire Protection Areas Map (Source: 20).

Wildfire 20(a). No Impact

The County has adopted a Multi-Jurisdictional Hazard Mitigation Plan that addresses reducing the potential for future damages and economic losses, grant funding qualification, government coordination, and complying with federal and state requirements for local hazard mitigation plans. The plan outlines the designated emergency evacuation routes within the County. Designated evacuation routes include State Route 1, Highway 101, and various other County roadways. Highway 101 is located directly adjacent to the Proposed Project site to the west. No other designated emergency evacuation routes are located in the immediate vicinity of the

Proposed Project. Construction and operation of the Proposed Project would not impede the use of designated emergency access routes such as Highway 101. For these reasons, the Proposed Project would not substantially impair the execution of an established emergency evacuation plan. (Source: 1, 2, 28). *No impact would occur*. Refer also to **Section 9.0, Hazards and Hazardous Materials**, checklist question "f").

Wildfire 20(b). No Impact

Construction and operation of the Proposed Project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors. Wildfire risks are substantially reduced at the Proposed Project site due to the relatively level area that the project lies on and the lack of fire hazard area within the site. The Proposed Project site is not located within an area identified as moderate, high, or very high Fire Hazard Severity for either State or Local Responsibility Areas. The nearest high fire hazard severity zone being approximately 0.7 miles north of the project site (Source: 1, 2, 20). *The Proposed Project would have no impact related to exacerbation of wildfire risks*.

Wildfire 20(c). Less than Significant Impact

The Proposed Project site is not located within an area identified as moderate, high, or very high Fire Hazard Severity for either State or Local Responsibility Areas. As a result, the wildfire risk at the site is low and the Proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The County identifies the Proposed Project site within a Wildfire Urban Interface Zone, according to the Monterey County Fire Protection Areas Map (Source: 43). However, the Proposed Project would be required to comply with the Fire District's standard requirements for commercial facilities, which would include removal of dry, flammable vegetation from the site (Source: 1, 2, 29, 37, 43). *This represents a less than significant impact*.

Wildfire 20(d). Less than Significant Impact

As discussed above, the Proposed Project is located on a relatively level site that does not directly interface with any State fire hazard zones. The County identifies the Proposed Project site within a Wildfire Urban Interface Zone, however, the Proposed Project would be required to comply with the Fire District's standard requirements for commercial facilities as described under impact 20c). As a result, the Proposed Project would not expose people or structures to significant wildfire related risks regarding flooding or landslides (Source: 1, 2, 20). *This represents a less than significant impact*.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1-60)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1-60)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1-60)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance VII(a). Less than Significant with Mitigation

The Proposed Project would not 1) degrade the quality of environment, 2) substantially reduce the habitat of a fish or wildlife species, 3) cause a fish or wildlife population to drop below self-sustaining levels, 4) threaten to eliminate a plant or animal community, 5) reduce the number or restrict the range of a rare or endangered plant or animal, or 6) eliminate important examples of major periods of California history or prehistory. The Proposed Project would result in temporary construction-related impacts that would be mitigated to a less-than-significant level through the incorporated of mitigation measures identified in this Initial Study. All operational impacts associated with the Proposed Project would also be reduced to a less-than-significant level through the incorporation of mitigation.

The Proposed Project could result in potentially significant impacts on candidate, sensitive, or special status species. *However, implementation of mitigation measures BIO-1 and BIO-2*

*identified above under **Section VI.4 Biological Resources**, would reduce these impacts to less-than-significant levels.*

Regarding cultural resources, potential impacts to known prehistoric archaeological sites and any unknown or undiscovered resources on the project site would be reduced to a less than significant level by implementing the County's Conditions of Approval for cultural resources PD003(A), Discovery of Cultural Resources.

No additional mitigation is necessary beyond mitigation identified in each of the respective topical CEQA sections contained in this IS/MND.

Mandatory Findings of Significance VII(b). Less than Significant with Mitigation

In order to determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines §15064(h)(1). This IS/MND contains mitigation to ensure that all impacts would be minimized to a less-than-significant level. In addition, the 2010 Monterey County General Plan contains policies to minimize potential impacts associated with buildout under the General Plan. As a result, construction and operation of the Proposed Project would be required to comply with applicable policies as described in this IS/MND.

CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the initial study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2). The Proposed Project has the potential to result in cumulatively considerable GHG impacts. *However, implementation of mitigation measure GHG-1 would reduce this cumulative impact to less than significant. Noise impacts were found to be less than cumulatively considerable. Other impacts, including criteria air emissions, would be less than cumulatively considerable with adherence to development standards and regulations* (Source: 1-60).

Mandatory Findings of Significance VII(c). Less than Significant with Mitigation

The Proposed Project would provide highway-oriented commercial services at a currently vacant site. The Proposed Project could result in adverse environmental effects that could result in substantial adverse direct or indirect impacts on human beings. These impacts include visual impacts associated with the 57-foot illuminated pylon sign, the exposure of nearby sensitive receptors (residential uses) to elevated pollutant concentrations during construction of the Proposed Project, generation of GHGs, noise generation exceeding established thresholds at nearby sensitive receptors during construction, operation of the Proposed Project, and associated traffic generation. *However, implementation of Mitigation Measures AQ-1, AQ-2, AQ-3, GHG-1, N-1, N-2, N-3 and TI-1 would reduce these potential impacts to a less-than-significant level* (Source: 1-61).

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007)

147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

Conclusion: The project will be required to pay the fee unless the Applicant can obtain a "no effect" determination from the California Department of Fish and Wildlife.

Evidence: Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN180441 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. SOURCES

1. Project Application/Plans
2. Monterey County General Plan & EIR
3. Greater Salinas Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner.
7. *Draft Initial Study, Sala Road Project*, September 3, 2020, prepared by EMC Planning Group, Monterey, California.
8. *Air Quality, Greenhouse Gas Emissions, and Energy Report, Sala Road Project*, August 5, 2020, prepared by EMC Planning Group, Monterey, California.
9. *Due Diligence Planning Services, Biological, and Cultural Resources Consulting Services for the Sala Road Project 17.93-acre Parcel, APN: 13-091-017, North of the City of Salinas, Monterey County, California,* July 18, 2020, prepared by EMC Planning Group, Monterey, California.
10. *Results of Focused Congdon's Tarplant Survey the* (sic) *Sala Road Project 17-93-acre Parcel, APN: 13-091-017, Monterey County,* September 28, 2018, prepared by EMC Planning Group, Monterey, California.
11. *Request for Site Visit to Determine Potential Jurisdiction of a Constructed Ditch The Sobel Company, APN 113-091-017, North of the City of Salinas, Monterey County,* June 11, 2018, prepared by EMC Planning Group, Monterey, California.
12. *Geotechnical Engineering Investigation, Proposed Commercial Development, Harrison Road and Sala Road, Salinas, California,* June 20, 2018, prepared by Krazan & Associates, Inc., Pleasanton, California.
13. *Phase I Environmental Site Assessment, Proposed Commercial Development Property, 211 Harrison Road, APN 113-091-017, Salinas, California 93907*, May 25, 2018, , prepared by Krazan & Associates, Inc., Clovis, California.
14. *Preliminary Stormwater Control Plan for Sala Road Center, Harrison Road, Salinas, CA 93907,* May 13, 2020, prepared by Siegfried Engineering, Stockton, California.
15. *California State Scenic Highways,* California Department of Transportation. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways
16. *Environmental Noise Assessment, Sala Road Project, Monterey County, California,* July 27, 2020, prepared by EMC Planning Group, Monterey, California.
17. *The Sobel Company Commercial Development, Traffic Impact Analysis,* April 9, 2019, prepared by Keith Higgins, Traffic Engineer, Gilroy, California.

18. *Vehicle Miles Traveled Analysis for the Sobel Mixed-Use Development near Salinas, California,* June 22, 2020, prepared by Hexagon Transportation Consultants, Inc., San Jose, California.

19. *Preliminary Sanitary Sewer Assessment, The Sobel Company Commercial Development, Harrison Road, Salinas CA,* February 25, 2019, prepared by Whitson Engineers, Monterey, California.

20. *Monterey County Geographic Information System Resource Maps*, 2020, provided by County of Monterey.

21. California State Scenic Highway System Map, 2022, provided by Caltrans. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

22. *Design Guidelines for Exterior Lighting*, January 26, 2016, prepared by County of Monterey. Available at: https://www.co.monterey.ca.us/home/showpublisheddocument/10740/635900997910330000

23. *Monterey County Important Farmland 2018*, September 2021, prepared by California Department of Conservation. Available at: https://www.conservation.ca.gov/dlrp/fmmp/Pages/Monterey.aspx

24. *2012-2015 Air Quality Management Plan for the Monterey Bay Region*, March 15, 2017, prepared by Monterey Bay Air Resources District. Available at: https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf

25. California Earthquake Hazards Zone Application (EQ Zapp), September 23, 2021, prepared by California Department of Conservation. Available at: https://www.conservation.ca.gov/cgs/geohazards/eq-zapp

26. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, 2022, prepared by California Environmental Protection Agency. Available at: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf

27. Cortese List Data Resources, 2022, prepared by California Environmental Protection Agency. Available at: https://calepa.ca.gov/SiteCleanup/CorteseList/

28. *Monterey County Multi-Jurisdictional Hazard Mitigation Plan*, 2014, prepared by Monterey County and AECOM. Available at: https://www.co.monterey.ca.us/home/showdocument?id=13709

29. *Monterey County Fire Hazard Severity Zones in SRA Map*, November 2007, prepared by California Department of Forestry and Fire Protection. Available at: https://osfm.fire.ca.gov/media/6726/fhszs_map27.pdf

30. *Water Use Estimate, The Sobel Company Commercial Development*, July 2020, prepared by Whitson Engineers.

31. *2020 Urban Water Management Plan – Salinas District,* June 2021, prepared by California Water Service.

32. *West Area Specific Plan, Salinas, California, SB 610 Water Supply Assessment*, 2015, prepared by Yarne & Associates, Inc.

33. *Water Quality Control Plan for the Central Coastal Basin*, 2019, prepared by Central Coast Regional Water Quality Control Board.

34. Salinas Valley Basin Groundwater Sustainability Agency Website. Available at: https://svbgsa.org/valley-wide-integrated-groundwater-sustainability-plan/

35. Unemployment Rate and Labor Force, February 2022, prepared by Employment Development Department. Available at: https://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html

36. *Draft Program EIR, City of Salinas Economic Development Element*, September 1, 2017, prepared by City of Salinas. Available at: https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/public_draft_eir.pdf

37. Monterey County Regional Fire District Website. Available at: https://www.mcrfd.org/about-us

38. *Emergency Operations Plan*, November 2020, prepared by County of Monterey. Available at: https://www.co.monterey.ca.us/home/showpublisheddocument/97645/637393012001230000

39. Salinas Valley Recycles Website. Available at: https://svswa.org/government/formation-service-area/

40. SWIS Facility/Site Details, Johnson Canyon sanitary Landfill (27-AA-0005), 2019, provided by CalRecycle. Available at: https://www2.calrecycle.ca.gov/SolidWaste/Site/Details/1971

41. Board Report – Approve a Pre-Annexation Agreement with the City of Salinas to acknowledge foreseeable annexations, reaffirm coordination of land use entitlement and CEQA compliance as agreed to in the Greater Salinas Area MOU2019 Addendum, and to analyze the property tax and revenue sharing formulas between the City and County, March 22, 2022. County of Monterey Board of Supervisors.

42. Sanitary Sewer Can and Will Serve for APN 113-091-017-000, April 19, 2022. City of Salinas, Public Works Department.

43. *2020 Municipal Service Review and Sphere of Influence Study: Special Districts Providing Fire Protection and Emergency Medical Services in Unincorporated Monterey County*, June 22, 2020. Local Agency Formation Commission of Monterey County.

44. Will Serve Letter, Tract or Parcel Map No.: NW Corner of Harrison & Sala Road, July 18, 2018. California Water Service.

45. DOC Maps: Agriculture, 2022. California Department of Conservation. Available at: https://maps.conservation.ca.gov/agriculture/

46. Timberland Conservation Program, 2022. California Department of Fish and Wildlife. Available at: https://wildlife.ca.gov/Conservation/Timber

47. *California Natural Diversity Database*. Records of occurrence for Salinas, Moss Landing, Prunedale, San Juan Bautista, Marina, Natividad, Seaside, Spreckels, and Chualar quadrangle maps, 2019. California Department of Fish and Wildlife.

48. *Inventory of Rare and Endangered Plants*. Records of occurrence for Salinas, Moss Landing, Prunedale, San Juan Bautista, Marina, Natividad, Seaside, Spreckels, and Chualar quadrangle maps, 2019. California Native Plant Society. Available at: https://www.cnps.org/rare-plants/cnps-inventory-of-rare-plants

49. *Endangered Species Program.* Species list for Monterey County, 2019. U.S. Fish and Wildlife Service. Available at: https://www.fws.gov/program/endangered-species

50. Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander, 2003. U.S. Fish and Wildlife Service.

51. Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog, August 2005. U.S. Fish and Wildlife Service.

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58. *Sobel Commercial Project Hydrogeologic Assessment*, May 2023. Balance Hydrologics, Inc.

59. Architectural Design Elements – Sala Road Project. 2023. Architecture Plus, Inc.

60. Will Serve Letter for APN 113-091-017-000. May 2023. Monterey One Water.

61. "Sobel Mixed-Use Development – Additional Analysis Requested by Monterey County Public Works," June 22, 2023, prepared by Keith Higgins, Traffic Engineer, Gilroy, California.

Introduced: 1/21/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

REF260001 (PLN250139-DEP & PLN190243) - SOUTH COUNTY AREA PLAN AND CENTRAL SALINAS VALLEY AREA PLAN AMENDMENTS

Consider early assessment of a proposed 2010 General Plan Amendment to 1) amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from light commercial (LC) to low-density residential (LDR/1); and 2) amend the Central Salinas Valley Area Plan to create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation.

Project Location: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Number 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan; and 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan.

Proposed CEQA action: Find early assessment of the project Statutorily Exempt pursuant to CEQA Guidelines section 15262.

RECOMMENDATION

Staff recommends that the Planning Commission assess whether the proposed General Plan Amendments to the South County Area Plan and Central Salinas Valley Area Plan are consistent with state law, have the potential to meet the evaluation criteria set forth in Title 21 section 21.91.050, and provide feedback to staff.

PROJECT INFORMATION

Property Owners: USREY TIMOTHY D & PAULA C AND CAMACHO IGNACIO AND MARTINEZ RAFAEL AND MARTINEZ RAFAEL AMADOR ET AL (PLN250139-DEP); and CUMMING JOHN HANSEN & MARIE TRS ET AL (PLN190243)

APN's: 423-381-006-000, 423-381-007-000, 423-381-008-000, 423-381-009-000, 420-063-014-000, 420-063-014-000

Plan Areas: South County Area Plan and Central Salinas Valley Area Plan.

Project Planner: Fionna Jensen, Principal Planner, (831) 796-6407
JensenF1@CountyofMonterey.gov

PROJECT SUMMARY/DISCUSSION

REF260001 consists of two 2010 General Plan Amendment proposals (HCD-Planning File Nos. PLN250139-DEP and PLN190243). Title 21 section 21.91.030 requires that all General Plan Amendments be referred to the Planning Commission for an "early assessment", prior to the Planning Commission's formal recommendation to the Board of Supervisors, to provide the Applicants/Owners

input and general comments regarding the suitability for such proposals. Accordingly, the discussion below details the various components of the proposed General Plan Amendments and is broken out by Area Plan. Staff is seeking the Planning Commission's direction (majority vote) as to whether the various proposals have the potential to meet the General Plan Amendment evaluation criteria set forth in Title 21 section 21.91.050.

Pursuant to Title 21 section 21.91.050, the decision to approve a General Plan Amendment remains in the discretion of the Board of Supervisors in accordance with state law. If the Board of Supervisors, in its discretion, chooses to approve an amendment to the General Plan, the amendment must, at a minimum, satisfy the following criteria in addition to any other relevant considerations:

1. The amendment is not in conflict with the goals, objectives, and policies of the general plan that are not proposed for amendment; and
2. The applicant demonstrates, based on substantial evidence, one or more of the following:
    a. There is a demonstrable error or oversight in the adopted general plan; or
    b. There is a clear change of facts or circumstances; or
    c. The Amendment better carries out the overall goals and policies of the general plan.

Applicable State Law, pursuant to Title 21 section 21.91.020.A, includes Government Code section 65358(a), which states*Top of Form*, "*If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment."*

South County Area Plan

Proposed General Plan Amendment: PLN250139-DEP proposes to amend the South County Area Plan by rezoning and redesignating four parcels (APN: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from light commercial properties (LC) to low-density residential (LDR/1). See **Exhibit A** (Draft Rezone map).

History & Justification: The unincorporated community of Lockwood received its first zoning designation in 1976. The entire area surrounding Lockwood was zoned Rural Districts ("N"), except for one property (APN: 423-041-084-000), which was developed with an existing retail commercial use and was thus zoned Retail Business District ("C-1"). This one commercial property was located on the northwest corner of the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were zoned N. At this time, the N district allowed low-density residential uses, crop and tree farming, livestock farming, limited commercial agricultural uses, accessory uses and structures, and airports. The C-1 district allowed retail stores of a light commercial character, multi-family residential development, and public-quasi public uses. In 1978, the unincorporated area of Lockwood remained primarily zoned N, or was rezoned to Agriculture-Residential ("K"). The single commercially zoned property also remained C-1. However, an approximately 40-acre area surrounding commercially zoned property and the intersection of Jolon Road and Interlake

Road/Lockwood-Jolon Road was rezoned to the Transitional District (T). According to Section 23.2 of the County's 1974 Zoning Ordinance, the T District is "considered as a holding district until more detailed land use studies can be made and more precise zoning adopted for the area covered by said Transitional District". Land outside of this T District was zoned N or K. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were zoned N at this time, and immediately south of the T District. **Attachment 1** of **Exhibit B** includes the 1976, 1978, and 1993 Sectional District maps.

The zoning in the unincorporated area of Lockwood remained the same until 1993 (**Attachment 1** of **Exhibit B**). The prior 40-acre Transitional District was rezoned to Light Commercial (LC) and expanded to encompass approximately 155 acres along the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were included in this 155-acre area and accordingly also rezoned from N (Rural) to Light Commercial. To the west and east of this commercial area, properties were rezoned from N or K to Low Density Residential (LDR/1).

In 2005, approximately 40 acres south of the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road were subdivided into four, 5-acre parcels (Parcel 1-4), with one 20-acre remainder parcel (HCD-Planning File NO. PLN030415; Minor Subdivision Resolution No. 05012; **Attachment 2** of **Exhibit B**). The prepared Mitigated Negative Declaration analyzed foreseeable impacts from developing these parcels with residential uses. At that time, the Sectional District Map illustrated the western 20 acres of this parcel as LDR/1, and the eastern 20 acres of this parcel as LC. Minor Subdivision Resolution No. 05012 correctly recognized that Parcels 1-4 were zoned Low Density Residential, 1 unit per acre (LDR/1), but fails to mention that the 20-acre Remainder Parcel was zoned LC.

In 2006, the 20-acre remainder parcel was subdivided into four, 5-acre parcels (Parcels 5-8) (HCD Planning File NO. PLN060078; Planning Commission Resolution No. 06014; **Attachment 2** of **Exhibit B**). This Resolution recognizes the newly created parcels as LDR/1, not LC. Further, the prepared amended Mitigated Negative declaration analyzed foreseeable impacts from developing these parcels with residential uses. Staff's review of the applicable documents indicates that these parcels were zoned Light Commercial at the time of the subdivision. Accordingly, reference to LDR/1 in Planning Commission Resolution No. 06014 appears to be an error.

The zoning in the unincorporated area of Lockwood remained the same with the adoption and implementation of the 2010 General Plan, with minor changes including rezoning an LDR/1 property to Public Quasi-Public to align with the property's development (elementary school). Parcels 1-4 continued to be zoned LDR/1, and Parcels 5-8 continued to be zoned LC. Adoption of the 2010 General Plan also created multiple Rural Centers (Policy LU-2.27). The Lockwood Rural Center contains approximately 345 acres and includes properties zoned Low Density Residential, Rural Grazing, Light Commercial, Medium Density Residential, and Public Quasi-Public. The subject properties are located within the Lockwood Rural Center. The proposed land use designation and zoning change would not impact the Lockwood Rural Center's purpose, boundaries, or intent. Between 2021 and 2023, Parcels 5-8 were sold to the current owners, who believed they were purchasing residential properties. The Owners of Parcels 5-8 claim these parcels were "recorded as

Low Density Residential-1, according to county records, and remained so designated until 2010" (**Exhibit B).** This claim is based on the County's GIS, which identifies the properties as being zoned LC and LDR, and Planning Commission Resolution No. 06014's erroneous recognition of the LDR/1 zoning. Further, the properties' Covenants, Conditions, and Restrictions (CC&Rs) describe out the primary use of the properties as follows: *"... intends to distribute and/or sell the parcels to separate owners and restrict the property and of the parcels and the remainder Parcel, in accordance with a common plan for the express purpose of enhancing and protecting the* ***residential value*** *of the land ...* ", and *"The parcels shall be used for* ***residential and agricultural purposes only.*** *All other trade, business and commercial uses, incidental or otherwise, whether or not obtrusive, including, without limitation, uses involving the production, storage or sale of goods, non-agricultural products or materials, or rendering of services, are prohibited." (***Exhibit B**). Additionally, the CC&Rs prohibit the use of commercial storage buildings unless they can be screened from public view.

The LC zoning allows for residential uses, provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (Title 21 section 21.18.060). Accordingly, to develop Parcels 5-8 with single-family residences, the property owners would also have to construct/operate an equal or greater-sized commercial business. Although the County does not enforce CC&Rs, it is recognized that operations of a business on these properties may conflict with the private restrictions of the CC&Rs. In addition to this conflict, the Owners of Parcels 5-8 find that it is *"highly unlikely that a single business, not to mention four businesses, would survive, let alone flourish, given the sparse population and remoteness of the location."* (**Exhibit B**) The Owners of Parcels 5-8 have expressed a desire to develop these parcels with single-family dwellings, but cannot do so without a change in zoning and land use designation.

Based on the information above, staff believes there is a demonstrable error or oversight in the 2010 General Plan, which was caused by an incorrect recognition of these parcels as LDR in 2005 and 2006. Additionally, staff believe there has been a change in circumstance, being that the development of these parcels with residential uses, rather than commercial, is more viable and supports the County's housing demand.

This General Development Proposal has been referred to the South County Land Use Advisory Committee. The LUAC's recommendation will be provided to the Planning Commission when the item is scheduled for formal recommendation (date to be determined).

Central Salinas Valley Area Plan

Proposed General Plan Amendment: PLN190243 proposes to amend the Central Salinas Valley Area Plan to create a Special Treatment Area over APN: 420-063-014-000 to allow outdoor commercial cannabis cultivation. Specifically, it would add CSV Policy 1.8: "Special Treatment Area: Cumming's Ranch - the Cumming's Ranch (APN: 420-063-014-000) shall be designated as a "special treatment area" to allow up to 20,000 square feet of outdoor cannabis cultivation, provided the operator obtains a commercial cannabis business permit, and the operation complies with the requirements of the Outdoor Cannabis Cultivation Pilot Program, except for location".

Background/Justification:
On June 18, 2019, the Board of Supervisors adopted Chapters 20.69 and 21.69 of the Monterey County Code (coastal and inland) and created a pilot program (Program) for limited outdoor commercial cannabis cultivation in the Big Sur, Carmel Valley, and Cachagua plan areas. The Program was limited to certain zoning districts and qualified operations that were previously operating. In the fall of 2020, in response to requests from the Cannabis Committee and HCD, the Board of Supervisors directed staff to prepare ordinances updating the Program to remove some of the barriers to Program entry. Based on direction from the Board of Supervisors and the Cannabis Committee, HCD staff prepared draft ordinances amending Titles 20 and 21 of the Monterey County Code (coastal and non-coastal zoning ordinances). In addition to making energy requirement and setback revisions and extending the Program's expiration, staff recommended that the Central Salinas Valley Area Plan be added to the Outdoor Cannabis Cultivation Pilot Program. However, the Agriculture Advisory Committee considered the draft ordinance and recommended removal of the Central Salinas Valley Area Plan, citing concerns with crop incompatibility (cannabis pesticides and odors impacting other crop cultivation, including vineyards, and the impact of off-site pesticide use on cannabis crops), an unknown number and location of permittees in the Area Plan, water availability, and potential impacts on cattle grazing).

In April 2021, the Planning Commission considered the draft ordinance. During the Planning Commission's hearing, members of the Commission raised questions about whether the AAC's concerns were substantiated, concerns regarding excluding the limited public members of the Central Salinas Valley Area Plan who cultivate cannabis and wish to legalize their operation, and reiterated that the purpose of a pilot program is to attempt to address concerns and questions, which will then better inform an ultimate ordinance. The Agricultural Commissioner was present in the hearing. Without additional research, the Agricultural Commissioner conservatively stated during this hearing that a 2-mile buffer between cannabis cultivation and off-site agricultural operations would be needed to ensure that cannabis crops would not be rendered a loss and impacted by off-site pesticide use, or vice versa. After public testimony and given the July 1, 2021 deadline to find the Ordinance Statutorily Exempt from CEQA, the Planning Commission recommended the adoption of the draft Ordinance, without the Central Salinas Valley Area Plan. The amended draft ordinance was then adopted by the Board of Supervisors on May 18, 2021.

Even with the time extension and these improvements to the Title 20 and 21 code requirements (valid through June, 2026), there has yet to be a permit issued for outdoor cannabis cultivation in the County. One rancher (Mr. John Cumming) in unincorporated County has consistently requested the ability to have an outdoor cannabis grow site. This applicant owns a large ranch in the Central Salinas Valley Planning Area, and the land is zoned Permanent Grazing (**Exhibit C**). Since Mr. Cumming's property is located within the Central Salinas Valley Area Plan, it is not subject to the Outdoor Cannabis Cultivation Pilot Program. Accordingly, there are no existing regulations that would allow Mr. Cumming to establish an outdoor cannabis cultivation site. Since 2019, Mr. Cummings has attempted to be included in the Outdoor Cannabis Cultivation Pilot Program. He now seeks the adoption of a Special Treatment Area to would allow him to cultivate approximately 20,000 square feet of cannabis.

A "Special Treatment Area" (STA) is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for specifically designated

properties (or a single property) where a mix of uses is permitted and/or where there are unique natural and scenic resources or significant recreational/visitor-serving opportunities. In this case, the STA would essentially recognize uniqueness about the property and allow the Owner to cultivate cannabis, subject to meeting the requirements of Title 7 and obtaining necessary licenses/permits from the County of Monterey Cannabis Program. The STA would be added as CSV Policy 1.8: "Special Treatment Area: Cumming's Ranch - the Cumming's Ranch (APN: 420-063-014-000) shall be designated as a "special treatment area" to allow up to 20,000 square feet of outdoor cannabis cultivation, provided the operator obtains a commercial cannabis business permit, and the operation complies with the requirements of the Outdoor Cannabis Cultivation Pilot Program, except for location".

Should the STA be adopted, the cannabis proposal would involve 378 plants with a total canopy area of 18,522 square feet in the heart of a private 120+ acre ranch located at 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000; **Exhibit C**). The Outdoor Cannabis Cultivation Pilot Program's (Chapter 21.69) requirements were used as guidelines to better determine whether Mr. Cumming's outdoor cannabis proposal is appropriate. Although not required, as Chapter 21.69 is not applicable, the Applicant's operation plan (**Exhibit D**) demonstrates that the cultivation proposal would comply with all its requirements as follows:

- Cannabis activities would be limited to outdoor cultivation (Title 21 section 21.69.060.A);
- The Applicant/Owner would obtain necessary permits and licenses, and has offered to pay a "fair canopy tax" (Title 21 section 21.69.060.B);
- Cannabis activities would comply with all required setbacks from schools, watercourses, public roads, and offsite structures (Title 21 section 21.69.060.C), and no setback exceptions are required (Title 21 section 21.69.060.D). The nearest residence is 1.7 miles northeast;
- The Applicant/Owner cultivated cannabis onsite from 2014 to 2020;
- The Applicant/Owner has demonstrated the right to use the private road (Title 21 section 21.69.060.F;
- Cannabis cultivation would not take place on federal or state lands, or on lots where the only access is through federal land (Title 21 section 21.69.060.G)
- Cannabis cultivation would not take place within an existing single family or multi-family dwelling (Title 21 section 21.69.060.H);
- Due to property size and topography, the outdoor cultivation would not be visible from offsite (Title 21 section 21.69.060.I);
- The cannabis cultivation would not exceed 20,000 square feet of canopy and would not exceed 2.5% of the lot size (Title 21 section 21.69.060.J);
- Adequate on-site security measures to restrict access to only those intended and to deter trespass and theft of cannabis or cannabis products already exist on-site (Title 21 section 21.69.060.K);
- Cannabis cultivation would occur without use of conventional herbicides, fungicides, and insecticides (Title 21 section 21.69.060.L). There would be no pesticide drift impacting nearby agricultural operations due to the size of the subject parcel and its location within the owner's larger ranch;
- No lighting would be required (Title 21 section 21.69.060.M);
- Adequate on-site water suppression storage tanks (approx. 83,200 gallons) exist, and CalFire has access to existing gates (Title 21 section 21.69.060.N);

- An existing on-site spring produces approximately 1,620 gallons per day, which would exceed the water demand of the cannabis cultivation (ranging between 151 gallons to 302 gallons per day). Efficient micro-sprinklers would be used (Title 21 section 21.69.060.O);
- An Operations Plan was created and reviewed by County staff that discusses all required subsections and demonstrates no power source or generator would be needed, with appropriate hazardous waste, non-hazardous waste, stormwater control, and project water management (Title 21 section 21.69.060.Q); and
- No wastewater facilities would be required by the Environmental Health Bureau (Title 21 section 21.69.060.P).

The primary reason the Central Salinas Valley Area Plan was removed from inclusion in the Program was due to the concerns raised by the Agriculture Advisory Committee and Agricultural Commissioner (main concern being pesticide drift and the recommendation of a 2-mile setback from off-site agricultural operations), and the limited time to take advantage of a CEQA Statutory Exemption. Although no additional research has been conducted by staff at this time, Mr. Cumming's has demonstrated compatibility with the Program's requirements (besides location) and confirms that it will not impact any nearby grazing, vineyard, or crop cultivation due to distance. Mr. Cummings is the only cannabis cultivator in the Central Salinas Valley Area Plan who has contacted the HCD seeking a path forward to legalize limited outdoor cannabis cultivation. In this case, staff believes there is a change in circumstance, being that the Pilot Program is soon to expire (June 2026), research to better determine whether the Program should be amended to include the Central Salinas Valley Area Plan have yet to occur, no cultivators have taken advantage of the Program, and the subject property meets all Program requirements but is excluded simply due to location within the Central Salinas Valley Area Plan. Additionally, creation of the STA better meets the goals, policies, and text of the General Plan by promoting economic development, allowing Mr. Cumming to increase the agricultural viability of his property, and benefiting the health and safety of all County residents by promoting permitting and regulation of outdoor cannabis in the County.

The Safety Element of the 2010 General Plan (GP) discusses that various hazards occur when toxic chemicals in the form of pesticides, herbicides, fertilizers, etc. are mismanaged or misused. These contaminate the air and water and can cause fires and explosions. Leaks and spills are more likely to occur at outdoor cannabis grow sites that are not legally permitted. 2010 GP Policy S-3.2 requires Best Management Practices (BMPs) to protect groundwater and surface water quality to be incorporated into all permitted development. 2010 GP Policy S-4.22 requires development to meet minimum requirements in the state and County fire codes. This application includes BMPs and a fire and fuel management plan, conforming to these policies. Furthermore, by being the first permitted outdoor cannabis operation in the County, the STA provides a model to encourage other outdoor cannabis growers that are eligible for the Program, or wish to be, but have not applied, and potentially encourages the County to revisit the applicability and duration of the Program.

There is no Land Use Advisory Committee for the Central Salinas Valley Area Plan.

NEXT STEPS

Pursuant to Title 21 section 21.91.030, HCD-Planning staff is seeking the Planning Commission's early assessment on the proposed General Plan Amendments to rezone and redesignate four parcels in the South County Area Plan to LDR/1, apply a Special Treatment Area over a parcel in Central

Salinas Valley Area Plan to allow outdoor cannabis cultivation, and rezone and redesignate a parcel in the Carmel Valley Master Plan to HDR/20. The Planning Commission is tasked with deciding whether the proposed General Plan Amendments have the potential to meet the evaluation criteria needed to approve such requests. Additionally, the Planning Commission's early assessment decisions should include consideration of the Government Code's requirement that a General Plan Amendment be in the "public interest".

Following the Planning Commission's early assessment decision, HCD-Planning staff will finalize its environmental review, and schedule the item for the Planning Commission's recommendation to the Board of Supervisors.

ENVIRONMENTAL REVIEW

Pursuant to section 21.91.030 of the County Code, the early assessment may be undertaken prior to environmental review under the California Environmental Quality Act (CEQA) based on the recognition that the early assessment is not a commitment to the General Plan Amendment and does not excuse preparation of environmental review as appropriate under CEQA. CEQA Guidelines section 15262 Statutorily Exempts feasibility studies for possible future actions that have yet to be taken. The Planning Commission's Early Assessment is a determination of whether the proposed General Plan Amendments are feasible and have the potential of meeting specific criteria. The environmental review for the General Plan Amendments will occur prior to the Planning Commission's formal consideration.

OTHER AGENCY INVOLVEMENT

HCD-Engineering Services, -Environmental Services, and -Housing reviewed the proposed South County Area Plan Amendment.

HCD-Engineering Services and Environmental Services, Environmental Health Bureau, and CalFire reviewed the Central Salinas Valley Area Plan Amendment.

Prepared by: Fionna Jensen, Principal Planner, x6407
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - South County Area Plan Rezone Map
Exhibit B - PLN250139 Applicant's Justification for SCAP Amendment (Rezoned)

- Historical Sectional District (79) Maps
- 2005 and 2006 Parcel Maps

Exhibit C - Central Salinas Valley Area Plan Special Treatment Area Vicinity Map
Exhibit D - PLN190243 Applicant's Justification for CSVAP STA

cc: Front Counter Copy; Fionna Jensen, Principal Planner; Usrey Timothy D & Paula C And Camacho Ignacio And Martinez Rafael And Martinez Rafael Amador Et Al (PLN250139-DEP); and Cumming John Hansen & Marie Trs Et Al (PLN190243), Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); REF260001.

County of Monterey
Planning Commission

Agenda Item No.5

Legistar File Number: PC 26-013

Item No.5

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

January 28, 2026

Introduced: 1/21/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Planning Item

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Proposed CEQA action: Find early assessment of the project Statutorily Exempt pursuant to CEQA Guidelines section 15262.

RECOMMENDATION

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2. The applicant demonstrates, based on substantial evidence, one or more of the following:
    a. There is a demonstrable error or oversight in the adopted general plan; or
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Applicable State Law, pursuant to Title 21 section 21.91.020.A, includes Government Code section 65358(a), which states*Top of Form*, "*If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment."*

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History & Justification: The unincorporated community of Lockwood received its first zoning designation in 1976. The entire area surrounding Lockwood was zoned Rural Districts ("N"), except for one property (APN: 423-041-084-000), which was developed with an existing retail commercial use and was thus zoned Retail Business District ("C-1"). This one commercial property was located on the northwest corner of the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were zoned N. At this time, the N district allowed low-density residential uses, crop and tree farming, livestock farming, limited commercial agricultural uses, accessory uses and structures, and airports. The C-1 district allowed retail stores of a light commercial character, multi-family residential development, and public-quasi public uses. In 1978, the unincorporated area of Lockwood remained primarily zoned N, or was rezoned to Agriculture-Residential ("K"). The single commercially zoned property also remained C-1. However, an approximately 40-acre area surrounding commercially zoned property and the intersection of Jolon Road and Interlake

Road/Lockwood-Jolon Road was rezoned to the Transitional District (T). According to Section 23.2 of the County's 1974 Zoning Ordinance, the T District is "considered as a holding district until more detailed land use studies can be made and more precise zoning adopted for the area covered by said Transitional District". Land outside of this T District was zoned N or K. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were zoned N at this time, and immediately south of the T District. **Attachment 1** of **Exhibit B** includes the 1976, 1978, and 1993 Sectional District maps.

The zoning in the unincorporated area of Lockwood remained the same until 1993 (**Attachment 1** of **Exhibit B**). The prior 40-acre Transitional District was rezoned to Light Commercial (LC) and expanded to encompass approximately 155 acres along the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were included in this 155-acre area and accordingly also rezoned from N (Rural) to Light Commercial. To the west and east of this commercial area, properties were rezoned from N or K to Low Density Residential (LDR/1).

In 2005, approximately 40 acres south of the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road were subdivided into four, 5-acre parcels (Parcel 1-4), with one 20-acre remainder parcel (HCD-Planning File NO. PLN030415; Minor Subdivision Resolution No. 05012; **Attachment 2** of **Exhibit B**). The prepared Mitigated Negative Declaration analyzed foreseeable impacts from developing these parcels with residential uses. At that time, the Sectional District Map illustrated the western 20 acres of this parcel as LDR/1, and the eastern 20 acres of this parcel as LC. Minor Subdivision Resolution No. 05012 correctly recognized that Parcels 1-4 were zoned Low Density Residential, 1 unit per acre (LDR/1), but fails to mention that the 20-acre Remainder Parcel was zoned LC.

In 2006, the 20-acre remainder parcel was subdivided into four, 5-acre parcels (Parcels 5-8) (HCD Planning File NO. PLN060078; Planning Commission Resolution No. 06014; **Attachment 2** of **Exhibit B**). This Resolution recognizes the newly created parcels as LDR/1, not LC. Further, the prepared amended Mitigated Negative declaration analyzed foreseeable impacts from developing these parcels with residential uses. Staff's review of the applicable documents indicates that these parcels were zoned Light Commercial at the time of the subdivision. Accordingly, reference to LDR/1 in Planning Commission Resolution No. 06014 appears to be an error.

The zoning in the unincorporated area of Lockwood remained the same with the adoption and implementation of the 2010 General Plan, with minor changes including rezoning an LDR/1 property to Public Quasi-Public to align with the property's development (elementary school). Parcels 1-4 continued to be zoned LDR/1, and Parcels 5-8 continued to be zoned LC. Adoption of the 2010 General Plan also created multiple Rural Centers (Policy LU-2.27). The Lockwood Rural Center contains approximately 345 acres and includes properties zoned Low Density Residential, Rural Grazing, Light Commercial, Medium Density Residential, and Public Quasi-Public. The subject properties are located within the Lockwood Rural Center. The proposed land use designation and zoning change would not impact the Lockwood Rural Center's purpose, boundaries, or intent. Between 2021 and 2023, Parcels 5-8 were sold to the current owners, who believed they were purchasing residential properties. The Owners of Parcels 5-8 claim these parcels were "recorded as

Low Density Residential-1, according to county records, and remained so designated until 2010" (**Exhibit B).** This claim is based on the County's GIS, which identifies the properties as being zoned LC and LDR, and Planning Commission Resolution No. 06014's erroneous recognition of the LDR/1 zoning. Further, the properties' Covenants, Conditions, and Restrictions (CC&Rs) describe out the primary use of the properties as follows: *"... intends to distribute and/or sell the parcels to separate owners and restrict the property and of the parcels and the remainder Parcel, in accordance with a common plan for the express purpose of enhancing and protecting the* ***residential value*** *of the land ...* ", and *"The parcels shall be used for* ***residential and agricultural purposes only.*** *All other trade, business and commercial uses, incidental or otherwise, whether or not obtrusive, including, without limitation, uses involving the production, storage or sale of goods, non-agricultural products or materials, or rendering of services, are prohibited." (***Exhibit B**). Additionally, the CC&Rs prohibit the use of commercial storage buildings unless they can be screened from public view.

The LC zoning allows for residential uses, provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (Title 21 section 21.18.060). Accordingly, to develop Parcels 5-8 with single-family residences, the property owners would also have to construct/operate an equal or greater-sized commercial business. Although the County does not enforce CC&Rs, it is recognized that operations of a business on these properties may conflict with the private restrictions of the CC&Rs. In addition to this conflict, the Owners of Parcels 5-8 find that it is *"highly unlikely that a single business, not to mention four businesses, would survive, let alone flourish, given the sparse population and remoteness of the location."* (**Exhibit B**) The Owners of Parcels 5-8 have expressed a desire to develop these parcels with single-family dwellings, but cannot do so without a change in zoning and land use designation.

Based on the information above, staff believes there is a demonstrable error or oversight in the 2010 General Plan, which was caused by an incorrect recognition of these parcels as LDR in 2005 and 2006. Additionally, staff believe there has been a change in circumstance, being that the development of these parcels with residential uses, rather than commercial, is more viable and supports the County's housing demand.

This General Development Proposal has been referred to the South County Land Use Advisory Committee. The LUAC's recommendation will be provided to the Planning Commission when the item is scheduled for formal recommendation (date to be determined).

Central Salinas Valley Area Plan

Proposed General Plan Amendment: PLN190243 proposes to amend the Central Salinas Valley Area Plan to create a Special Treatment Area over APN: 420-063-014-000 to allow outdoor commercial cannabis cultivation. Specifically, it would add CSV Policy 1.8: "Special Treatment Area: Cumming's Ranch - the Cumming's Ranch (APN: 420-063-014-000) shall be designated as a "special treatment area" to allow up to 20,000 square feet of outdoor cannabis cultivation, provided the operator obtains a commercial cannabis business permit, and the operation complies with the requirements of the Outdoor Cannabis Cultivation Pilot Program, except for location".

Background/Justification:
On June 18, 2019, the Board of Supervisors adopted Chapters 20.69 and 21.69 of the Monterey County Code (coastal and inland) and created a pilot program (Program) for limited outdoor commercial cannabis cultivation in the Big Sur, Carmel Valley, and Cachagua plan areas. The Program was limited to certain zoning districts and qualified operations that were previously operating. In the fall of 2020, in response to requests from the Cannabis Committee and HCD, the Board of Supervisors directed staff to prepare ordinances updating the Program to remove some of the barriers to Program entry. Based on direction from the Board of Supervisors and the Cannabis Committee, HCD staff prepared draft ordinances amending Titles 20 and 21 of the Monterey County Code (coastal and non-coastal zoning ordinances). In addition to making energy requirement and setback revisions and extending the Program's expiration, staff recommended that the Central Salinas Valley Area Plan be added to the Outdoor Cannabis Cultivation Pilot Program. However, the Agriculture Advisory Committee considered the draft ordinance and recommended removal of the Central Salinas Valley Area Plan, citing concerns with crop incompatibility (cannabis pesticides and odors impacting other crop cultivation, including vineyards, and the impact of off-site pesticide use on cannabis crops), an unknown number and location of permittees in the Area Plan, water availability, and potential impacts on cattle grazing).

In April 2021, the Planning Commission considered the draft ordinance. During the Planning Commission's hearing, members of the Commission raised questions about whether the AAC's concerns were substantiated, concerns regarding excluding the limited public members of the Central Salinas Valley Area Plan who cultivate cannabis and wish to legalize their operation, and reiterated that the purpose of a pilot program is to attempt to address concerns and questions, which will then better inform an ultimate ordinance. The Agricultural Commissioner was present in the hearing. Without additional research, the Agricultural Commissioner conservatively stated during this hearing that a 2-mile buffer between cannabis cultivation and off-site agricultural operations would be needed to ensure that cannabis crops would not be rendered a loss and impacted by off-site pesticide use, or vice versa. After public testimony and given the July 1, 2021 deadline to find the Ordinance Statutorily Exempt from CEQA, the Planning Commission recommended the adoption of the draft Ordinance, without the Central Salinas Valley Area Plan. The amended draft ordinance was then adopted by the Board of Supervisors on May 18, 2021.

Even with the time extension and these improvements to the Title 20 and 21 code requirements (valid through June, 2026), there has yet to be a permit issued for outdoor cannabis cultivation in the County. One rancher (Mr. John Cumming) in unincorporated County has consistently requested the ability to have an outdoor cannabis grow site. This applicant owns a large ranch in the Central Salinas Valley Planning Area, and the land is zoned Permanent Grazing (**Exhibit C**). Since Mr. Cumming's property is located within the Central Salinas Valley Area Plan, it is not subject to the Outdoor Cannabis Cultivation Pilot Program. Accordingly, there are no existing regulations that would allow Mr. Cumming to establish an outdoor cannabis cultivation site. Since 2019, Mr. Cummings has attempted to be included in the Outdoor Cannabis Cultivation Pilot Program. He now seeks the adoption of a Special Treatment Area to would allow him to cultivate approximately 20,000 square feet of cannabis.

A "Special Treatment Area" (STA) is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for specifically designated

properties (or a single property) where a mix of uses is permitted and/or where there are unique natural and scenic resources or significant recreational/visitor-serving opportunities. In this case, the STA would essentially recognize uniqueness about the property and allow the Owner to cultivate cannabis, subject to meeting the requirements of Title 7 and obtaining necessary licenses/permits from the County of Monterey Cannabis Program. The STA would be added as CSV Policy 1.8: "Special Treatment Area: Cumming's Ranch - the Cumming's Ranch (APN: 420-063-014-000) shall be designated as a "special treatment area" to allow up to 20,000 square feet of outdoor cannabis cultivation, provided the operator obtains a commercial cannabis business permit, and the operation complies with the requirements of the Outdoor Cannabis Cultivation Pilot Program, except for location".

Should the STA be adopted, the cannabis proposal would involve 378 plants with a total canopy area of 18,522 square feet in the heart of a private 120+ acre ranch located at 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000; **Exhibit C**). The Outdoor Cannabis Cultivation Pilot Program's (Chapter 21.69) requirements were used as guidelines to better determine whether Mr. Cumming's outdoor cannabis proposal is appropriate. Although not required, as Chapter 21.69 is not applicable, the Applicant's operation plan (**Exhibit D**) demonstrates that the cultivation proposal would comply with all its requirements as follows:

- Cannabis activities would be limited to outdoor cultivation (Title 21 section 21.69.060.A);
- The Applicant/Owner would obtain necessary permits and licenses, and has offered to pay a "fair canopy tax" (Title 21 section 21.69.060.B);
- Cannabis activities would comply with all required setbacks from schools, watercourses, public roads, and offsite structures (Title 21 section 21.69.060.C), and no setback exceptions are required (Title 21 section 21.69.060.D). The nearest residence is 1.7 miles northeast;
- The Applicant/Owner cultivated cannabis onsite from 2014 to 2020;
- The Applicant/Owner has demonstrated the right to use the private road (Title 21 section 21.69.060.F;
- Cannabis cultivation would not take place on federal or state lands, or on lots where the only access is through federal land (Title 21 section 21.69.060.G)
- Cannabis cultivation would not take place within an existing single family or multi-family dwelling (Title 21 section 21.69.060.H);
- Due to property size and topography, the outdoor cultivation would not be visible from offsite (Title 21 section 21.69.060.I);
- The cannabis cultivation would not exceed 20,000 square feet of canopy and would not exceed 2.5% of the lot size (Title 21 section 21.69.060.J);
- Adequate on-site security measures to restrict access to only those intended and to deter trespass and theft of cannabis or cannabis products already exist on-site (Title 21 section 21.69.060.K);
- Cannabis cultivation would occur without use of conventional herbicides, fungicides, and insecticides (Title 21 section 21.69.060.L). There would be no pesticide drift impacting nearby agricultural operations due to the size of the subject parcel and its location within the owner's larger ranch;
- No lighting would be required (Title 21 section 21.69.060.M);
- Adequate on-site water suppression storage tanks (approx. 83,200 gallons) exist, and CalFire has access to existing gates (Title 21 section 21.69.060.N);

- An existing on-site spring produces approximately 1,620 gallons per day, which would exceed the water demand of the cannabis cultivation (ranging between 151 gallons to 302 gallons per day). Efficient micro-sprinklers would be used (Title 21 section 21.69.060.O);
- An Operations Plan was created and reviewed by County staff that discusses all required subsections and demonstrates no power source or generator would be needed, with appropriate hazardous waste, non-hazardous waste, stormwater control, and project water management (Title 21 section 21.69.060.Q); and
- No wastewater facilities would be required by the Environmental Health Bureau (Title 21 section 21.69.060.P).

The primary reason the Central Salinas Valley Area Plan was removed from inclusion in the Program was due to the concerns raised by the Agriculture Advisory Committee and Agricultural Commissioner (main concern being pesticide drift and the recommendation of a 2-mile setback from off-site agricultural operations), and the limited time to take advantage of a CEQA Statutory Exemption. Although no additional research has been conducted by staff at this time, Mr. Cumming's has demonstrated compatibility with the Program's requirements (besides location) and confirms that it will not impact any nearby grazing, vineyard, or crop cultivation due to distance. Mr. Cummings is the only cannabis cultivator in the Central Salinas Valley Area Plan who has contacted the HCD seeking a path forward to legalize limited outdoor cannabis cultivation. In this case, staff believes there is a change in circumstance, being that the Pilot Program is soon to expire (June 2026), research to better determine whether the Program should be amended to include the Central Salinas Valley Area Plan have yet to occur, no cultivators have taken advantage of the Program, and the subject property meets all Program requirements but is excluded simply due to location within the Central Salinas Valley Area Plan. Additionally, creation of the STA better meets the goals, policies, and text of the General Plan by promoting economic development, allowing Mr. Cumming to increase the agricultural viability of his property, and benefiting the health and safety of all County residents by promoting permitting and regulation of outdoor cannabis in the County.

The Safety Element of the 2010 General Plan (GP) discusses that various hazards occur when toxic chemicals in the form of pesticides, herbicides, fertilizers, etc. are mismanaged or misused. These contaminate the air and water and can cause fires and explosions. Leaks and spills are more likely to occur at outdoor cannabis grow sites that are not legally permitted. 2010 GP Policy S-3.2 requires Best Management Practices (BMPs) to protect groundwater and surface water quality to be incorporated into all permitted development. 2010 GP Policy S-4.22 requires development to meet minimum requirements in the state and County fire codes. This application includes BMPs and a fire and fuel management plan, conforming to these policies. Furthermore, by being the first permitted outdoor cannabis operation in the County, the STA provides a model to encourage other outdoor cannabis growers that are eligible for the Program, or wish to be, but have not applied, and potentially encourages the County to revisit the applicability and duration of the Program.

There is no Land Use Advisory Committee for the Central Salinas Valley Area Plan.

NEXT STEPS

Pursuant to Title 21 section 21.91.030, HCD-Planning staff is seeking the Planning Commission's early assessment on the proposed General Plan Amendments to rezone and redesignate four parcels in the South County Area Plan to LDR/1, apply a Special Treatment Area over a parcel in Central

Salinas Valley Area Plan to allow outdoor cannabis cultivation, and rezone and redesignate a parcel in the Carmel Valley Master Plan to HDR/20. The Planning Commission is tasked with deciding whether the proposed General Plan Amendments have the potential to meet the evaluation criteria needed to approve such requests. Additionally, the Planning Commission's early assessment decisions should include consideration of the Government Code's requirement that a General Plan Amendment be in the "public interest".

Following the Planning Commission's early assessment decision, HCD-Planning staff will finalize its environmental review, and schedule the item for the Planning Commission's recommendation to the Board of Supervisors.

ENVIRONMENTAL REVIEW

Pursuant to section 21.91.030 of the County Code, the early assessment may be undertaken prior to environmental review under the California Environmental Quality Act (CEQA) based on the recognition that the early assessment is not a commitment to the General Plan Amendment and does not excuse preparation of environmental review as appropriate under CEQA. CEQA Guidelines section 15262 Statutorily Exempts feasibility studies for possible future actions that have yet to be taken. The Planning Commission's Early Assessment is a determination of whether the proposed General Plan Amendments are feasible and have the potential of meeting specific criteria. The environmental review for the General Plan Amendments will occur prior to the Planning Commission's formal consideration.

OTHER AGENCY INVOLVEMENT

HCD-Engineering Services, -Environmental Services, and -Housing reviewed the proposed South County Area Plan Amendment.

HCD-Engineering Services and Environmental Services, Environmental Health Bureau, and CalFire reviewed the Central Salinas Valley Area Plan Amendment.

Prepared by: Fionna Jensen, Principal Planner, x6407
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - South County Area Plan Rezone Map
Exhibit B - PLN250139 Applicant's Justification for SCAP Amendment (Rezoned)

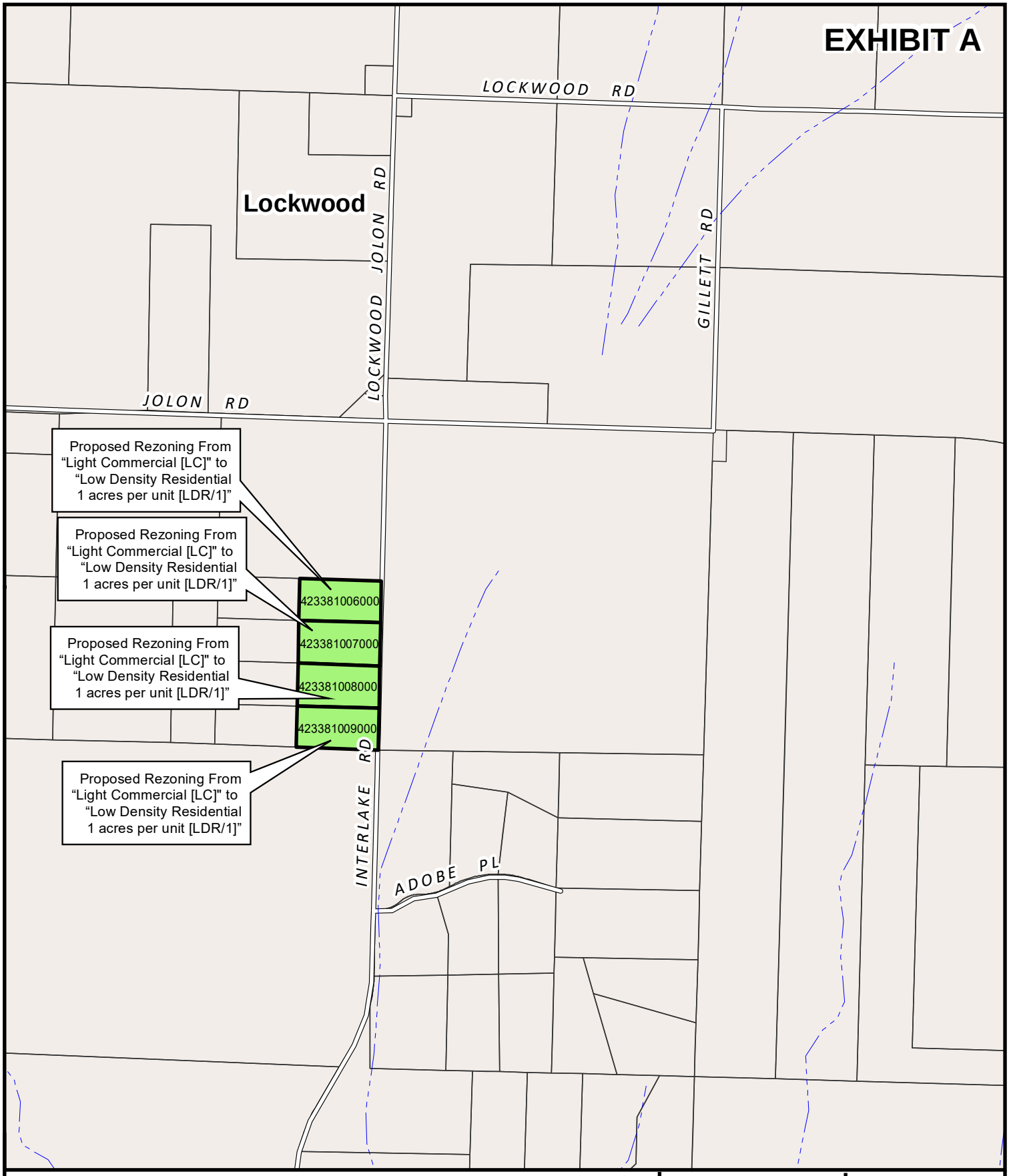
- Historical Sectional District (79) Maps
- 2005 and 2006 Parcel Maps

Exhibit C - Central Salinas Valley Area Plan Special Treatment Area Vicinity Map
Exhibit D - PLN190243 Applicant's Justification for CSVAP STA

cc: Front Counter Copy; Fionna Jensen, Principal Planner; Usrey Timothy D & Paula C And Camacho Ignacio And Martinez Rafael And Martinez Rafael Amador Et Al (PLN250139-DEP); and Cumming John Hansen & Marie Trs Et Al (PLN190243), Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); REF260001.

Exhibit A

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Proposed Rezoning of Sectional District Map 21-79
of The Zoning Ordinance of the County of Monterey

Subject Parcel Parcel

APN: 423-381-006-000 & -007, -008, -009 and 423-041-069-000

N

0 800
Feet

Date: 8/7/

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Exhibit B

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TO: Monterey Housing and Community Development
1441 Schilling Pl
Salinas, CA 93901

FROM: Tim and Paula Usrey, Ignacio Camacho, Rafael Martinez and Rosio Doniz

RE: Project File Number: **PLN250139-DEP**

We are collectively requesting to have the overlay zone designation of Light Commercial dropped from the four parcels named in the application. Currently, the overlay designation renders all listed property unusable, and they will remain that way until the designation is changed.

In 2005, approximately 40 acres were subdivided into four, 5-acre parcels (1-4) and one 20-acre lot. In October 2006, the remaining 20-acre lot was subdivided into four additional parcels (5-8). The intended purpose of the land was to be a residential subdivision. In 2005/2006, all parcels were recorded as Low Density Residential-1, according to county records, and remained so designated until 2010. During that year, the county completed the general plan for all of Monterey County. The result was a change in the map overlay of parcels 423381006000, 423381007000, 423381008000, and 423381009000 to Light Commercial and each was given the land use designation "Commercial." However, the LDR-1 designation also appears on the parcel report on the county's website, which has led to numerous complications for all parties, including the county planning office.

On December 20, 2005, the original owner of all parcels filed the Covenants, Conditions and Restrictions (CC&R's) with Monterey County. The covenant covered the initial parcels (1-4), and the remaining lot, should it be subdivided. When the remaining 20-acre lot was divided into four additional parcels (5-8,) they too fell under the CC&R's. The declaration laid out the primary use of the properties in a binding legal document as follows:

> "...intends to distribute and/or sell the parcels to separate owners and restrict the property and of the parcels and the remainder Parcel, in accordance with a common plan for the express purpose of enhancing and protecting the ***residential value*** of the land...".

The declaration also states under section IV paragraph 3,

> "The parcels shall be used for ***residential and agricultural purposes only***. All other trade, business and commercial uses, incidental or otherwise, whether or not obtrusive, including, without limitation, uses involving the production, storage or sale of goods, non-agricultural products or materials, or rendering of services, are prohibited."

Furthermore, the declaration prohibits the use of commercial storage buildings, unless they can be screened from public view. The original intention for the use of the property is clearly outlined in no uncertain terms for all owners, present and future.

The current zoning and the restrictions placed on the property are clearly in conflict. In addition, the types of business required to meet the county's current zoning requirements are also not in line with the current population and potential growth of Rural South Monterey County. It is highly

unlikely that a bookstore, barber shop, florist, or any of the other businesses named in the zoning ordinance would be a good fit for the community. It is also highly unlikely that a single business, not to mention four businesses, would survive, let alone flourish, given the sparse population and remoteness of the location. We have been told that the population of the area will continue to grow, and this may be true. But given that the much of the land has already been subdivided, that lot sizes in most areas are 40 acres or larger, and that, to support its goal of preserving agricultural and grazing land, the county will not allow subdivisions that result in parcels smaller than 40 acres in most cases, it is unlikely that there will ever be a population growth large enough to support multiple businesses such as those required by the zoning ordinance.

When parcel #423381006000 was purchased in 2023, the MLS listing showed that it was in an LDR-1 zone. We believe that the listing agent, who has been representing properties in Lockwood for more than 40 years, performed her due diligence by verifying the zone with Housing and Community Development (HCD) prior to listing the property. The eventual buyers, Tim and Paula Usrey, also contacted HCD prior to making the purchase. They, too, were told that the parcel was in an LDR-1 zone. However, when the Usreys contacted HCD to inquire about a building permit, they were told that the property was designated as Light Commercial. In total, three different HCD representatives told the Usreys that the parcel was in an LDR-1 zone before coming to an agreement that it was actually in a Light Commercial zone. The other owners had varying experiences when contacting HCD about zoning.

We understand that the county has no interest in the established CC&R's because they constitute a private agreement between landowners. However, the CC&R's clearly state the parcels cannot be used for business purposes other than those that are agricultural in nature. Moreover, the CC&R's require a 100 percent vote to change the current restrictions. Although we do not believe that any business would be able to survive in the area, to hold such a vote is to ask each owner of parcels 1-4 and 5-8 to submit to the inevitable downside of commercial business operations: increased traffic, litter, noise, and strangers driving into what they thought would be a residential area.

Once again, the parcels listed in the Development Project Application are currently unusable. Every owner intends to build a home if and when the zoning is changed to LDR-1. Until that happens, the county will continue to receive taxes at the rate for undeveloped land and the landowners will continue to feel as though they wasted their money by buying it.

Respectfully,

6/14/25 6/14/2025

Tim and Paula Usrey

6/24/2025

Ignacio Camacho

6-14-25 6/14/25

Rafael Martinez and Rosio Doniz

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1976

AMENDED

DATE 1. Nov 23, 1976 ORD. NO. 2230

MARTINEZ

RD

CN

LOCKWOOD - SAN ARDO RD

JOLON

PVT

LOCKWOOD

LUCAS

RD

PVT

RD

LOCKWOOD

RD

N 10 AC MIN. BLDG. SITE

1000'

500'

C-1-P

GILLETT

N 10 AC MIN. BLDG. SITE

FORT HUNTER LIGGETT

MILITARY RESERVATION

BOUNDARY

SAN

RD

RD

LOCKWOOD - BRADLEY

1000'

RD

AMENDED SECTION 10-26 Y
OF THE
ZONING PLAN OF THE COUNTY OF MONTEREY

Subject properties

N

INTERLAKE

We hereby certify that this Zoning Map was adopted in this form by Resolution No. 76-492 of the Planning Commission of the County of Monterey, State of California at a regular meeting thereof held on the 27th day of October 19—

Chairman

Secretary

We hereby certify that this Zoning Map was adopted by the Board of Supervisors of the County of Monterey, State of California by Ordinance No. 2230 passed and adopted on the 23rd day of November 1976

Chairman

Clerk, ERNEST A. MAGGINI

By Linda Mindley

N 10 AC MIN. BLDG. SITE

N-X MAX. .05/AC
10 AC MIN. BLDG. SITE

N 10 AC MIN. BLDG. SITE

SECTION 10-26 Y

1978

AMENDED

DATE	ORD. NO.
1. Nov 23, 1976	2230
2. May 3, 1977	2288
3. Jan. 31, 1978	2387
4. April 4, 1978	2406

AMENDED SECTION 10-26 Y OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

Subject properties →

We hereby certify that this Zoning Map was adopted in this form by Resolution No. 77-1135 of the Planning Commission of the County of Monterey, State of California at a regular meeting thereof held on the 16th day of November 1977

Secretary

We hereby certify that this Zoning Map was adopted by the Board of Supervisors of the County of Monterey, State of California by Ordinance No. 2440 passed and adopted on the 15th day of August 1978

Chairman

Clerk
ERNEST A. MACCINI
By: Y. Lukensill, Deputy

SECTION 10-26 Y

1993 SECTION 79 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED
DATE ORD. NO.
3/16/93 3669

1300 1400 1410 1420

0240 0230 0220

SHEET 78 SHEET 80 SHEET 88 SHEET 89

RC/160 PG/40 RG/40 F/40 RG/B-6 LDR/1 MDR/1 LC PQP

SAN LUCAS RD
LOCKWOOD RD
SAN ARDO RD
CEMETERY RD
MARTINEZ RD
LUCAS RD
PVT RD
GILLET RD
SOLON RD
LOEBER RD
HAMES RD
MINCEY RD
CN
CP

T22S R8E
T23S R8E

HUNTER LIGGETT MILITARY

Subject properties

We hereby certify that this Zoning Map was adopted in this form by Resolution No. 93-028A of the Planning Commission of the County of Monterey, State of California at a regular meeting thereof held on the 27th day of JANUARY 1993

Secretary Robert Slimmon

We hereby certify that this Zoning Map was adopted by the Board of Supervisors of the County of Monterey, State of California by Ordinance No. 3669 passed and adopted on the 16th day of MARCH 1993

Chair Judy J.E. Pierce-Cook

Clerk ERNEST K. MORISHITA
By: Nancy Lukenbill, DEPUTY

1000 0 1000 2000 3000 4000 5000

NORTH

SECTION 79
MONTEREY COUNTY PLANNING DEPARTMENT

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SN00027741 N1864896 E5944216 Vol. 22 Par. Pg. 15

OWNERS' STATEMENT

We hereby state that we are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the preparation and recordation of said map and subdivision as shown within the subdivision boundary lines.

We also hereby dedicate for public use easements for public utilities including but not limited to electricity, gas, communication, water and their necessary appurtenances on, over and under those certain strips of land designated as "Public Utilities Easements" (PUE) as shown on said map within said subdivision; such strips of land are to be kept open and free from buildings and structures not serving the purposes of the easements.

SCOTT TROMPETER ENTERPRISES, INC., a California Corporation

Scott Trompeter
SCOTT TROMPETER

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee under Deed of Trust recorded January 23, 2004, in Recorder's Series No. 2004006699.

Michael Lucero (Assistant Secretary) Doug Deeds Vice President

The signatures of the holders of the following interests may be omitted inasmuch as their interests are such that it cannot ripen into a fee and if their names and nature of their respective interests are stated on the map and upon compliance with or pursuant to Section 66436(3)(A) of Title 7 of Division 2 of the Government Code:

PACIFIC GAS and ELECTRIC COMPANY, a California Corporation and PACIFIC TELEPHONE and TELEGRAPH COMPANY, a California Corporation, as holder of a utlities easement. See Reel 1105 of Official Records, at Page 200.

Adelaide M. Smidt, et al, as holder of an oil and gas lease. See Book 370 of Official Records, at Page 60.

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

On 11-22-05 before me, Shari Urban, a Notary Public in and for said County and State, personally appeared Scott Trompeter, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Shari Urban Exp: 10-17-09

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of

SCOTT TROMPETER ENTERPRISES, INC

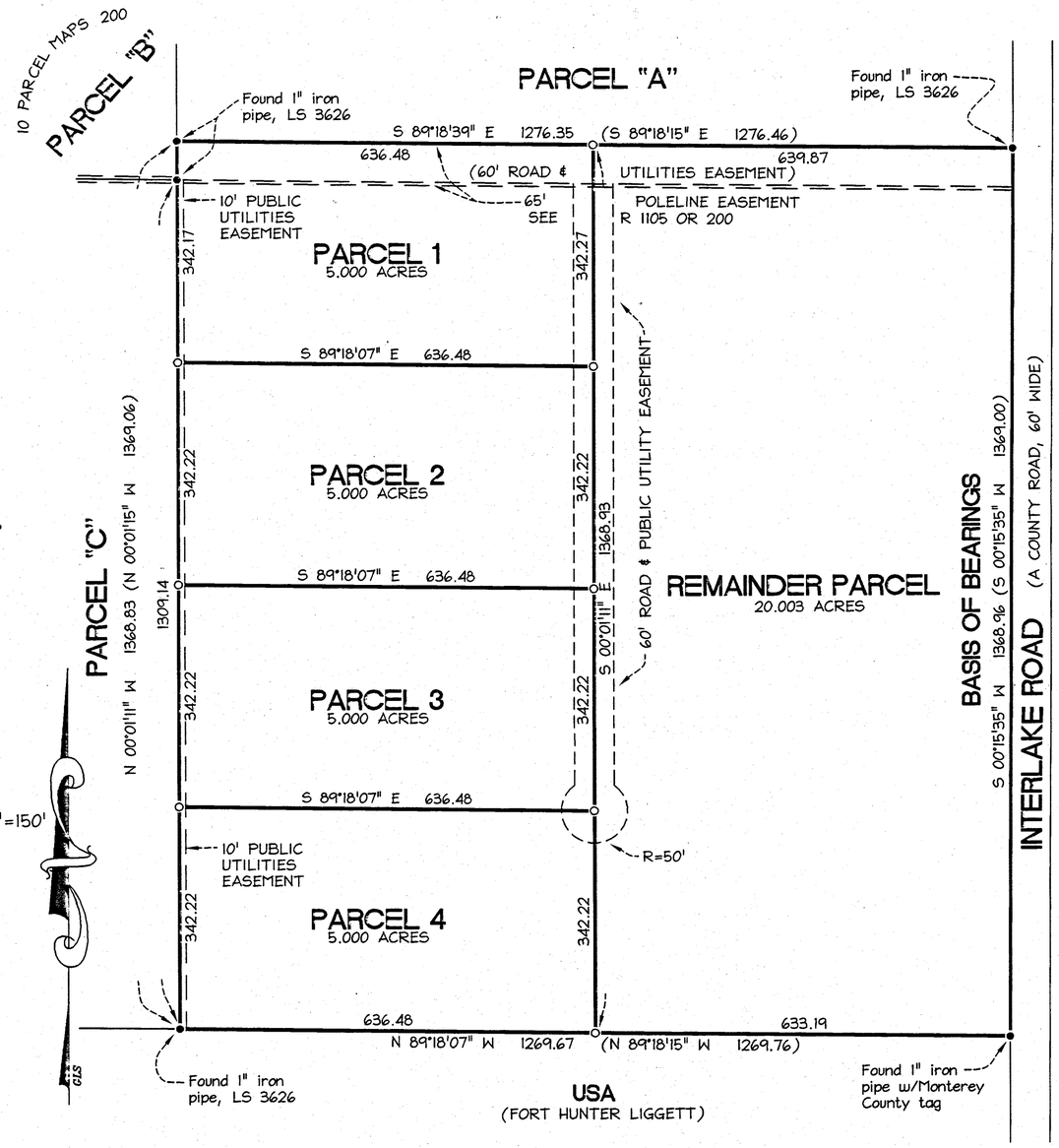
on June, 2005 I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

I also state that all monuments are of the character and occupy the positions indicated, or that they will be set in those positions on or before June 30, 2005, and that the monuments are or will be, sufficient to enable the survey to be retraced.

(Signed) Michael K. Goetz

P.L.S. No. 5667

PROFESSIONAL LAND SURVEYOR · MICHAEL KEITH GOETZ · EXP. 9-30-07 · NO. 5667 · STATE OF CALIFORNIA



COUNTY SURVEYOR'S STATEMENT

I, Ron Lundquist, County Surveyor of Monterey County, hereby state that I have examined this map; that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map, and any approved alterations thereof as approved by the Monterey County Minor Subdivision Committee, on May 26, 2005 that all the provisions of the California "Subdivision Map Act," as amended, and all local ordinances have been complied with, and that I am satisfied that this map is technically correct.

Dated: November 22, 2005

County Surveyor

Deputy County Surveyor

LICENSED LAND SURVEYOR · JERRY L. COMES · EXP. 12/31/05 NO. 7544 · STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 12th day of December, 2005 at 1:30 p.m. in Volume 22 of Parcel Maps at Page 15

at the request of GOETZ LAND SURVEYORS.

Stephen L. Vagnini
County Recorder

By S Gabrudao Deputy

Serial No. 2005130714 Fee $ 9.00

STATE OF CALIFORNIA
COUNTY OF MONTEREY } SS

On 11-22-05 before me, Sandra Betancourt, a Notary Public in and for said County and State, personally appeared Michael Lucero and Douglas Deeds, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

exp. 8-28-09

BASIS OF BEARINGS

The bearing of the east line of Parcel "D" (N 00°15'35" E), as shown on map filed in Volume 10 of Parcel Maps, at Page 200, as found monumented, was taken as Basis of Bearings shown upon this map.

LEGEND

Distances are expressed in feet and decimals thereof.
(----) Record data per 10 Parcel Maps 200
o Set 3/4" iron pipe, PLS 5667 unless otherwise shown

STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, LEW C. BAUMAN, Clerk of the Board of Supervisors of Monterey County, hereby state that said Board approved the within map on the 6th day of DECEMBER, 2005, and accepted on behalf of the public, all offers of dedication for public use, in conformity with the terms of the offer of dedication.

Cynthia Juarez
Clerk of the Board of Supervisors of the County of Monterey, State of California

By CYNTHIA JUAREZ Deputy

PARCEL MAP

PLN030415

OF PARCEL "D" AS SHOWN ON MAP FILED IN VOLUME 10 OF PARCEL MAPS, AT PAGE 200, IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 8 EAST, M.D.M., MONTEREY COUNTY, CALIFORNIA

PREPARED FOR

SCOTT TROMPETER ENTERPRISES, INC.

APN 423-041-067
JUNE 2005

JOB NO. 60-03
SHEET ONE OF TWO

MJG M J GOETZ AND ASSOCIATES
1605 COMMERCE WAY, SUITE E | 141 AUBURN STREET
PASO ROBLES, CA 93446 | SALINAS, CA 93901
(805) 237-9177 | (831) 424-4114

SN 00028680 N 1864984 E 5944836

Vol. 22 Par PG. 47

OWNERS' STATEMENT

We hereby state that we are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the preparation and recordation of said map and subdivision as shown within the subdivision boundary lines.

SCOTT TROMPETER ENTERPRISES, INC., a California Corporation

SCOTT TROMPETER

The signatures of the holders of the following interests may be omitted inasmuch as there are no dedications or offers of dedications:

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee under Deed of Trust recorded December 12, 2005, in Recorder's Series No. 2005130780.

The signatures of the holders of the following interests may be omitted inasmuch as their interests are such that it cannot ripen into a fee and if their names and nature of their respective interests are stated on the map and upon compliance with or pursuant to Section 66436(3)(A) of Title 7 of Division 2 of the Government Code:

PACIFIC GAS and ELECTRIC COMPANY, a California Corporation and PACIFIC TELEPHONE and TELEGRAPH COMPANY, a California Corporation, as holder of a utilities easement. See Reel 1105 of Official Records, at Page 200.

Adelaide M. Smidt, et al, as holder of an oil and gas lease. See Book 370 of Official Records, at Page 60.

Karyn L. Planett, as holder of a 60' Road and Utilities Easement. See Doc. No. 2005136210 of Official Records.

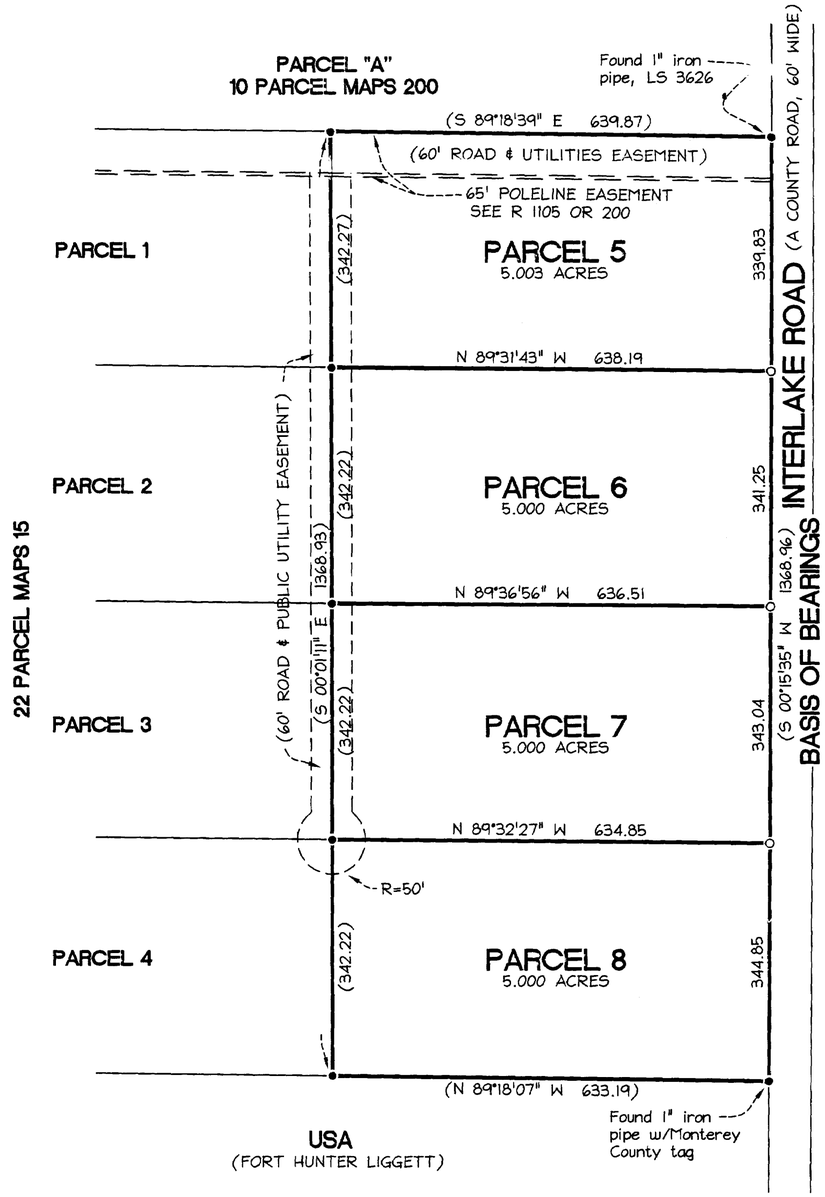
STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO } SS

On 9/28/2006 before me, Kim D. Sampson-McKibben a Notary Public in and for said County and State, personally appeared Scott Trompeter

, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission No. 1559581
Expires 3/15/2009



BASIS OF BEARINGS

The bearing of the east line of the Remainder Parcel (N 00°15'35" E), as shown on map filed in Volume 22 of Parcel Maps, at Page 15, as found monumented, was taken as Basis of Bearings shown upon this map.

LEGEND

Distances are expressed in feet and decimals thereof.

(---) Record data per 22 Parcel Maps 15

o Set 3/4" iron pipe, LS 5667 unless otherwise shown

• Found 3/4" iron pipe, LS 5667 unless otherwise shown

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of

SCOTT TROMPETER ENTERPRISES, INC

on August, 2006 I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

I also state that all monuments are of the character and occupy the positions indicated, or that they will be set in those positions on or before December 31, 2006, and that the monuments are or will be, sufficient to enable the survey to be retraced.

(Signed) Michael K. Goetz

P.L.S. No. 5667

PROFESSIONAL LAND SURVEYOR MICHAEL KEITH GOETZ EXP. 9-30-07 NO. 5667 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I, Ron Landquist, County Surveyor of Monterey County, hereby state that I have examined this map; that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map, and any approved alterations thereof as approved by the Monterey County Minor Subdivision Committee, on June 8, 2006, that all the provisions of the California "Subdivision Map Act," as amended, and all local ordinances have been complied with, and that I am satisfied that this map is technically correct.

Dated: October 12, 2006

County Surveyor

Deputy County Surveyor

LICENSED LAND SURVEYOR JERRY L. COMBS EXP. 12-31-07 NO. 7544 STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 17th day of October, 2006 at 2:48 PM in Volume 22 of Parcel Maps at Page 47

at the request of M J GOETZ & ASSOCIATES.

Stephen Vagnini – County Recorder

By Lupe Moreno Deputy

Serial No. 2006044913 Fee 9.00

PARCEL MAP

PLN060078

OF THE REMAINDER PARCEL AS SHOWN ON MAP FILED IN VOLUME 22 OF PARCEL MAPS, AT PAGE 15, IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 8 EAST, M.D.M., MONTEREY COUNTY, CALIFORNIA

PREPARED FOR

SCOTT TROMPETER ENTERPRISES, INC.

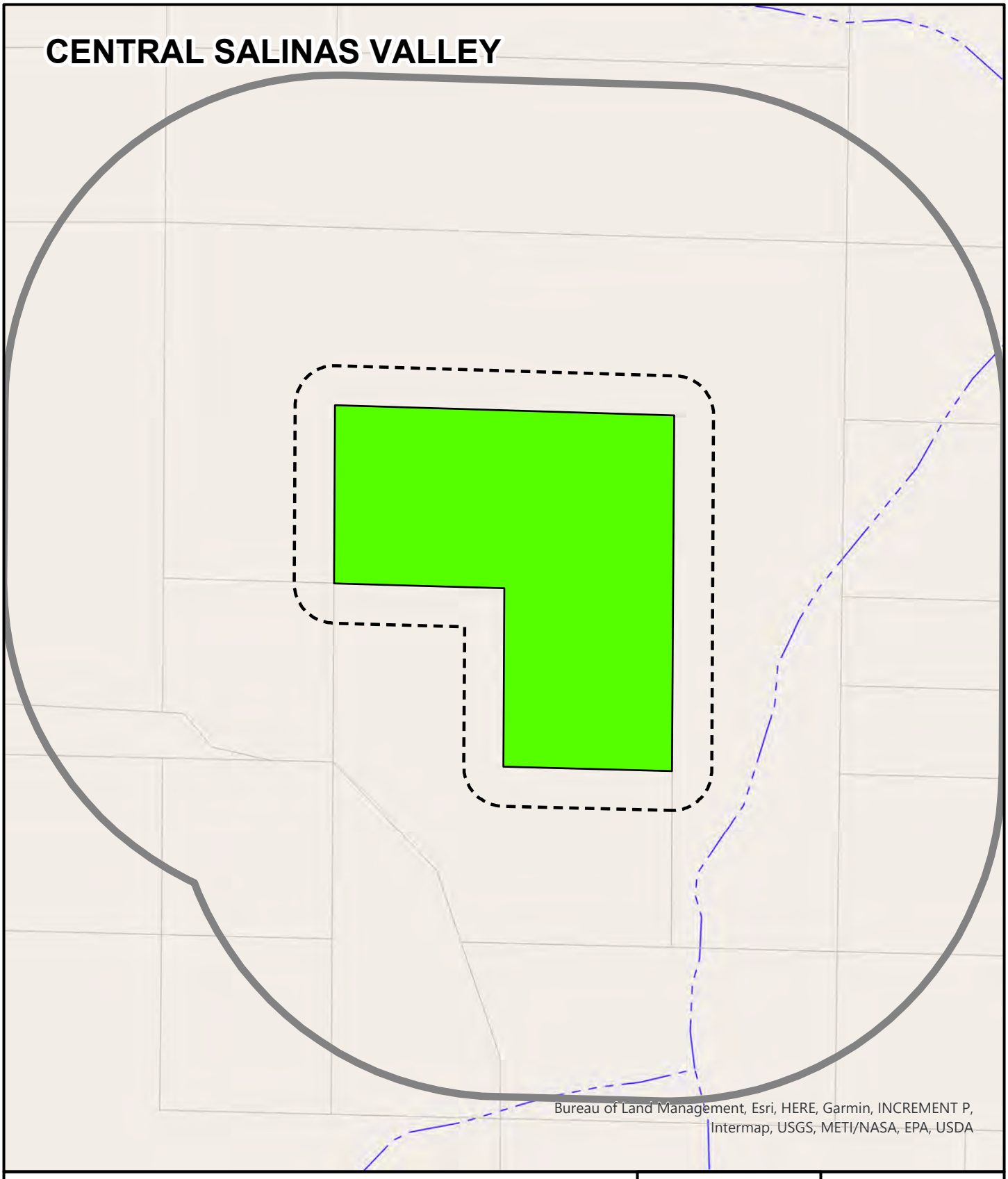
APN 423-391-005
AUGUST 2006

JOB NO. 60-03
SHEET ONE OF TWO

M J GOETZ AND ASSOCIATES
1495 CRESTON ROAD #160 PASO ROBLES, CA 93446 (805) 237-9177
131B AUBURN STREET SALINAS, CA 93901 (831) 424-4114

Exhibit C

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APPLICANT: CUMMINGS

APN: 420063014000 **FILE #** PLN190243

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: F. JENSEN

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Exhibit D

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Special Treatment Area PLN190243

Amendment to the 2010 General Plan (South County Area Plan) to create a Special Treatment Area that would allow outdoor commercial cannabis cultivation (20,000 square foot canopy). The property is located at 50700 Thompson Canyon Road (PRIVATE ROAD), King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan.

SPECIAL TREATMENT AREA PLN190243

OPERATION PLAN

Order starter plants during the Fall months from a registered / legal nursery. Early springtime pick up the starter from the nursery. Self-transport with my California Transportation License.

Transplant the starter plants to the designated grow area. The starter plants will be transplanted from the nursery pots directly into the ground.

Cultivate the plants till full maturity generally to the months of October or November depending on Mother Nature.

Mature plants are then self-harvested and self-transported to a third party registered / legal processing facility.

The end finished product is to be sold to a third party registered / legal distributor.

- Full compliance with Title 21 Section 21.69060.
- Since this is a self-operated endeavor on my private property the operation days and hours are non-restrictive.
- Floor Plan = Reference the Site Plan.
- Waste Disposal = All waste will be taken off site and properly disposed of. It is important to note that my operation is 100% organic / natural. Therefore any "waste" would be empty organic fertilizer containers, etc.
- Water Management = The main water source is a natural spring. The spring water is collected into two 4,900 gallon water tanks. One of these water tanks has a 5 horse power submersible pump installed in it. An 11,000 watt gas operated generator activates the pump. It is important to note that the generator is located well over one mile from the grow site and on a different parcel. The water is then pumped approximately one and a half miles to an elevation increase of

485 feet to a series of 8 4,900 gallon holding tanks (aka…The Tank Farm). The water from the Tank Farm then gravities back down to the grow site. This action creates an approximate psi. at the grow site of 30+/- psi. which is ideal to operate the micro-sprinklers irrigation system at the grow site,

In addition to the natural spring water there is an artesian well near the "spring and pumping area". The artesian well is 175 feet deep with a six inch schedule 40 pvc casing. It is important to note that this pipe / well was already on the property when I purchased the ranch. After some analysis I "necked it down" to a 1 ½ inch schedule 40 pvc dimension and soon realized that it was indeed "artesian". Even though it is only "trickles" I have calculated that it generates approximately 420 gallons of water weekly. This artesian water is collected into a 1,500 gallon water tank. This tank has a solar powered submersible pump in it that transfer the water up to the 4,900 gallon tank with the 5 horse power submersible pump. There will be NO grading for water tanks since the water tanks have been in place for many years as part of the "ranch improvements" that I developed after purchasing the property in 2003.

At full maturity growth the proposed 378 plants require approximately 12 gallons per plant every other week. In other words…The starter plants would require far less than 12 gallons per plant every other week…But as they mature they naturally require more water. It is very important to note that the use of highly efficient micro-sprinklers is the absolute most efficient system of irrigation.

I use Highly Efficient Micro-Sprinklers for my irrigation as stated above, A standard grow season is a 6 month period = May through October…May and June = 378 plants x 6 gallons per plant every other week (4 weeks) = 9,072 gallons…July and August = 378 plants x 9 gallons per plant every other week (4 weeks) = 13,608 gallons…September and October = 378 plants x 12 gallons per plant every other week (4 weeks) = 18,144 gallons. Total Annual estimated irrigation water used for a standard growing season assuming 100% plant growth from start to finish = 40,824 gallons.

As time and economic conditions allow. It is my plan to increase the Tank Farm tanks from 8 tanks to a total of 24 tanks. This would allow me to collect enough water during the winter months to cover the full growing season…May to October.

In conclusion…The blessing of natural spring water and artesian well water along with the use of a highly efficient micro-sprinkler irrigation system has allowed me to undertake my growing project.

The processing and manufacturing will be off-site with a registered / legal third party operator.

- Track and Trace Measures = As shown on the Site Plan / Map each individual plant will have a designated identification number.

- Sustainability Measures = In addition to the highly efficient irrigation system noted above. The cultivation practices are 100% natural / organic. Also it is very important to understand that I treat my ranch as if it were a "Nature Preserve". As the land owner I am the "Ultimate Land And Nature Steward". The abundance and variety of wildlife due to my habitat improvements over the years is a true testament to my focus on sustainability.

I will transport the harvested product to a third party off-site licensed processor on an immediate basis as the harvest occurs. There will be NO cannabis storage.

- Employees = None

NO structures within 1,500 feet of the cannabis site.

- Parking = I will park my personal vehicle at my site during all aspects of the grow season.

- Landscaping Plan = Natural ranchland flora. NO composting will occur on site. The post-harvest cannabis waste (stalks, branches, etc.) will be placed outside of the actual grow area and placed there to naturally dry thus creating "wildlife habitat".

- Hazardous Materials = As stated above…My operation is 100% organic with NO hazardous materials used. Fertilizer products are "Bat Guano based" with NO potassium and nitrogen salts and NO EDTA or EDDHA (potassium based chelators) and are 100% safe for the environment. My project will not generate any "waste" beyond empty organic based fertilizer containers. But for the purpose of the exercise I can assure the County that these containers will be taken completely off the project parcel and properly disposed of.

Transporting "starter plants" from the "off-site nursery" to my ranch property = If I use my gooseneck livestock trailer and the "starter plant" pots are 11 inches in diameter, then it would take approximately 4 trips. If I use my gooseneck livestock trailer and the "starter plant" pots are 7 inches in diameter, then it would take approximately 2 trips. If I use my utility trailer and the "starter plant" pots are 11 inches in diameter, then it would take approximately 7 trips. If I use my utility trailer and the "starter plant" pots are 7 inches in diameter, then it would take approximately 3 trips.

Seasonal Cultivation Trips = This all depends on many factors such as weather conditions, plant care, etc., etc. These trips would range from 3 to 6 trips per week during the six month cultivation season.

Geo Positioning System (GPS) Coordinates for the boundaries of the cannabis site.
N 36 degrees 11.387 W 121 degrees 13.998
N 36 degrees 11.436 W 121 degrees 13.997
N 36 degrees 11.437 W 121 degrees 13.977
N 36 degrees 11.436 W 121 degrees 14.037

SECURITY PLAN

The "grow site" parcel is completely surrounded by my other ranch parcels (my ranch is composed of 14 parcels). My ranch is located on Thompson Canyon Road as the Private Road portion from where the County Road portion ends. There are two private properties between that location and where my ranch property line begins. There is a "locked gate" and "restricted access" where the County road portion ends. There is also a "locked gate" and "highly restricted access" at the gate past my two neighbors at the entrance to my ranch property. There is also a "locked gate" up to my grow site on my ranch property. In addition it is important to note that the "locked gates" also have Cal Fire locks which were given to me by a Cal Fire Chief years ago when I took him on a tour of my ranch and offered Cal Fire the use and access to my water storage tanks in the event that they needed my water for a firefighting operation.

In addition to the above. I have numerous “game cameras” on my ranch that can be addressed if the need arises.
Lastly, my neighbor out at the first “locked gate” keeps a Very Close Eye on who comes and goes through the gate.

GROW SITE ASSESSOR’S PARCEL NUMBER 420-063-014-000

In 2014 when I first started to cultivate medical grade cannabis under the California Medical Marijuana Initiative. I knew that my desired “grow site” was near the corner point of two of my separate APNs. So I studied two topographical maps of the 14 APNs of my ranch and decided from that analysis the location of my grow site.
When the time came in 2020 (which was the last year of my cannabis production) for me upon applying for the County Outdoor Cannabis Cultivation Pilot Program I ordered as one of the Pilot Program requirements a “Site Plan / Map” from Whitson Engineering. During the professional surveying of my grow site the head engineer informed me that I had “missed the corner of the two APNs by about 12 feet !”. So when it came time to update my Site Plan / Map for the Special Treatment Area I instructed Whitson Engineering to clearly designate the one grow plot split by the two parcels as “NO CANNABIS CULTIVATION IN PLOT 2”. I made this decision based on the fact that I wanted the Special Treatment Area to only apply to one of my APNs = 420-063-014-000.
As I move forward with my project my intention is to cultivate Milkweed in the one non-cannabis plot for the benefit of the wild monarch butterflies on my ranch that use Milkweed as a host plant.

SPECIAL TREATMENT AREA PLN190243

TITLE 21 SECTION 21.69.060

C. “Outdoor …setback requirements.”
1. The nearest school is King City High School which is 5.7 miles due east of the site.
2. The nearest public road is the end of Thompson Canyon Road as a county road 2.5 miles northeast of the site.
3. There are no offsite structures within 250 feet of the site.
4. Statement per Denise Duffy & Associates, Inc. (Biological Assessment Firm)
“The project site is not located within 150 feet of any stream or river. The closest water body is an ephemeral stream mapped as riverine by the National Wetland Inventory and as ephemeral stream by the National Hydrography Dataset located approximately 250 feet north of the project site (USFWS, 2025a,
USGS, 2025). This ephemeral stream is not a perennial water source and only conveys water immediately following precipitation events.”

D. “Exceptions to setbacks.”
No exceptions applicable to the site.

E. “Outdoor cultivation…provisions of the General Plan.”

Cultivation occurred at the site from 2014 through the Fall of 2020.

H. “In no case shall a building…onsite.”
No dwelling(s) on the site.

I. “No visual indications…cannabis activities.”
The cultivation site is located on a parcel completely surrounded by private parcels as a whole.

J. “The canopy of outdoor cultivation…one lot.”
The cultivation site of 20,000 square feet is within a parcel of 120 acres = 0.004%.

K. “Security measures…criteria for the site.”
The site is located 2.5 miles from the nearest public road with three locked gates with highly restrictive access and completely surrounded by private property.

L. “Pesticides and fertilizers…as applicable.”
Cultivation is natural (organic) with the use of no pesticides, herbicides, fungicides, and insecticides. No organically based fertilizers are stored at the site.

N. “All necessary fire prevention…maintained onsite.”
All locked gates have Cal Fire padlocks and Cal Fire has access to water storage tanks if needed.

O. “Adequate water supply…supply source.”
The ranch property including the cultivation site irrigation water source is a natural year round spring. Natural ranchland springs flows vary with the seasons. As of October 2025, the spring is generating 1,560 gallons of water per day. In addition to the natural spring there is an artesian water source that generates
an additional 60 gallons of water per day. Total daily water generated is 1,620 gallons.

P. “All necessary waste water…shall be provided.”
The cultivation site does not generate waste water with the use of highly water efficient micro-sprinklers.

Q. “The following additional plans…during operation.”
1. “A water management plan…water offset.”
Highly efficient micro-sprinklers are utilized for cultivation irrigation on a once-every-other-week basis. The cultivation period generally is May through October.
May and June = 378 plants x 6 gallons per plant = 2,268 gallons x 4 weeks = 9,072 gallons (151 average gallons per day).
July and August = 378 plants x 9 gallons per plant = 3,402 gallons x 4 weeks = 13,608 gallons (226 average gallons per day).
September and October = 378 plants x 12 gallons per plant = 4,536 gallons x 4 weeks = 18,144 gallons (302 average gallons per day).
In addition to the cultivation irrigation requirements the ranch sustains a vibrant and diverse wildlife population. Personal records indicate that the wildlife population requires approximately 123 gallons daily.
Recap:
May and June = cannabis irrigation = 151 gallons daily
wildlife sustainability = 123 gallons daily

total = 274 gallons daily
July and August =cannabis irrigation = 226 gallons daily
wildlife sustainability = 123 gallons daily
total = 349 gallons daily
September and October = cannabis irrigation = 302 gallons daily
wildlife sustainability = 123 gallons daily
total = 425 gallons daily

Note: The natural spring and artesian water sources generate approximately 1,620 gallons per day.

Note: The ranch property has a total water tank storage capacity of 83,200 gallons.

2. “Information regarding storm water…offsite.”

The site is located well above any stormwater events. The use of highly efficient micro-sprinklers eliminates any waste water concerns.

3. “A storage and hazardous response…on site.”

No hazardous materials used on site.

4. “All power…power source.”

Cultivation is naturally sun-grown with no power sources on site.

5. “A cannabis waste…composting facility.”

No composting on site.

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PROJECT DATA SUMMARY :

1. PARCEL SIZE: APN 420-063-014 120 AC±
2. GENERAL PLAN LAND USE DESIGNATION: PERMANENT GRAZING 10-160 AC MIN.
3. ZONING DESIGNATION: PG/40
4. LOT COVERAGE: NA
5. REQUIRED AND PROPOSED PARKING COUNTS: NA
6. 10 EXISTING GROW SITES (CANOPY AREA*) = 3,600± SQ. FT.
   (6-3X3 AND 3-3x4 SITES)
   (A) PROPOSED GROW SITE (CANOPY AREA) = 14,112± SQ. FT.
   (288 SITES)
   TOTAL GROW AREA (CANOPY AREA) = 18,522± SQ. FT.

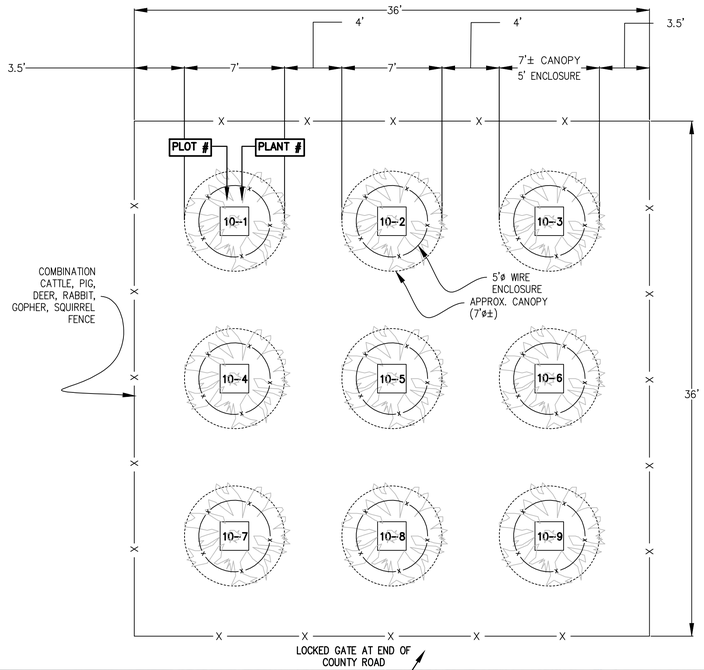
   * BASED UPON 7'± DIAMETER CANOPY AREA = 49 SQ. FT. PER PLANT
7. ESTIMATED WATER USE: 108,864 GALLONS SEASON MAY-NOV (24 WEEKS)
   (378 PLANTS AT 12 GALLONS/PLANT/WEEK AT FULL MATURITY).
   IRRIGATION SYSTEM SHALL BE WATER EFFICIENT MICROSPRINKLERS.
8. WATER SUPPLY: NATURAL SPRING AND ARTESIAN WELL.
9. 3 LOCKED GATES BETWEEN COUNTY ROAD AND SITE. ALL EQUIPPED WITH CALFIRE LOCKS.

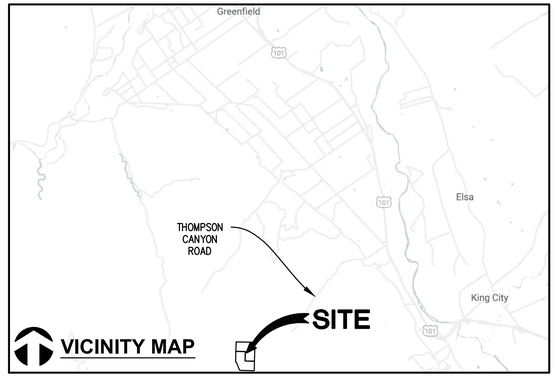
LEGEND

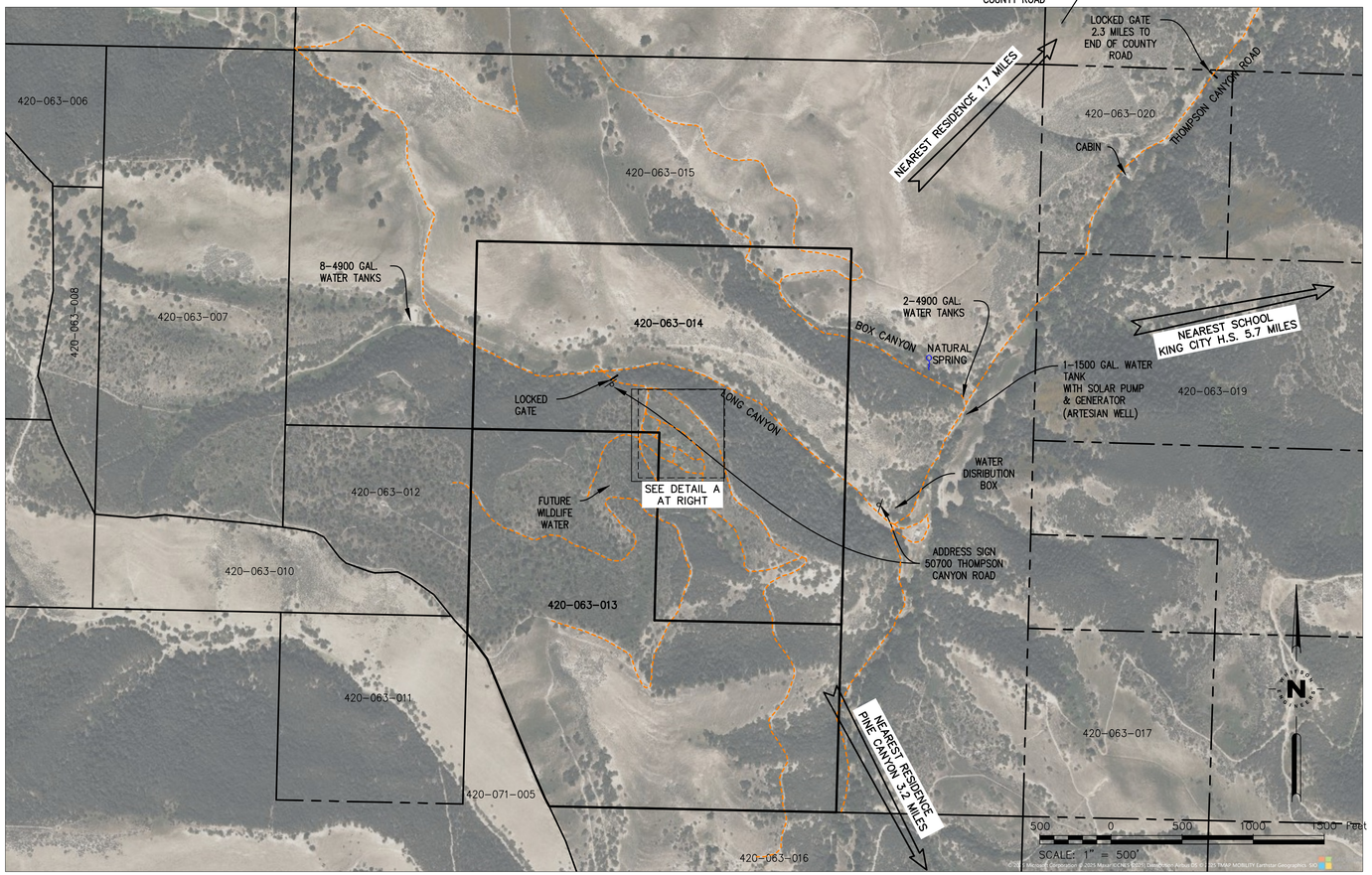
- 100 — GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING DIRT RANCH ROAD (PRIVATE ROADS)
- HB — HOSEBIB
- IRR — IRRIGATION LINE
- WATER TANKS
- LOCKED GATE
- 7 — PLANT PLOT NUMBER
- TREE DRIP LINE
- AREAS OF 25%+ SLOPE

DETAIL B TYPICAL PLANT PLOT & TRACKING IDENTIFICATION

SCALE 1" = 5'

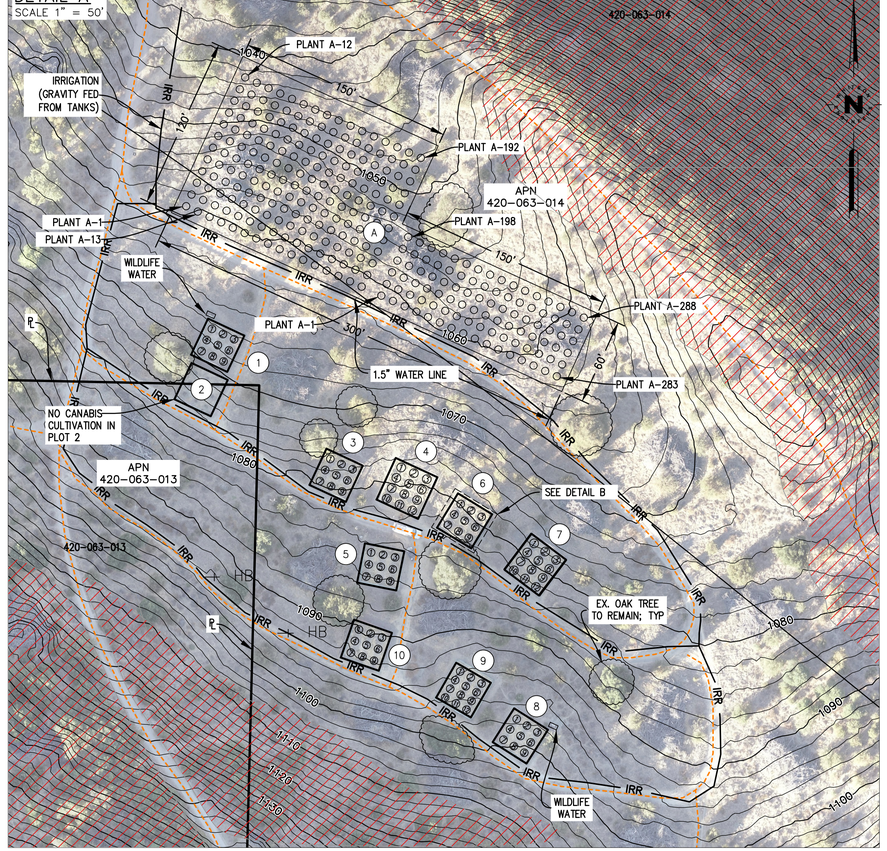






DETAIL A

SCALE 1" = 50'



Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION		
1/2/2020	RPW	COUNTY APPLICATION
6/5/2025	RPW	COUNTY APPLICATION

APPLICATION MAP - SPECIAL TREATMENT AREA OUTDOOR CANNABIS CULTIVATION

50700 THOMPSON CANYON ROAD, KING CITY, CA

APN 420-063-014

SCALE:	AS SHOWN
DRAWN:	RPW
JOB No.:	4132.00

SHEET 1 OF 1

T:\Monterey Projects\4132 - Cumming\CAD\4132 APPLICATION MAP v2.dwg Jun 05, 2025 - 4:09pm rweber

0 1 2 INCHES 3

606

County of Monterey

Board Report

Legistar File Number: PC 26-012

Item No.6

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

January 28, 2026

Introduced: 1/21/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

County of Monterey
Planning Commission

Agenda Item No.6

Legistar File Number: PC 26-012

Item No.6

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

January 28, 2026

Introduced: 1/21/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

Exhibit A

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County of Monterey Planning Commission Referrals

MEETING:	**1/28/2026**	
SUBJECT:	Planning Commission Referrals	
DEPARTMENT:	Housing & Community Development Department	

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
1	18.08	7/25/18	Diehl/Daniels	TBD	Request for an update on Tiny Homes. Referral revised 09/08/2021 by Commissioner Diehl requested the matter be revisited in light of recent State and local policy direction on ADUs	A report was be provided to the Planning Commission January 11, 2022 on the Inland ADU Ordinance and EHB Policies. A report on tiny homes was presented at a meeting in April 2022. The Planning Commission requested a follow up based upon further analysis by staff. During the October 26, 2022 meeting the Planning Commission requested informtation on approved and pending ADU applications. Staff presented additional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission **in the first half of 2026** to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing. Staff recently responded to a related public inquiry from Big Sur, and staff's response was provided to the Commission at it's 9/24/2025 meeting.	Pending
2	**26.01**	**10/31/2018, 3.29.2023, updated 01.18.202**	**Diehl & Mendoza**	**Gonzales/Fowler (EHB)**	**Disaster Recovery Efforts, Status, and Process improvements - This referral combines prior referrals 18.11 (Wildfire Rebuilds) and 22.7 (Pajaro Disaster Recovery) to provide a more comprehensive periodic update on disaster recovery efforts, determining where hurdles exist, and brainstorming ways to imrpove. Response will include wildfire recovery 2015 to date and major flood recovery including Pajaro.**	**Staff propses to merge 2 referrals and provide one comprehensive recurring annual spring/summer update report and discussion at the Planning Commission regarding disaster recovery efforts, status, and process improvements. Staff anticipates returning to the Commission in spring 2026.** **>Wildfire rebuild update reports Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024.** **>Monthly updates are presented to the Pajaro Regional Flood Management Agency regarding Pajaro River at Watsonville Project, including a project map, and can be accessed at https://www.prfma.org/meeting-agendas.** **>The County of Monterey Department of Emergency Services maintains the Pajaro Recover webpage, and updated information on recovery efforts can be accessed at https://www.readymontereycounty.org/recover/pajaro-recovery.**	**Ongoing (Annual)**

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
3	19.01	11/13/19	Diehl	Marshall	Request Staff to return with a semi-annual status report regarding any workforce housing or affordable housing applications within the County.	This semi-annual report "housing pipeline" report was presented to the Planning Commission at its April 9, 2025 meeting, combined with the annual housing element report. A subsequent mid-year status update **was provided at the December 10, 2025 meeting**.	Ongoing (Semi-Annual)
4	21.1	9/8/21	Getzelman	Wikle	Request for update to the Wireless Telecommunication Ordinance and establish objective design standards	Planning staff worked with the Planning Commission Ad Hoc committee on an update to the ordinance and the objective design criteria. An Ad Hoc meeting to discuss the draft ordinance was conducted on December 20, 2021. Per Ad Hoc direction, certain sections of the draft ordinance are to be revised and brought back for further Ad Hoc review. The Wireless Telecommunications Ordinance remains on the Long-Range Planning Work Program for FY 2025-26, however, it is not yet assigned and active. A status update was presented to the Planning Commission on April 9, 2025 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2(b)	3/9/22	Diehl	Sanchez	Request for a semi-annual status update on the required Community Plans for all Community Areas designated in the 2010 General Plan plus Coastal Land Use Plans updates.	Semi-Annual status updates to be provided January and July each year. First quarterly of 2025 presented January 8, 2025 and mid-year update provided September 2025. The next semi-annual update will be provided to the Commission during the first quarter of 2026, and will be presented in tandem with the Commission's consideration of the Annual General Plan Implementation Report and Long-Range Work Program priorities for 2026-27.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
6	22.3	3/30/22	Diehl	Sanchez	Request for semi-annual progress on drafting a Development Evaluation System as directed by General Plan policy. **Respond with Referral 22.2(b)	The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025. A status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program, then again on June 26, 2024 and September 25, 2024. At the 9/25/24 meeting, PC requested staff include with each quareterly update a list of projects that processed/are in process that would have used DES if it were in place. As of September 24, 2025, there has been no activity realated to DES, and it remains a priority project via the General Plan/Housing Element Implementation and Long-Range Planning Work Program for Yeasr 25-26 and staff anticipates merging this effort with Housing Element Sixth Cycle implementation moving forward. At its 9/10/25 meeting, the Commission requested that updates regarding DES be integrated and included in the updates for Referral 22.2(b) regarding community and land use plans status. This referral will be next updated with the first 2026 report to the Commission for Referral 22.2(b).	Ongoing (Semi-Annual)
7	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public invovelment.	The Draft Housing Element Sixth Cycle Update (Draft HEU6) was submitted to the California Department of Housing and Community Development (CA HCD) on August 29, 2024 for CA HCD's 90-day review period ending November 19, 2024. A status update was presented to Planning Commission on January 8, 2025 and staff recieved Board of Supervisors direction at its March 11, 2025 meeting and an updated Draft HEU6 was resubmitted for 2nd 60-day State HCD review on June 26, 2025. Staff recived CA HCD's findings letter on August 25, 2025 and is in process of responding to developer updated Draft HEU for 3rd submittal. Staff provided a status update to the CA HCD's Letter of Inquiry regarding status and updated steps and timeline. A Housing Element Update was presented to the Baord of Supervisors at the October 28, 2025 meeting, and an updated Draft HEU6 is anticipated for 7-day public review release late December 2025 or early January 2026.	Ongoing

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
8	22.6	9/14/22	Diehl	Beretti	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revist the regulations related to structural connections between primary and accessory structures.	Planning staff will present at future meeting. Any interested party may request an interpretation related to these matters in the interim.	Pending
9	23.1	11/8/23	Shaw	TBD	Request to consider revising County Code to increase public notice requirements for actions requiring public hearings to all owners of real property within three hundred (300) feet of the real property that is the subject of the public hearing for properties, to five hundred (500) feet.	Planning staff will present at a future meeting, in combination with PC Referral 24.3.	Pending
10	24.1	5/29/24	Mendoza/Work	Alameda	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive; Updated 1/29/2025 for staff to inform the Commission when there are major activities/status changes regarding demolition and redevelopment of the property.	Demolition of the burned structures is complete. Proposed rebuild project redesign underway (PLN200234).	On-Going (As Appropriate)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
11	24.2	6/1/24	Work	Beretti	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	Planning staff provided a status update report at the December 11, 2024 Planning Commission meeting. At that meeting the Commission requested to receive on-going updates regarding this matter. **Resolution of the San Lucas community drinking water supply is being driven by the State Water Resources Control Board, and the matter is a 2026 priority for legislative and funding advocacy for the Board of Supervisor via its Legislative Committee. Moving forward staff intends to provide links to relevant agendas/reports pertaining to San Lucas as means to provide updates to the Planning Commission. At the 12.08.2025 Legislative Committee, agenda items no. 5 & 6 include update and prioritization of San Lucas Clean Drinking Water program. Reports and updates can be accessed at https://monterey.legistar.com/MeetingDetail.aspx?ID=1362693&GUID=195B9DEC-7C60-4C6E-933A-A0041EC7C7B5&Options=info|&Search= . The Board of Supervisors will adopt its 2026 Legislative Platform and 2025-26 Strategic Grant Services Program in January 2026, and will hold it's annual legislative workshop February 13, 2026.**	Ongoing **(As Appropriate)**
12	24.3	6/5/24	Shaw	TBD	Request to receive information regarding HCD's public outreach and notification procedures for various planning matters, and consider opportunities to improve public engagement and outreach.	Planning staff will present at a future meeting, in combination with PC Referral 23.1.	Pending

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
13	24.7	Summer 2024	Daniels/Diehl	Scariot/Wikle	Provide report regarding process for consideration of enacting a moratorium on new visitor serving units in the Big Sur Coast Land Use Plan area, pending the comprehensive update of the BSLUP.	Staff provided a report to the Planning Commission on January 29, 2025. The Commission did not support a moratorium, however, did request staff explore an interpretation of what is considered a "Rustic Campground". **Through the Big Sur LUP update process, the definition of Rustic Campground (and other visitor serving facilities) is being refined. Staff requests that this referral be closed, and work continue via the BSLUP update process.**	**Complete**
14	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	At its June 25, 2025 meeting, the Planning Commission emphasized the high priority of this matter; the Planning Commission will prepare a letter to the Board (to be on future PC agenda, when drafted) with recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff still anticipates presenting at the Board in the coming months, as follow up to the February 12, 2025 presentation to the Planning Commission. **HCD anticipates bringing forward an interpretation of when a Mobile Food Vendor is considered a restaurant or eating and drinking establishiment, and therefore subject to land use permitting in February 2026 to the Planning Commission.**	On-going
15	24.9	9/25/2024	Diehl	Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permissibility of composing toilets and other self-containment units given new technologies.	Staff anticipates providing a report to the Planning Commission in **winter 2026**.	Pending

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
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