

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, February 12, 2025**

**9:00 AM**

**Para interpretación en español, haga clic aquí:**

**<https://attend.wordly.ai/join/THCT-8529>**

**Monterey County Planning Commission**

**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 [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@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: [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@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 AND REQUESTS**

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. PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW**

Public hearing to consider construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, 618 square feet of decks, removal of 10 protected Oak trees, and development slopes in excess of 25%.

**Project Location:** 103 A San Benancio Rd, Salinas, Toro Area Plan

**Proposed CEQA action:** Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

- Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Toro LUAC Minutes](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Arborist Report](#)

**REFERRALS**

**2. PLANNING COMMISSION REFERRALS**

- Attachments:** [PC REFERRAL SPREADSHEET](#)

**3. REFERRAL 24.8 - REGULATIONS AND ENFORCEMENT EFFORTS TO CURB UNPERMITTED FOOD VENDORS**

Consider receiving a report from staff regarding the regulations and enforcement efforts to curb unpermitted food vendors and provide input to staff.

**Project Location:** Unincorporated Monterey County

**Proposed CEQA action:** Statutory Exemption pursuant to Section 15262 of the CEQA.

- Attachments:** [Staff Report](#)

**DEPARTMENT REPORT**

**ADJOURNMENT**



# County of Monterey

## Item No.1

### Board Report

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

Legistar File Number: PC 25-014

February 12, 2025

**Introduced:** 2/3/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW**

Public hearing to consider construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, 618 square feet of decks, removal of 10 protected Oak trees, and development slopes in excess of 25%.

**Project Location:** 103 A San Benancio Rd, Salinas, Toro Area Plan

**Proposed CEQA action:** Categorically Exempt pursuant to CEQA Guidelines section 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 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- b) Approve a Combined Development Permit consisting of:
  1. A Design Approval to allow the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements including a 310 square foot driveway; and
  2. A Use Permit to allow the removal of 10 protected Oak trees; and
  3. A Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 11 conditions of approval.

#### PROJECT INFORMATION:

**Agent:** Jack Camp

**Property Owner:** Carolyn Peliova and Matthew Bradford

**APN:** 416-231-018-000

**Parcel Size:** 6.5 acres

**Zoning:** Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D"

**Plan Area:** Toro Area Plan

**Flagged and Staked:** Yes

**Planner:** Joseph Alameda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

#### SUMMARY/DISCUSSION:

The subject property is located at 103A San Benancio Road, Salinas within the Toro Area Plan and is surrounded by residences on all sides. The applicant proposes the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, a 310 square foot driveway, and 730 square feet of patios/hardscape. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%. Potable water is provided to the parcel by the California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS).

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Toro Area Plan, and Zoning Ordinance (Title 21).

#### *Development Standards*

The parcel is zoned Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear). The proposed single-family dwelling will have setbacks of 50 feet (front), over 145 feet (sides), and over 200 feet (rear). The LDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 27 feet. The LDR zoning district allows a maximum building site coverage of 25% on lots of 20,000 square feet or more. The subject property contains 286,843 square feet. The proposed project will have a building site coverage of 4,186 square feet or 1.46%.

#### *Visual Resources & Design Review*

Pursuant to Toro Area Plan Policy T-3.1, development within areas designated as visually sensitive shall be encouraged to incorporate an architectural design that is consistent with the rural nature of the area. As shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), the subject property is identified as visually sensitive. Per staff's stive visit on October 28, 2024, the subject building site and proposed development, as delineated by staking and flagging, was not visible from San Benancio Road or Highway 68 due to topography, distance, and existing mature vegetation. However, the rear half of the property is visible from San Benancio Road. A Scenic Easement is conveyed over this rear portion of the property. Along San Benancio Canyon Road (a private road), the proposed development will be sited substantially higher than the road due to the property's steep incline but will be partially screened by existing vegetation.

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The proposed single-family dwelling will have colors and materials consisting of a matte black metal roof and white board-and-batten wooden siding with black trim. Additionally, the proposed single-family dwelling incorporates a rural architectural system that is consistent with the rural and traditional architecture of the surrounding neighborhood and Toro Area Plan. The proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening.

### *Tree Removal*

A Tree Assessment was prepared by Monterey Bay Treeworks on May 13, 2024 (County of Monterey Library No. LIB240056), and evaluated the health, structure, and preservation suitability of each native tree proposed for removal. The project includes application for the removal of 10 protected Oak trees. Pursuant to Title 21, a Use Permit is required for the removal of more than three protected trees. Oak and Madrone trees over six inches in diameter are protected within the Toro Area Plan. As sited and designed, the proposed development occurs on the least forested portion of the property's developable area (i.e. the area non-encumbered by a Scenic Easement) and utilizes a two-story design to minimize the footprint and avoid impacting more protected trees. Five of the trees proposed for removal (identified in the Arborist report as tree numbers 70, 73, 74, 75, and 76) are within the proposed development footprint and are described as either being in poor health with structural defects or moderate health. Three moderately healthy trees proposed for removal (identified in the Arborist report as tree numbers 69, 79, and 80) will be impacted by the construction of the proposed driveway. The two 24-inch landmark Oaks proposed for removal (identified in the Arborist report as tree numbers 77 and 78) are within or directly adjacent to the proposed attached deck and are both identified in the Arborist report as being in poor conditions with present decay and structural defects. Thus, the removal of these two landmark Oaks is necessary to ensure that these trees do not pose a hazard to the proposed structure. Relocating the residence would require the removal of additional trees. As sited and designed, twelve other protected trees on the subject property will be retained, including several dual and multi-stem Oak trees. Title 21 requires the replacement or relocation of each removed protected tree on a one-to-one ratio. Although only 10 trees are required for replanting, the project plans indicate the applicant proposes to replant 11 trees which is consistent with Title 21 requirements (Condition No.11).

### *Slopes in excess of 25%*

Pursuant to General Plan Policy OS-3.5, development on slopes exceeding 25 percent is prohibited, unless a Use Permit is obtained and the appropriate authority finds that 1) there are no feasible alternatives that would allow development to occur on slopes less than 25 percent; and/or 2) the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, both findings can be made.

The subject property is almost entirely sloped in excess of 25%, as shown on County GIS records and the attached slope map (**Exhibit A2**). There are limited areas within the subject property that do not contain slopes in excess of 25%. The majority of the areas not containing slopes in excess of 25% are located on the southern and ridgeline portions of the property. However, as described above, the southern half of the property is placed in a Scenic Easement that prohibits structural development. The only developable area of the property is directly adjacent to San Benancio Canyon Road. Within this area, there are limited portions that contain less steep slopes. Although the proposed development is sited on these limited less steep areas, the proposed single-family dwelling and driveway will be located almost entirely on slopes in excess of 25%. Given the steepness of the entire property, there is no alternative that would allow the proposed development to be sited on less steep slopes. Additionally, the proposed location of the residence and driveway avoids ridgeline development by siting the residence near San Benancio Canyon Road, reduces tree removal by utilizing an open area within the surrounding forest, and minimizes the amount of hillside alteration by proposing a two-story

(vs. one story) structure and aligning the driveway with the contours of the topography. Accordingly, the project better meets the resource protection goals and policies of the 2010 General Plan and Toro Area Plan, including OS-5.5 (preserving the integrity of hillsides), T-3.7 (discouraging tree removal), and OS-1.3 (preserving ridgeline areas).

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
- County of Monterey Regional Fire Protection District

LUAC:

The proposed project was reviewed by the Toro Land Use Advisory Committee on October 28th, 2024. The recommended approval of the project by a vote of four to zero (**Exhibit B**), but expressed concerns relative to colors and materials, the health of replanted trees, and the requirement for a Use Permit to allow development on slopes in excess of 25%.

ENVIRONMENTAL REVIEW:

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. The proposed project involves the construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements including a 310 square foot driveway. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

- Prepared by: Joseph Alameda, Assistant Planner, x7079  
Reviewed by: Fionna Jensen, Principal Planner (WOC)  
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

- Exhibit A - Draft Resolution including:
  - Conditions of approval
  - Site Plans
- Exhibit B - Toro LUAC Minutes
- Exhibit C - Vicinity Map
- Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen Principal Planner; Carolyn Peliova and Matthew Bradford, Property Owners; Jack Camp, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of



North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch;  
Project File PLN230131



# County of Monterey Planning Commission

**Item No. 1**

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

**Legistar File Number: PC 25-014**

February 12, 2025

**Introduced:** 2/3/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

## **PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW**

Public hearing to consider construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, 618 square feet of decks, removal of 10 protected Oak trees, and development slopes in excess of 25%.

**Project Location:** 103 A San Benancio Rd, Salinas, Toro Area Plan

**Proposed CEQA action:** Categorically Exempt pursuant to CEQA Guidelines section 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 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- b) Approve a Combined Development Permit consisting of:
  1. A Design Approval to allow the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements including a 310 square foot driveway; and
  2. A Use Permit to allow the removal of 10 protected Oak trees; and
  3. A Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 11 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Jack Camp

**Property Owner:** Carolyn Peliova and Matthew Bradford

**APN:** 416-231-018-000

**Parcel Size:** 6.5 acres

**Zoning:** Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D"

**Plan Area:** Toro Area Plan

**Flagged and Staked:** Yes

**Planner:** Joseph Alameda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The subject property is located at 103A San Benancio Road, Salinas within the Toro Area Plan and is surrounded by residences on all sides. The applicant proposes the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, a 310 square foot driveway, and 730 square feet of patios/hardscape. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%. Potable water is provided to the parcel by the California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS).

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Toro Area Plan, and Zoning Ordinance (Title 21).

*Development Standards*

The parcel is zoned Low Density Residential with Building Site 6 and Design Control overlays or “LDR/B-6-D”. LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear). The proposed single-family dwelling will have setbacks of 50 feet (front), over 145 feet (sides), and over 200 feet (rear). The LDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 27 feet. The LDR zoning district allows a maximum building site coverage of 25% on lots of 20,000 square feet or more. The subject property contains 286,843 square feet. The proposed project will have a building site coverage of 4,186 square feet or 1.46%.

*Visual Resources & Design Review*

Pursuant to Toro Area Plan Policy T-3.1, development within areas designated as visually sensitive shall be encouraged to incorporate an architectural design that is consistent with the rural nature of the area. As shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), the subject property is identified as visually sensitive. Per staff’s stive visit on October 28, 2024, the subject building site and proposed development, as delineated by staking and flagging, was not visible from San Benancio Road or Highway 68 due to topography, distance, and existing mature vegetation. However, the rear half of the property is visible from San Benancio Road. A Scenic Easement is conveyed over this rear portion of the property. Along San Benancio Canyon Road (a private road), the proposed development will be sited substantially higher than the road due to the property’s steep incline but will be partially screened by existing vegetation.

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The proposed single-family dwelling will have colors and materials consisting of a matte black metal roof and white board-and-batten wooden siding with black trim. Additionally, the proposed single-family dwelling incorporates a rural architectural system that is consistent with the rural and traditional architecture of the surrounding neighborhood and Toro Area Plan. The proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening.

### *Tree Removal*

A Tree Assessment was prepared by Monterey Bay Treeworks on May 13, 2024 (County of Monterey Library No. LIB240056), and evaluated the health, structure, and preservation suitability of each native tree proposed for removal. The project includes application for the removal of 10 protected Oak trees. Pursuant to Title 21, a Use Permit is required for the removal of more than three protected trees. Oak and Madrone trees over six inches in diameter are protected within the Toro Area Plan. As sited and designed, the proposed development occurs on the least forested portion of the property's developable area (i.e. the area non-encumbered by a Scenic Easement) and utilizes a two-story design to minimize the footprint and avoid impacting more protected trees. Five of the trees proposed for removal (identified in the Arborist report as tree numbers 70, 73, 74, 75, and 76) are within the proposed development footprint and are described as either being in poor health with structural defects or moderate health. Three moderately healthy trees proposed for removal (identified in the Arborist report as tree numbers 69, 79, and 80) will be impacted by the construction of the proposed driveway. The two 24-inch landmark Oaks proposed for removal (identified in the Arborist report as tree numbers 77 and 78) are within or directly adjacent to the proposed attached deck and are both identified in the Arborist report as being in poor conditions with present decay and structural defects. Thus, the removal of these two landmark Oaks is necessary to ensure that these trees do not pose a hazard to the proposed structure. Relocating the residence would require the removal of additional trees. As sited and designed, twelve other protected trees on the subject property will be retained, including several dual and multi-stem Oak trees. Title 21 requires the replacement or relocation of each removed protected tree on a one-to-one ratio. Although only 10 trees are required for replanting, the project plans indicate the applicant proposes to replant 11 trees which is consistent with Title 21 requirements (Condition No.11).

### *Slopes in excess of 25%*

Pursuant to General Plan Policy OS-3.5, development on slopes exceeding 25 percent is prohibited, unless a Use Permit is obtained and the appropriate authority finds that 1) there are no feasible alternatives that would allow development to occur on slopes less than 25 percent; and/or 2) the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, both findings can be made.

The subject property is almost entirely sloped in excess of 25%, as shown on County GIS records and the attached slope map (**Exhibit A2**). There are limited areas within the subject property that do not contain slopes in excess of 25%. The majority of the areas not containing slopes in excess of 25% are located on the southern and ridgeline portions of the property. However, as described above, the southern half of the property is placed in a Scenic Easement that prohibits structural development. The only developable area of the property is directly adjacent to San Benancio Canyon Road. Within this area, there are limited portions that contain less steep slopes. Although the proposed development is sited on these limited less steep areas, the proposed single-family dwelling and driveway will be located almost entirely on slopes in excess of 25%. Given the steepness of the entire property, there is no alternative that would allow the proposed development to be sited on less steep slopes. Additionally, the proposed location of the residence and driveway avoids ridgeline development by siting the residence near San Benancio Canyon Road, reduces tree removal by utilizing an open area within the surrounding forest, and minimizes the amount of hillside alteration by proposing a two-story (vs. one story) structure and aligning the driveway with the contours of the topography. Accordingly,

the project better meets the resource protection goals and policies of the 2010 General Plan and Toro Area Plan, including OS-5.5 (preserving the integrity of hillsides), T-3.7 (discouraging tree removal), and OS-1.3 (preserving ridgeline areas).

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
- County of Monterey Regional Fire Protection District

LUAC:

The proposed project was reviewed by the Toro Land Use Advisory Committee on October 28th, 2024. The recommended approval of the project by a vote of four to zero (**Exhibit B**), but expressed concerns relative to colors and materials, the health of replanted trees, and the requirement for a Use Permit to allow development on slopes in excess of 25%.

ENVIRONMENTAL REVIEW:

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. The proposed project involves the construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements including a 310 square foot driveway. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

- Prepared by: Joseph Alameda, Assistant Planner, x7079
- Reviewed by: Fiona Jensen, Principal Planner (WOC)
- Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

- Exhibit A - Draft Resolution including:
  - Conditions of approval
  - Site Plans
- Exhibit B - Toro LUAC Minutes
- Exhibit C - Vicinity Map
- Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fiona Jensen Principal Planner; Carolyn Peliova and Matthew Bradford, Property Owners; Jack Camp, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury

LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230131

# Exhibit A

This page intentionally left blank.



# DRAFT RESOLUTION

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

In the matter of the application of:

**PELIOVA CAROLYN & BRADFORD MATTHEW (PLN230131)**

### **RESOLUTION NO. 25-**

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 two-story 3,633 square  
foot single-family dwelling with an  
attached 742 square foot garage, an  
attached 618 square foot deck, and  
associated site improvements including a  
310 square foot driveway; and
  - b. A Use Permit to allow the removal of 10  
protected Oak trees; and
  - c. A Use Permit to allow development on  
slopes in excess of 25%

[PLN230131, Peliova Carolyn and Bradford  
Matthew, 103 A San Benancio Rd, Salinas, Toro  
Area Plan (APN: (416-231-018-000 )]

**The Peliova Carolyn and Bradford Matthew application (PLN230131) came on for public hearing before the County of Monterey Planning Commission on February 12, 2025.**

**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;
  - Toro Area Plan;
  - Monterey County Zoning Ordinance (Title 21);

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

- b) Allowed Use. The property is located at 103A San Benancio, Salinas (Assessor's Parcel Number 416-231-018-000), Toro Area Plan. The parcel is zoned Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D". LDR 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 two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, 730 feet of patios, and a 310 square foot driveway. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%, which are allowed uses subject to the granting of a Use Permit in each case. Therefore, the project is an allowed land use for this site.
- c) HCD-Planning staff conducted a site inspection on October 28th, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Review of Development Standards. The project meets all required development standards for Low Density Residential zoning district and B overlay district are identified in Title 21 section 21.14.060 and 21.42.030. 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 Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear). The proposed single-family dwelling will have setbacks of 50 feet (front), over 145 feet (side), and over 200 feet (rear). The LDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 27 feet. The LDR zoning district allows a maximum building site coverage of 25% on lots of 20,000 square feet or more. In this case, the subject property contains 286,843 square feet. The proposed project will have a building site coverage of 4,186 square feet or 1.46%. 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. Pursuant to the Toro Area Plan Policy Ti3.1, within areas designated as visually sensitive, the County shall encourage architectural design that is consistent with the rural nature of the area. As shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), the subject property is identified as visually sensitive. Staking and flagging was installed, and staff conducted a site visit on October 28<sup>th</sup>, 2024, and confirmed that the subject property and staking and flagging were not visible from San Benancio Road or Highway 68 due to topography,

distance, and existing mature vegetation. The southern portion of the property is visible for limited instances along San Benancio Road, but this portion of the property is subject to the restrictions of a Scenic Easement. Along San Benancio Canyon Road (a private road), the proposed development will be sited substantially higher than the road due to the property's steep incline but will be partially screened by existing vegetation. The proposed single-family dwelling will have colors and materials consisting of a matte black metal roof and white board-and-batten wooden siding with black trim. The proposed single-family dwelling will be architecturally consistent with the rural and traditional architecture of the surrounding neighborhood. Residences along San Benancio Canyon Road incorporate various colors and materials, including white stucco with black or stone trim, natural wood exteriors, and earth tone board and batten. Several single-family dwellings within the greater surrounding areas and along San Benancio Road also include similar colors (white exterior with black trim) as the proposed residence. Therefore, the proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening. Condition No. 8 has been applied to require the installation of down-lit unobtrusive exterior lighting. 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 10 protected Oak 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) Development on Slopes. The proposed project involves consideration of a Use Permit to allow development on slopes in excess of 25%. As demonstrated in Finding No. 7 and supporting evidence, the proposed project complies with General Plan Policy OS-3.5, which prohibits development on slopes in excess of 25%, unless the Appropriate Authority finds that such development is unavoidable and/or better meets the resource protection goals and policies of the 2010 General Plan and Toro Area Plan.
- h) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity. Based on auger testing results and information available in the record, there are no indicators of archaeological artifacts or historical significance on 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) Lot Legality. The subject property is shown in its current configuration (6.2 acres) on a Parcel Map (Minor Subdivision File No. 77-58) as

Parcel 3, recorded on August 4<sup>th</sup>, 1977 (Volume 11, Parcel Maps, Page 175). Therefore, the County recognizes the subject properties as legal lots of record.

- j) Land Use Advisory Committee. The project was referred to the Toro Land Use Advisory Committee (LUAC) for review, on October 28<sup>th</sup>, 2024. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 4-0 to support the project as proposed, however, LUAC members brought up concerns relating to the proposed colors, tree removal, and development on slopes in excess of 25%.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230131.

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, County of Monterey Regional Fire Protection District, 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 and slopes), and Forest Resources. The following reports have been prepared:
    - “Geological Hazards Evaluation” (LIB240057), prepared by Craig S. Harwood, Ben Lomond, CA, December 13<sup>th</sup>, 2023
    - “Geotechnical Investigation” (LIB240054), prepared by Butano Geotechnical Engineering, INC., Freedom, CA, December 22<sup>nd</sup>, 2022
    - “Arborist Report” (LIB240056), prepared by Monterey Bay Treeworks, Carmel, CA, January 5<sup>th</sup>, 2024The 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 October 28<sup>th</sup>, 2024 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 PLN230131.

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, County of Monterey Regional Fire Protection District, 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 California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS). The Environmental Health Bureau reviewed the conceptual OWTS and expressed no concerns.
- c) Staff conducted a site inspection on October 28<sup>th</sup>, 2024 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 PLN230131.

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 October 28<sup>th</sup>, 2024 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 PLN230131.

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 the construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements

including a 310 square foot driveway. 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 October 28<sup>th</sup>, 2024.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of 10 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 6). The proposed project will also not be visible from any scenic vista or corridor (see Finding No.1, Evidence “e”). No known historical resources are found in the geotechnical report which may cause a substantial adverse change in the significance of a historical resource.
- 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 PLN230131.

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 10 protected Oak trees. In accordance with the applicable policies of the Toro Area Plan and 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, a Use Permit is required for the removal of landmark Oaks, or more than three protected trees. Title 21 section 21.64.260.C.1 identifies Oak and Madrone trees over six inches in diameter as being protected within the Toro Area Plan. Additionally, Title 21 section 21.64.260.C.5 protects landmark Oak trees, which are twenty-four inches or more in diameter when measured two feet above the ground, or trees that are visually significant, historically significant, or exemplary of their species. As proposed, the project involves the removal of 10 Oak trees (two landmarks) that were assessed in the Arborist report (LIB240056) as being in fair to poor conditions with several showing present signs of decay, suppression, or structural failure.
  - c) The proposed tree removal is the minimum required under the circumstances of this case. The subject property is highly constrained by slopes in excess of 25% and Coast live oaks, as well as a Scenic Easement which covers the majority of the southern portion of the property. These constraints restrict development to the northern portion of the property, which is where much of the existing tree canopy is located. As sited and designed, the proposed development occurs in the

least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. Five of the trees proposed for removal (identified in the Arborist report as tree numbers 70, 73, 74, 75, and 76) are directly within the proposed development footprint. Three trees proposed for removal (identified in the Arborist report as tree numbers 69, 79, and 80) will be impacted by construction of the proposed driveway and the associated cut and fill into the hillside resulting in damage to structural roots.

- d) Title 21 section 21.64.260.C.5 prohibits the removal of landmark Oaks, unless the required findings of section 21.64.260.D.5 can be made. Required findings include that the removal is the minimum necessary and removal will not involve an adverse environmental impact, or that the tree is diseased, injured, or in danger of falling on or too close to proposed or existing development. The two landmark Oaks proposed for removal (identified in the Arborist report as tree numbers 77 and 78) are within or immediately adjacent to the footprint of the proposed attached deck and are both identified in the Arborist report as being in poor conditions with present decay and structural defects. Tree 77 is within the footprint of the deck and will be removed as a result. Tree 78 is adjacent to the deck. The arborist proposes the removal of this tree as construction will likely worsen its structure defects and pose a threat to the residence. Therefore, with the removal of ten protected Oak trees, the proposed tree removal is limited to that which is necessary for the proposed development and to reduce potential hazards.
- e) Relocating the residence would require the removal of additional trees. As sited and designed, twelve other protected trees on the subject property will be retained, including several dual and multi-stem oak trees. Title 21 section 21.64.260.C.4 requires replacement or relocation of each removed protected tree at a minimum of a one-to-one ratio. In this case, 10 trees are required to be replanted, and the applicant proposes to replant 11 trees (Condition No. 11).
- f) Measures for tree protection during construction have been incorporated as a condition of approval, 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.
- h) Staff conducted a site inspection on October 28, 2024 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 PLN230131.

7. **FINDING:** **SLOPES IN EXCESS OF 25 PERCENT** – There is no feasible alternative that would allow development to occur on slopes of less than 25 percent and the proposed development better achieves the goals,

policies, and objectives of the Monterey County General Plan and Toro Area Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

- EVIDENCE:**
- a) Pursuant to Title 21 section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25 percent is allowed subject to the granting of a Use Permit if there are no feasible alternatives that would allow development to occur on slopes less than 25 percent and/or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on slopes and the criteria to grant the Use Permit have been met.
  - b) The majority of subject property constraints slopes in excess of 25%, as shown on County GIS records and the attached slope map. There are limited areas within the subject property that do not contain slopes in excess of 25%. The majority of the areas not containing slopes in excess of 25% are located on the southern and ridgeline portions of the property. However, the southern half of the property is placed in a Scenic Easement that prohibits structural development. The only developable (non-easement) area of the property is directly adjacent to San Benancio Canyon Road. Within this area, there are limited portions that contain less steep slopes. Though the single-family dwelling is situated on these less steep areas, a majority of the proposed project still requires development on slopes. Given the steepness of the entire property, there is no alternative that would allow the proposed development to be sited on less steep slopes. As described in the subsequent evidence, the proposed development location is most feasible and minimizes development on slopes in excess of 25%. Therefore, in this case, there is no feasible alternative that would allow development on slopes less than 25%. The proposed single-family dwelling and driveway.
  - c) General Plan Policy 1.3 prohibits ridgeline development that will create a substantially adverse visual impact when viewed from a common public viewing area. Consistent with this policy, the proposed location of the residence avoids ridgeline development by siting the structure on the lower elevations of the property, adjacent to San Benancio Canyon Road. Toro Area Plan Policy T-3.7 encourages the preservation of Oak trees. As described in Finding No. 6 and supporting evidence, the proposed project, as sited, minimizes tree removal. Although ten trees are proposed for removal, alternative development locations would increase the amount of development on slopes and the number of trees impacted by development. The property currently contains a dirt access road that is slopes in excess of 25%. This access road will not be used as the project proposes a new driveway configuration to better match the contours of the land and provide less steep access to the proposed residence, as required by fire standards. Thus, consistent with General Plan Policy O-5.5, although the entirety of the subject property's hillside is infeasible, the project's two-story design and driveway that better matches the contours of the land help to minimize significant cuts into the hillside that would be visible from common public viewing areas. Therefore, the project as sited and designed



better achieves the goals, policies, and objectives of the County of Monterey General Plan and Toro Area Plan.

- d) In accordance with General Plan Policy OS-3.5(1)(d), as a standard condition of approval, a conservation and scenic easement shall be recorded over portions of the property with greater than 25% outside of the development footprint, ensuring the long-term protection of the resource (Condition No. 9).
- 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 PLN230131.

8. **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 two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and associated site improvements including a 310 square foot driveway; 2) a Use Permit to allow removal of 8 protected Oak trees; and 3) a Use Permit to allow development on slopes in excess of 25%.

All of which are in general conformance with the attached sketch and subject to the attached 10 conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of February, 2025 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.

Form Rev. 5-14-2014

# County of Monterey HCD Planning

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

PLN230131

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN230131) allows the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, and a 310 square foot driveway; removal of 10 protected Oak trees; and development on slopes in excess of 25%. The property is located at 103 A San Benancio Road, Salinas (Assessor's Parcel Number 416-231-018-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** 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 County of Monterey Planning Commission for Assessor's Parcel Number 416-231-018-000 on February 12, 2025. The permit was granted subject to 11 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. 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.

#### 6. 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.

## 7. 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.

## 8. 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.

**9. PD022(A) - EASEMENT-CONSERVATION & SCENIC**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** A conservation and scenic easement shall be conveyed to the County over those portions of the property where slopes in excess of 25% occur and that are not already encumbered by existing conservation and scenic easements. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to recordation of the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

**10. CC01 INDEMNIFICATION AGREEMENT**

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures.(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



## 11. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

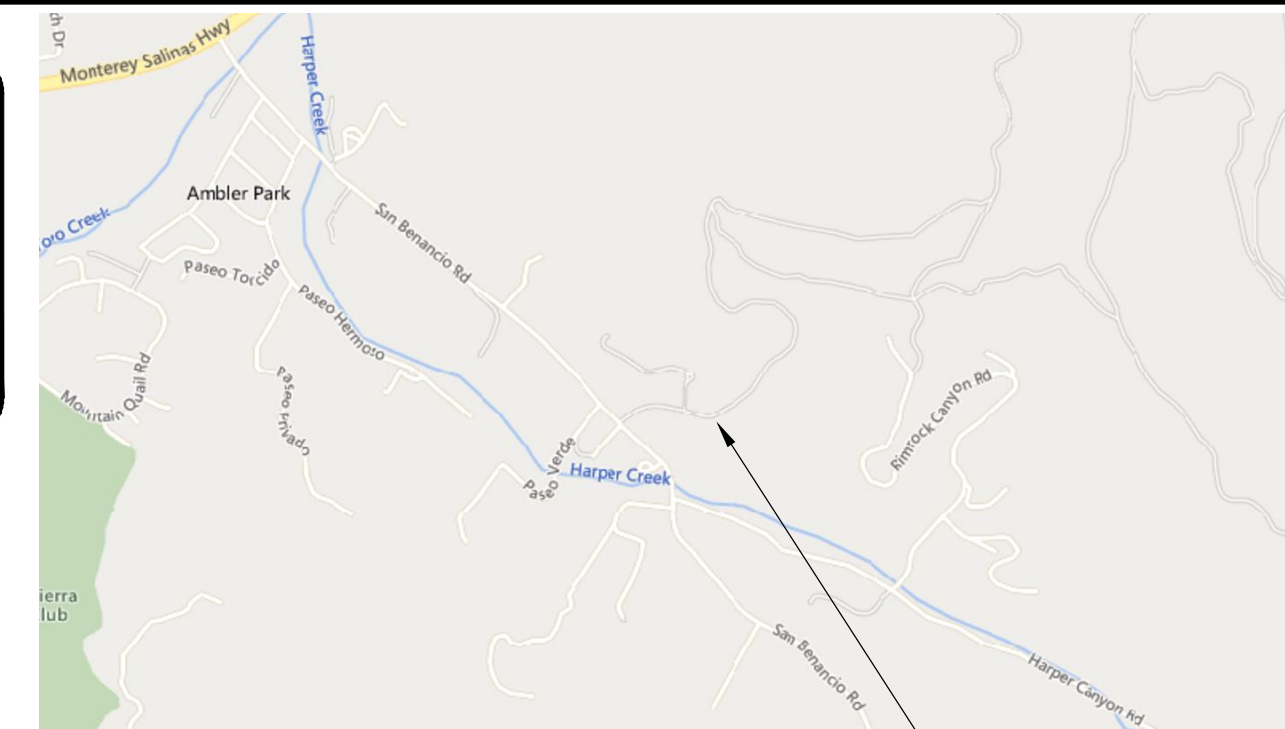
**Condition/Mitigation Monitoring Measure:** Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:  
- Replacement ratio: at least 1:1 (minimum 10 Oaks)

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.



**VICINITY MAP**  
NOT TO SCALE  
PROJECT LOCATION

# USE PERMIT DOCUMENTS for PELIOVA & BRADFORD RESIDENCE

**103A SAN BENANCIO CANYON RD  
COUNTY OF MONTEREY  
SALINAS, CA**

**OWNER:**

CAROLYN PELIOVA & MATT BRADFORD  
17667 RIVERBEND RD  
SALINAS, CA 93908

**PROJECT SUMMARY:**

TWO-STORY WOOD-FRAME RESIDENCE W/ ATTACHED GARAGE:

SLAB-ON-GRADE  
CONDITIONED SPACE = 3,633 FT<sup>2</sup>  
1ST FLOOR - 1,996 FT<sup>2</sup>  
2ND FLOOR - 1,637 FT<sup>2</sup>

GARAGE - 742 FT<sup>2</sup>  
DECK - 618 FT<sup>2</sup> (>24" ABOVE ADJACENT GRADE)  
ROOF - 100 FT<sup>2</sup> (>30" OVERHANG)  
PATIO/STAIRS - 730 FT<sup>2</sup>

CONSTRUCTION TYPE V-B  
OCCUPANCY GROUP: R3 (RESIDENCE)  
FIRE SPRINKLERS REQUIRED: YES  
ZONING: LDR/B-6-D  
LAND USE: 25%  
SECTION 1 LOT 1 OF SUB A / PARCEL 3  
LOT SIZE: 286,843 FT<sup>2</sup> (6.585 ACRES)  
PROPOSED GROSS FLOOR AREA: 4,375 FT<sup>2</sup> (1.53%)  
PROPOSED SITE COVERAGE: 4,186 FT<sup>2</sup> (1.46%)  
HEIGHT OF STRUCTURE: 26'-6-3/8" (FROM AVERAGE NATURAL GRADE)  
WATER SOURCE: CAL-AM  
SEWER SYSTEM: PRIVATE LEACH FIELD  
GRADING ESTIMATES: 334 CY EXPORT  
AREA OF DISTURBANCE: 12,300 FT<sup>2</sup>

**NOTES:**

- THE CONTRACTOR SHALL OBTAIN A PERMIT PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE LIMITS OF THE RIGHT-OF-WAY
- THE CONTRACTOR SHALL INFORM THEIR SELF OF THE EXACT LOCATION OF ALL EXISTING UTILITIES ENCOUNTERED DURING EXCAVATION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE OPERATION OF THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL AND SAFETY PROGRAM IN COMPLIANCE WITH STATE AND FEDERAL LAWS DURING CONSTRUCTION
- REFER TO CALTRANS STANDARD SPECIFICATIONS FOR SPECIFICATIONS EXCEPT AS MODIFIED BY THESE PLANS AND SPECIAL PROVISIONS
- CONSTRUCTION SIGNS AND BARRICADES SHALL CONFORM TO THE REQUIREMENTS OF THE M.U.T.C.D. MANUAL, LATEST EDITION, AND THE CALIFORNIA SUPPLEMENT THERETO
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY COMPANY FOR THE EXACT DEPTH AND LOCATION OF THE UTILITY
- THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
- ALL CLEARING, GRADING OR FILLING OF LAND IS SUBJECT TO SECTION 1803 OF THE CALIFORNIA BUILDING CODE
- SOIL PREPARATION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER (BUTANO GEOTECHNICAL ENGINEERING, INC.)
- A FIRE SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED IN THE NEW RESIDENCE. SEPARATE FIRE SPRINKLER PLANS ARE TO BE SUBMITTED AND PERMIT OBTAINED FROM THE SAN BENANCIO FIRE PREVENTION DISTRICT

**SPECIAL INSPECTION REQUIREMENTS:**

- SOIL COMPACTION
- REBAR PLACEMENT
- POST-INSTALLED SCREW ANCHORS
- EPOXY DOWEL ANCHORS
- SOILS
- WELDING

**BASIS OF ELEVATION/BENCHMARK**

PROJECT BENCHMARK IS A SURVEY H&V CONTROL POINT #103, A SPIKE LOCATED APPROXIMATELY 51.0' NORTH AND 16.6' WEST OF THE MOST WESTERLY CORNER OF PARCEL 3, AS SHOWN. ELEVATION = 509.74 FEET

**BASIS OF BEARING**

BOUNDARY LOCATIONS SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY. THIS IS NOT A BOUNDARY SURVEY



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**FIRE DEPARTMENT NOTES:**

- THESE PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2022 EDITION) AND SAN BENANCIO FIRE PROTECTION DISTRICT AMENDMENTS
- ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" (102MM) HIGH WITH MINIMUM STROKE WIDTH OF 1/2" (12.7MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASE ON VISIBILITY DISTANCE. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET
- FIRE SPRINKLER: ALL BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13-D, AND ADOPTED STANDARD OF THE BOULDER CREEK FIRE PROTECTION DISTRICT. THE DESIGNER/INSTALLER SHALL SUBMIT (2) SETS OF PLANS AND CALCULATIONS FOR THE OVERHEAD FIRE SPRINKLER SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION
- ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION. THE STANDARD IS AVAILABLE AT THE BOULDER CREEK FIRE PROTECTION DISTRICT UPON REQUEST
- THE DESIGNER/INSTALLER SHALL SUBMIT (2) COMPLETE SETS OF UNDERGROUND PRIVATE FIRE HYDRANT AND FIRE SERVICE WATER MAIN PIPING PLANS AND SPECIFICATIONS, CONFORMING TO NFPA 24 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

- THESE PLANS INCLUDE UNDERGROUND PIPING PLAN, UNDERGROUND TRENCH CROSS SECTION DETAIL SHOWING DEPTH OF BURIAL AND TYPE OF BACKFILL, CONSTRUCTION INSTALLATION DRAWINGS OF THE PIP AND FDC, MANUFACTURER'S SPECIFICATIONS OF PIPING, VALVES, JOINTS, AND FITTING, AND CALCULATED SIZE AND LOCATIONS OF THRUST BLOCKS
- THE DESIGNER/INSTALLER OF THE PRESSURE PUMP SHALL SUBMIT (2) SETS OF PLANS AND CALCULATIONS, AND SPECIFICATIONS CONFORMING WITH PRESSURE AND FLOW DEMANDS FOR FIRE SPRINKLER SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION
- THE DRIVEWAY/ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED
- A 100' CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE
- SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH A BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS
- A MINIMUM OF (48) HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS
- SPARK ARRESTOR SHALL BE INSTALLED ON THE CHIMNEY. SPARK ARRESTOR OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER GREATER THAN 1/2"

**SCOPE OF WORK:**

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES:
- REMOVE (10) TREES - LIVE: (10) OAK
  - REMOVE (2) STUMPS - DEAD: (2) OAK
  - REPLANT (11) TREES - (11) OAK
  - 12,300 FT<sup>2</sup> OF LAND DISTURBANCE, 334 CY OF EXPORT
  - ~310' DRIVEWAY: CONCRETE RETAINING WALLS (PORTIONS OF WALL >6' WALL FACE) ALONG UPHILL & DOWNHILL EDGES OF DRIVEWAY
  - CONSTRUCT ONSITE SEPTIC SYSTEM: SEPTIC TANK & SURFACE DRIP DISPERSION LEACH FIELD
  - CONSTRUCT (2) STORY SINGLE FAMILY RESIDENCE: 3,633 FT<sup>2</sup>
  - CONSTRUCT ATTACHED (2) CAR GARAGE: 742 FT<sup>2</sup>
  - CONSTRUCT WOOD DECK >24" ABOVE ADJACENT GRADE: 618 FT<sup>2</sup>
  - CONSTRUCT ROOF MOUNTED PHOTOVOLTAIC ARRAY
  - CONSTRUCT AUXILIARY NATURAL GAS BACK-UP GENERATOR

**GENERAL NOTES:**

APPROVAL BY THE COUNTY CHIEF BUILDING OFFICIAL SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT

**APPROVALS:**

COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT

**DESIGN CRITERIA:**

- 2022 CBC
- 2022 CRC
- 2022 CPC
- 2022 CEC
- 2022 CMC
- 2022 CFC
- 2022 CFCB
- 2022 CALIFORNIA ENERGY CODE ASCE 7-16
- COUNTY OF MONTEREY AMENDMENTS & STATE REGULATORY REQUIREMENTS
- 20 PSF ROOF LIVE LOAD
- 12" FROST DEPTH
- 92 MPH WIND 3-SEC. GUST EXP. B
- SEISMIC DESIGN CATEGORY D
- CLIMATE ZONE 3
- FIRE SEVERITY ZONE: HIGH WILDLAND URBAN INTERFACE

**SHEET INDEX:**

- T1 TITLE SHEET
- TM TOPOGRAPHIC MAP
- C1 SITE & UTILITY PLAN
- C2.0 GRADING PLAN
- C2.1 GRADING PLAN
- C3 DRAINAGE PLAN & SITE SECTIONS
- C4 SLOPE MAP
- C5.0 WALL PLAN & PROFILE
- C5.1 WALL PLAN & PROFILE
- C6 STORM WATER POLLUTION PREVENTION PLAN
- A1.0 BUILDING ELEVATIONS
- A1.1 BUILDING ELEVATIONS
- A2.0 LOWER FLOOR PLAN
- A2.1 UPPER FLOOR PLAN
- A3 ROOF PLAN
- A4.0 BUILDING DESIGN DETAILS
- A4.1 BUILDING DESIGN DETAILS
- S3.0 STRUCTURAL SECTIONS
- S3.1 STRUCTURAL SECTIONS
- S3.2 STRUCTURAL SECTIONS
- S3.3 STRUCTURAL SECTIONS

**DIRECTORY OF PROFESSIONALS:**

**ENGINEER OF RECORD**

CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.  
JACK C CAMP, PE  
536 ABREGO ST  
MONTEREY, CA 93940  
831-760-9944

**MECHANICAL ENGINEER**

MONTEREY ENERGY GROUP  
DAVID KNIGHT  
26465 CARMEL RANCHO BLVD. #8  
CARMEL, CA 93923  
831-372-8328

**GEOTECHNICAL ENGINEER**

BUTANO GEOTECHNICAL ENGINEERING, INC.  
GREG BLOOM, PE, GE  
231 GREEN VALLEY RD, SUITE E  
FREEDOM, CA 95019  
831-724-2612

**LAND SURVEYOR**

LANDSET ENGINEERS, INC.  
GUY R GIRAUDO, PE, PLS  
520-B CRAZY HORSE CANYON RD  
SALINAS, CA 93907  
831-443-6970

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	EX	EXISTING	LP	LOW POINT	S	SOUTH
AB	AGGREGATE BASE	BFC	BACK FACE OF CURB	LT	LEFT	SD	STORM DRAIN
BOW	BOTTOM OF WALL	FF	FINISH FLOOR	MAX	MAXIMUM	SS	SANITARY SEWER
CC	CORNER CONCRETE	FFC	FRONT FACE OF CURB	SDMH	SMANHOLE	SSMH	SANITARY SEWER MANHOLE
C/L	CENTERLINE	FG	FINISH GRADE	MIN	MINIMUM	STA	STATION
COMP	COMPACTION	FH	FIRE HYDRANT	N	NORTH	SW	SIDEWALK
CONC	CONCRETE	FL	FLOWLINE	P/L	PROPERTY LINE	TC	TOP OF CURB
E	ELEVATION	FW	FACE OF WALL	R	RADIUS	TP	TOP OF PAVERS
ELEV	ELEVATION	GB	GRADE BREAK	RT	RIGHT	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	HP	HIGH POINT	R/W	RIGHT-OF-WAY	TYP	TYPICAL
FFE	FINISHED FLOOR ELEVATION	IE	INVERT ELEVATION			W	WEST
		LF	LINEAL FEET				

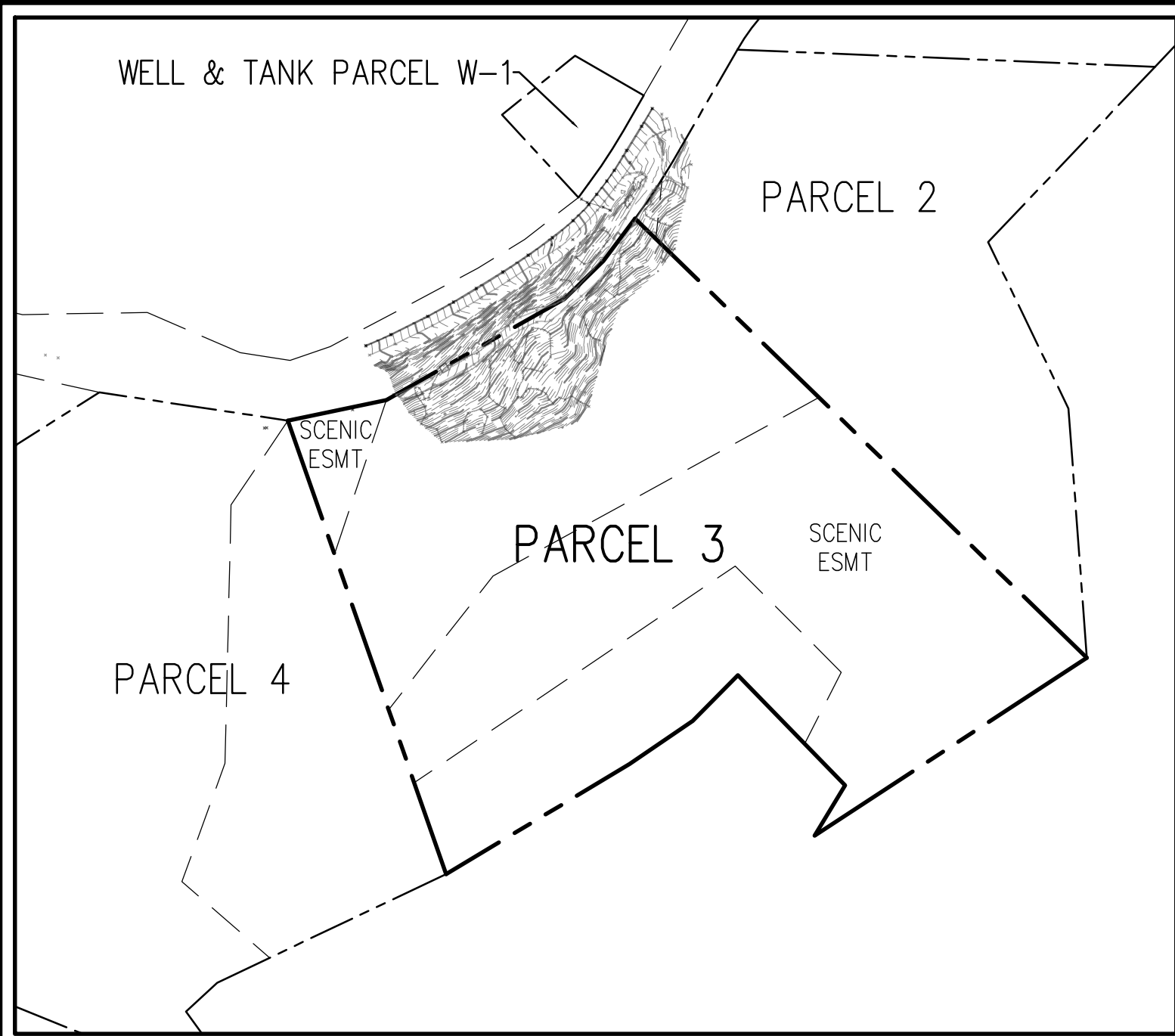
Date	Rev. No.	Rev. Description
	1	
	2	
	3	
	4	
	5	
	6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St., Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jack@ccceseng.com  
www.ccceseng.com

**PELIOVA & BRADFORD**  
**TITLE SHEET**  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	T1

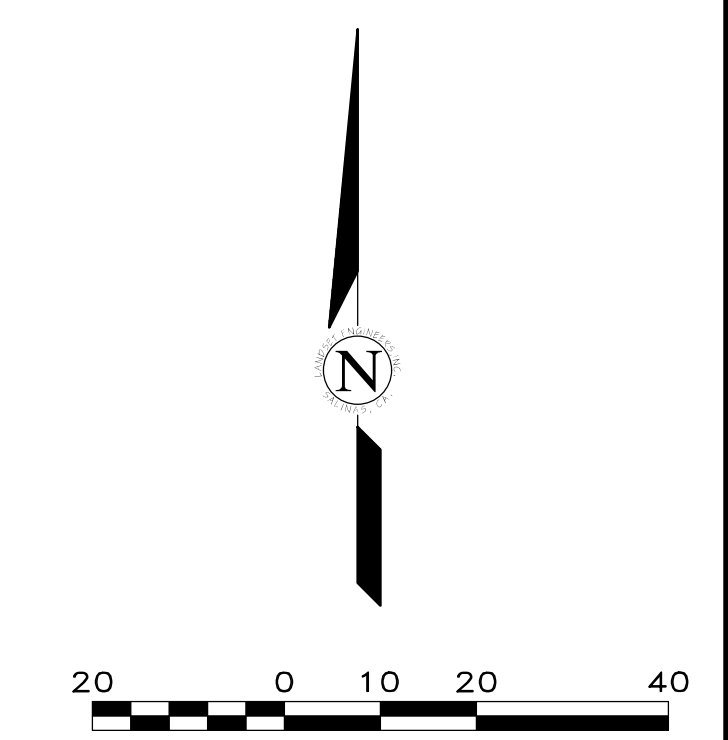
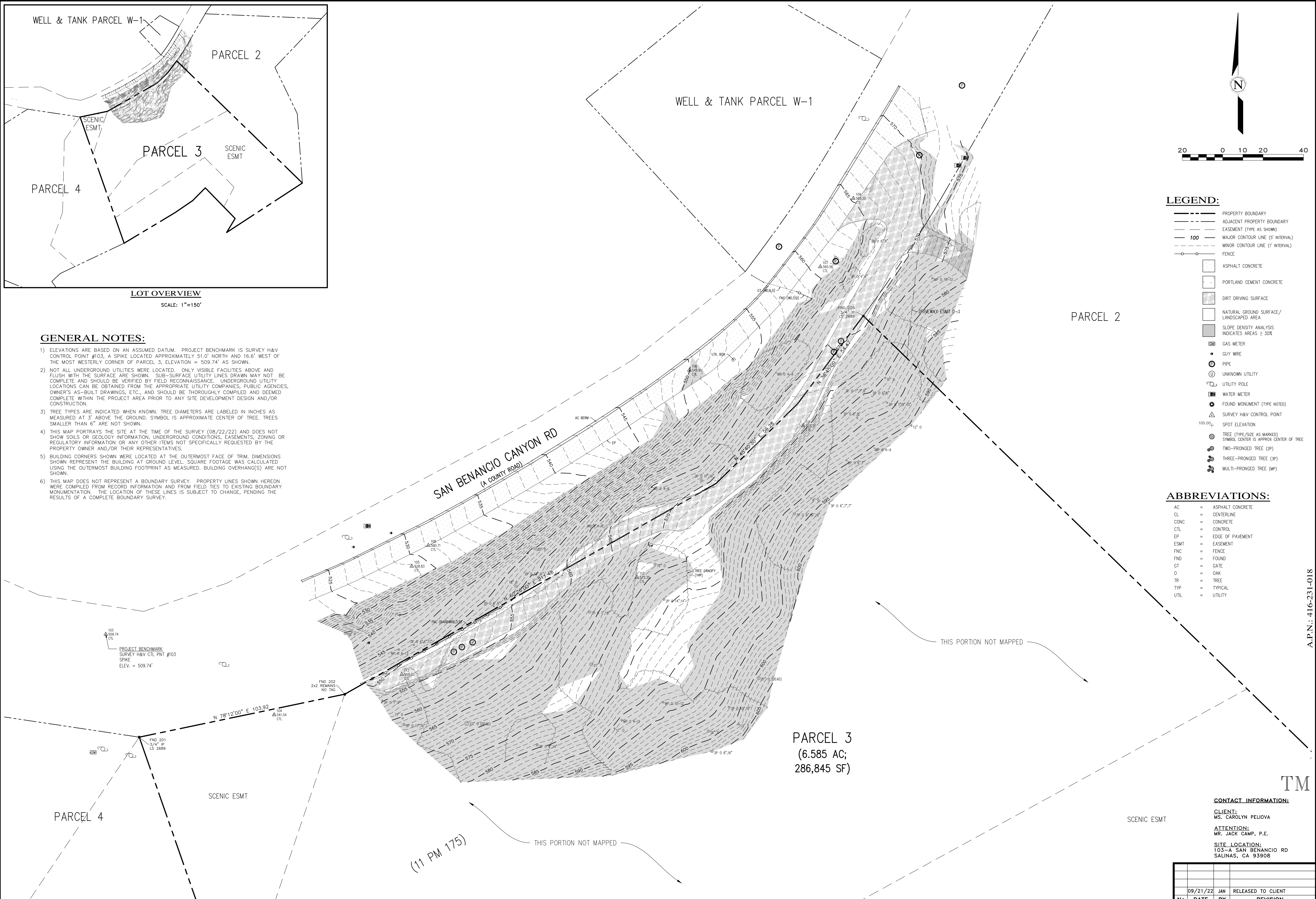




**LOT OVERVIEW**  
SCALE: 1"=150'

**GENERAL NOTES:**

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #103, A SPIKE LOCATED APPROXIMATELY 51.0' NORTH AND 16.6' WEST OF THE MOST WESTERLY CORNER OF PARCEL 3, ELEVATION = 509.74' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/22/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.



**LEGEND:**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - EASEMENT (TYPE AS SHOWN)
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- - - FENCE
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- DIRT DRIVING SURFACE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 30%
- GAS METER
- GUY WIRE
- PIPE
- UNKNOWN UTILITY
- UTILITY POLE
- WATER METER
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

**ABBREVIATIONS:**

- AC = ASPHALT CONCRETE
- CL = CENTERLINE
- CONC = CONCRETE
- CTL = CONTROL
- EP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FNC = FENCE
- FND = FOUND
- GT = GATE
- O = OAK
- TR = TREE
- TYP = TYPICAL
- UTIL = UTILITY

PROJECT BENCHMARK  
SURVEY H&V CTL PNT #103  
SPIKE  
ELEV. = 509.74'

N 78°12'00" E 103.92'  
541.54'  
FND 201  
3/4" SP  
LS 2689

FND 202  
2x2 REMAINS  
NO TAG  
541.54'

PARCEL 3  
(6.585 AC;  
286,845 SF)

THIS PORTION NOT MAPPED

(11 PM 175)

THIS PORTION NOT MAPPED

**CONTACT INFORMATION:**

CLIENT:  
MS. CAROLYN PELIOVA  
ATTENTION:  
MR. JACK CAMP, P.E.  
SITE LOCATION:  
103-A SAN BENANCIO RD  
SALINAS, CA 93908

No.	DATE	BY	RELEASED TO CLIENT	REVISION
09/21/22	JAN			

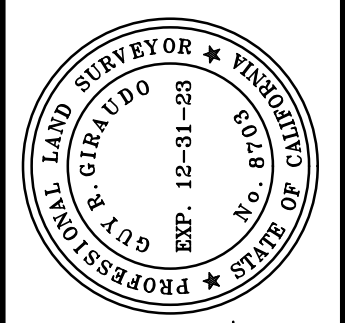
**TOPOGRAPHIC MAP**

OF  
PARCEL 3  
VOLUME 11 OF PARCEL MAPS AT PAGE 175  
SALINAS, CALIFORNIA  
FOR  
MS. CAROLYN PELIOVA

A.P.N.: 416-231-018



APPROVED BY:  
GUY R. GIRAUDO  
P.L.S. No. 6703



SCALE: 1" = 20'  
DATE: SEP 2022  
JOB NO. 2535-01  
SHEET 1  
OF 1 SHEETS

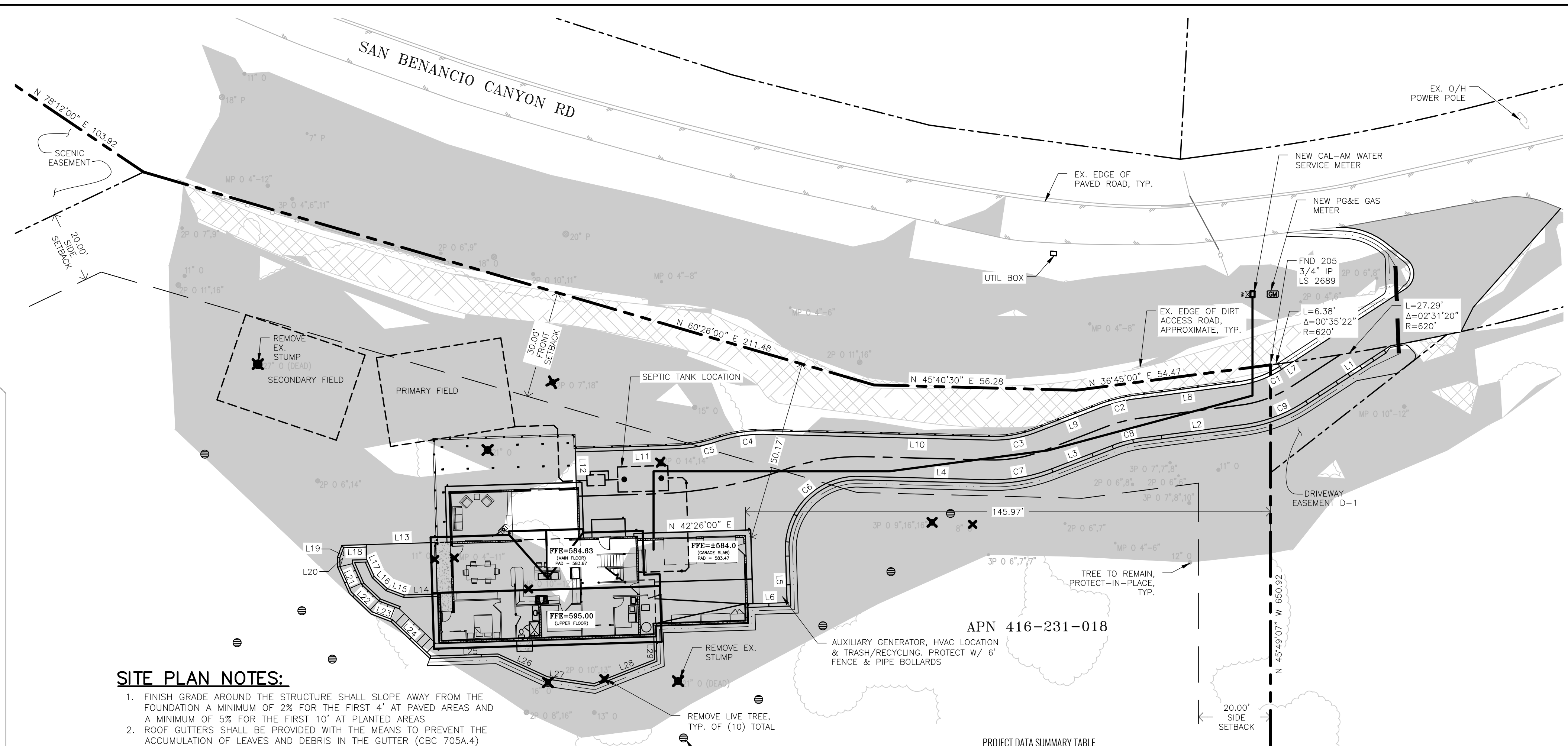


**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	29'	16.96'	33°30'51"
C2	45'	10.66'	13°34'30"
C3	34'	13.35'	22°30'00"
C4	40'	13.86'	19°51'07"
C5	40'	11.60'	16°36'37"
C6	30'	32.55'	93°14'30"
C7	45'	17.67'	22°30'00"
C8	34'	8.05'	13°34'30"
C9	40'	21.41'	33°31'51"

**LINE TABLE**

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	28.86'	N 11°07'47" E	L15	5.00'	N 65°11'00" E
L2	41.50'	N 36°45'00" E	L16	5.00'	N 87°41'00" E
L3	18.58'	N 23°10'30" E	L17	5.09'	N 69°49'00" W
L4	45.40'	N 45°40'30" E	L18	6.35'	N 42°26'00" E
L5	13.94'	N 47°34'00" W	L19	3.02'	N 69°49'00" W
L6	11.00'	N 42°26'00" E	L20	2.42'	N 47°34'00" W
L7	3.89'	N 11°07'47" E	L21	7.72'	N 69°49'00" W
L8	42.13'	N 36°45'00" E	L22	8.05'	N 87°41'00" E
L9	18.58'	N 23°10'30" E	L23	6.01'	N 65°11'00" E
L10	62.27'	N 45°40'30" E	L24	14.68'	N 87°41'00" E
L11	28.01'	N 42°26'00" E	L25	18.68'	N 42°26'00" E
L12	10.00'	N 47°34'00" W	L26	15.13'	N 68°52'15" E
L13	19.27'	N 42°26'00" E	L27	13.14'	N 52°29'17" E
L14	9.33'	N 42°26'00" E	L28	18.03'	N 22°36'25" E
			L29	6.41'	N 47°34'00" W



**SITE PLAN NOTES:**

- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (CBC 705A.4).
- PER CBC CHAPTER 7A REQUIREMENTS, AN INSPECTION FOR COMPLIANCE WITH LANDSCAPING DEFENSIBLE SPACE REQUIREMENTS IS REQUIRED PRIOR TO BUILDING FINAL. ONCE PREPARED FOR THIS INSPECTION, AND PRIOR TO BUILDING FINAL OCCUPANCY, CONTACT THE LOCAL FIRE DEPARTMENT ALL NON-FIRE RESISTIVE TREES, INCLUDING BUT NOT LIMITED TO CONIFERS, PALMS, PEPPER TREES, AND EUCALYPTUS SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREES DRIP LINE AT MATURITY IS A MINIMUM 30' FROM ANY COMBUSTIBLE STRUCTURE.
- ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 30' FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF TREES AND CROWNS OF ADJACENT TREES OR UNMODIFIED FUEL SHALL NOT BE LESS THAN 10' APART.
- EXISTING TREES SHALL BE PRUNED 10' AWAY FROM ROOF, EAVE, CHIMNEY OR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.
- SINGLE GROUPING OF SHRUBS ARE LIMITED TO A 10' DIAMETER GROUPING AND ARE TO BE MAINTAINED AT A REASONABLE DISTANCE FROM ANY OTHER GROUPINGS. GROUPINGS SHALL BE SPACED AND MAINTAINED AT A MINIMUM OF 30' FROM ANY STRUCTURE WHEN OVER 6' IN HEIGHT.
- CFC SECTION 4906 REQUIRES THAT "HAZARDOUS VEGETATION AND FUELS BE MANAGED TO REDUCE THE SEVERITY OF POTENTIAL EXTERIOR WILDFIRE EXPOSURE TO BUILDINGS AND TO REDUCE THE RISK OF FIRE SPREADING TO BUILDINGS AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS." THIS PROPERTY'S LANDSCAPE MUST COMPLY AND BE CONTINUOUSLY MAINTAINED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AS INCLUDED IN CFC SECTIONS 4906-4907.

**GENERAL NOTES:**

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS), THE LATEST REVISION OF THE COUNTY OF MONTEREY STANDARD DETAILS, STANDARD PROPERTY DEVELOPMENT SPECIFICATIONS, THE 2022 CALIFORNIA BUILDING CODE, AND OSHA REQUIREMENTS. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST (24) HOURS, (1) WORKING DAY, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST (48) HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL LEAVE A (24) HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL FAMILIARIZE THEIRSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND/OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR FOR THE ACCURACY OF THE DELINEATION OF UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND/OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND/OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT. THIS SHALL BE DONE EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER 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 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:
  - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
  - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
  - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
- 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 RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
- CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE: 831-443-3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
- FOR ALL TRENCH EXCAVATIONS (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS, CA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT PUBLIC WORKS; SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
- TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DELINEATION OF SHOWN PROPERTY LINE. PROPERTY LINE LOCATION AND TOPOGRAPHIC SURVEY PERFORMED BY OTHERS

**PROJECT DATA SUMMARY TABLE**

SITE APN 416-231-018	286,843 sq ft	6.585 acres
GENERAL PLAN LAND USE DESIGNATION	LDL	
ZONING DESIGNATION	R-6-D	
GROSS FLOOR AREA		
LOWER FLOOR	1,996 sq ft	FLOOR AREA RATIO 1.406% (25%)
UPPER FLOOR	1,637 sq ft	1.53%
GRABE	742 sq ft	4.375/286,843 = 0.0153
LOT COVERAGE		
STRUCTURE PERMETER	2,738 ft	
PROPOSED DECK	638 ft	
ROOF OVERHANG < 30"	100 ft	
REAR PATIO/STAIRS	730 ft	
	<b>4,312 ft</b>	LOT COVERAGE RATIO 2.80%
IMPERVIOUS COVERAGE		
PROPOSED LOT COVERAGE	4,386 ft	IMPERVIOUS COVERAGE RATIO 1.53%
PROPOSED DRIVEWAY	3,952 ft	4.386/286,843 = 0.0153
	<b>8,340 ft</b>	8.107/286,843 = 0.0283
PERVIOUS COVERAGE		
RAW LAND	286,843 sq ft	PERVIOUS COVERAGE RATIO 97.16%
IMPERVIOUS	8,340 sq ft	286,843/286,843 = 0.9716
	<b>278,503 sq ft</b>	

**BENCHMARK:**

PROJECT BENCHMARK IS A SURVEY H&V CONTROL POINT #103, A SPIKE LOCATED APPROXIMATELY 51.0' NORTH AND 16.6' WEST OF THE MOST WESTERLY CORNER OF PARCEL 3, AS SHOWN. ELEVATION = 509.74 FEET

**GENERAL NOTES:**

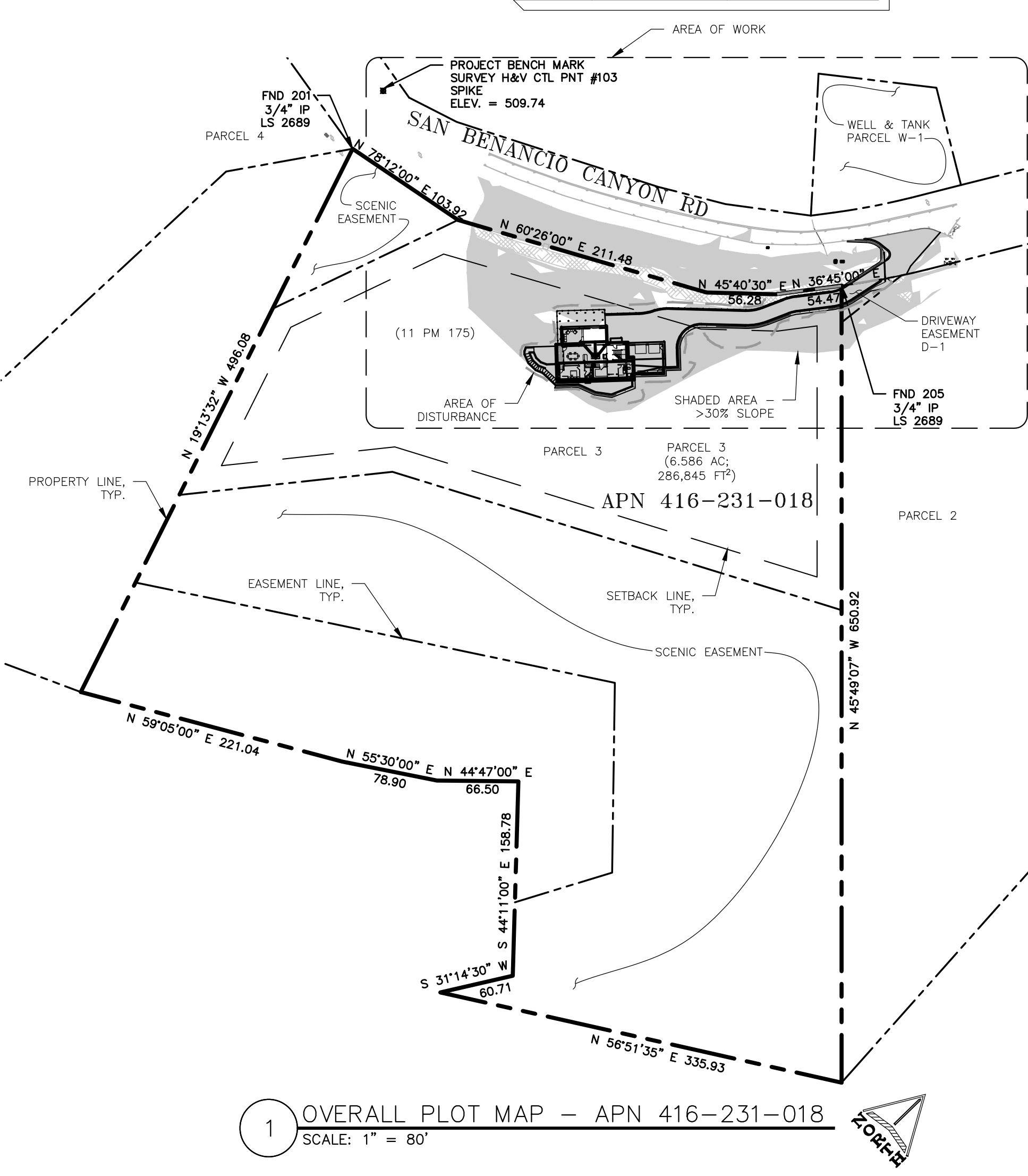
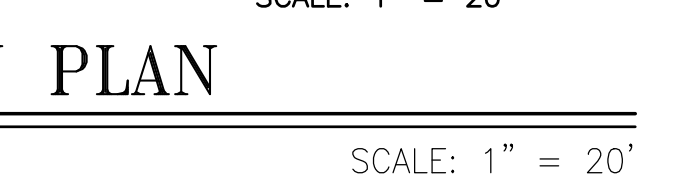
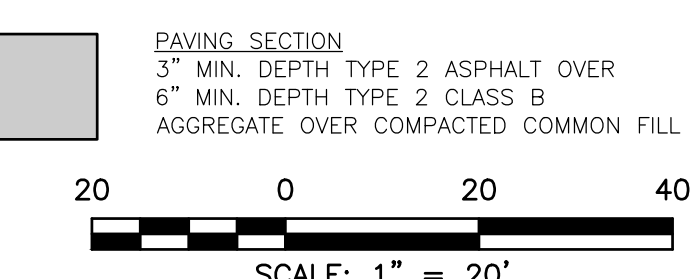
APPROVAL BY THE COUNTY BUILDING OFFICIAL SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.

**EARTHWORK NOTES:**

THE EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THEY ARE THE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS AND THEY MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, SETTLEMENT, NOR STRUCTURAL EXCAVATIONS. THEREFORE, THE ACTUAL VOLUME OF EARTH MOVED MAY BE DIFFERENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EARTHWORK QUANTITIES FOR THEIR SELF AND SHALL NOT RELY ON THESE ESTIMATES FOR PAYMENT. NO CERTIFICATION AS TO THE EARTHWORK BALANCE OR ACCURACY IS IMPLIED.

**LEGEND:**

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "x" ON SHEET "cx"
- LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
- WATER VALVE
- SEPTIC TANK LID
- WATER SERVICE
- SANITARY SEWER PIPE
- STORM DRAIN
- FOUNDATION DRAIN
- AVERAGE NATURAL GRADE 584.5' (597' MAX., 572' MIN.)
- GRADING 334 CY (367 CUT, 33 FILL)
- TREE REMOVAL (10) OAK - LIVE (2) OAK - DEAD STUMP
- TREE REPLANTING (11) OAK
- WATER SERVICE PROVIDER CAL-AM
- SEWER SERVICE PROVIDER ON-SITE SEPTIC



**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St. Monterey, CA 93940  
 Phone: 831.760.9944  
 e-mail: jack@cccsceng.com  
 www.cccsceng.com

**PELOVA & BRADFORD**  
 SITE & UTILITY PLAN  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-231-018

Date	
Rev. No.	1
Rev. No.	2
Rev. No.	3
Rev. No.	4
Rev. No.	5
Rev. No.	6

JOB # 220701  
 DESIGN BY: JCC  
 DRAWN BY: JCC  
 CHECKED BY: JCC  
 DATE: 01/26/2024  
 SHEET: C1



**GRADING NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, MONTEREY COUNTY GRADING ORDINANCE #2532, EROSION CONTROL ORDINANCE #2806, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (24) HOURS, (1) WORKING DAY, BEFORE WORK IS COMMENCED.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST (48) HOURS, (2) WORKING DAYS, IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL, COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF SOILS REPORT NO. 22-237-M BUTANO GEOTECHNICAL ENGINEERING, INC. DATED 12/22/2022.
- OWNER: CAROLYN PELIOVA & MATT BRADFORD PHONE: \_\_\_\_\_
- GENERAL CONTRACTOR: DAN CURRIER PHONE: (831) 676-6626
- GRADING CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_
- APPROXIMATE DATE OF START OF GRADING: 8/15/24
- APPROXIMATE DATE OF COMPLETION: 10/15/24
- CUT: 367 CY EXPORT; 334 CY DESTINATION; N/A
- FILL: 33 CY IMPORT; 0 CY SOURCE: N/A
- AREA OF DISTURBANCE: 12,300 FT<sup>2</sup>
- ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF, AND TESTED BY, THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORTS FROM THE SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOILS ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS. SCARPING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5:1, AND THE HEIGHT IS GREATER THAN 5', BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- WHERE UNSUITABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVEREXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER. OVEREXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
- 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 AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS.
- ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY.
- ALL AGGREGATE SUB-BASE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25.
- ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY.
- ALL FILL MATERIAL SPECIFICATIONS, PLACEMENT (LIFTS), AND COMPACTION RATES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOLOGICAL REPORT.
- ELEVATION BENCHMARK: SEE SHEET TM
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT AND/OR IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH, NO ROCK OVER 6" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.

**GENERAL GRADING NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (1) WORKING DAY BEFORE WORK IS COMMENCED.
- ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY.
- ALL AGGREGATE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25.
- ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY.
- THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL, COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION.
- DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE PERMITTING AGENCY AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED.
- IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION.
- APPROXIMATELY 367 CY CUT/334 CY FILL EARTHWORK
- APPROXIMATELY 12,300 FT<sup>2</sup> DISTURBED AREA

**STORM WATER POLLUTION PREVENTION NOTES:**

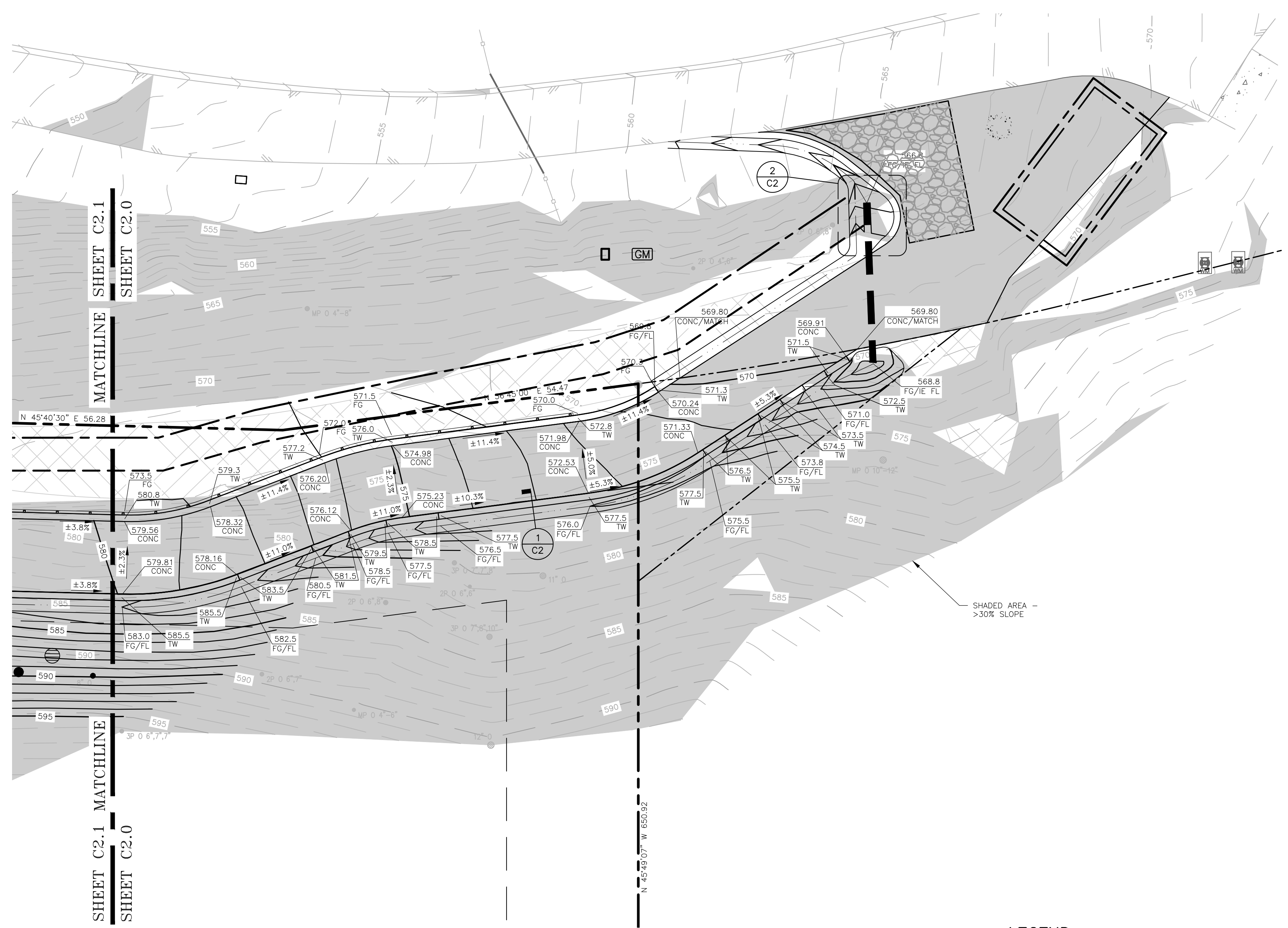
- THE PROJECT SHALL COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS OF THE MONTEREY COUNTY STORM WATER TECHNICAL GUIDE FOR TIER 1 LOW IMPACT DEVELOPMENT MEASURES.
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN OR STORM WATER POLLUTION PREVENTION PLAN. PLAN SHALL BE ON-SITE AT ALL TIMES.
- GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE MONTEREY COUNTYWIDE STORM WATER TECHNICAL GUIDE, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002, AND ANY OTHER NPDES PERMIT ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. INCORPORATE BEST MANAGEMENT PRACTICES (BMPs) DESIGNED IN ACCORDANCE WITH THE MONTEREY COUNTY TECHNICAL GUIDANCE MANUAL FOR STORM WATER CONTROL MEASURES.
- NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE.

- IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165' OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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 RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. GRADING, CONSTRUCTION OR LANDSCAPING SHALL NOT BE RESUMED UNTIL THE FIND IS EVALUATED AND IT IS DETERMINED WHETHER THE MATERIAL IS ARCHAEOLOGICALLY SIGNIFICANT AND ADDITIONAL MITIGATION IS REQUIRED.
- ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RE-SEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EARTHWORK QUANTITIES ARE SHOWN ON THIS SHEET.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- DURING WINTER OPERATION (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
  - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
  - DRAINAGE 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 (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16.12.090).
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- UTILITIES AND FACILITIES ABOVE AND BELOW THE GROUND ARE LOCATED FROM THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR FACILITIES SHOWN ON THE PLANS FROM HARM. ATTENTION IS DIRECTED TO POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES NOT KNOWN TO THE CITY OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DOING WORK IN ORDER TO AVOID DAMAGE OF SUCH UTILITY OR FACILITY OR TO INTERFERE WITH THEIR SERVICE. CALL DIG ALERT, TOLL FREE AT 811, (2) FULL WORKING DAYS IN ADVANCE. CALIFORNIA GOVERNMENT CODE SECTION 4216.
- A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE BUILDING AND SAFETY, FOR THE CONSTRUCTION OF ANY AND ALL RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICE CONNECTIONS. THE APPROVALS OF THIS PLAN BY MONTEREY COUNTY ARE NOT INCLUSIVE OF THE APPROVAL FOR THE CONSTRUCTION OF ANY RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICE CONNECTIONS.
- APPROVAL OF THESE CIVIL ENGINEERING PLANS DOES NOT INCLUDE APPROVAL OF ANY PROPOSED DECORATIVE WALLS, MONUMENT SIGNS OR CONSTRUCTION RELATING TO ACCESS TO PUBLIC ACCOMMODATIONS FOR THE PHYSICALLY HANDICAPPED WHICH SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA TITLE 24. A SEPARATE REVIEW AND APPROVAL BY THE MONTEREY COUNTY PLANNING AND THE BUILDING AND SAFETY IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF ANY SUCH ITEMS.
- A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE STATUTE BUSINESS AND PROFESSIONS CODE.
- NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY MONTEREY COUNTY.
- WORK HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00AM TO 8:00PM. NO WORK SHALL TAKE PLACE ON SUNDAYS OR ANY LEGAL OR COUNTY OBSERVED HOLIDAYS. THE DEFINITION OF WORK SHALL INCLUDE RUNNING OR IDLING EQUIPMENT. SATURDAY WORK REQUIRED PRIOR CONCURRENCE BY THE CITY ENGINEER, THE PLANNING COMMISSION AND CITY COUNCIL SHALL RETAIN THE RIGHT TO IMPOSE MORE RESTRICTIVE HOURS OF CONSTRUCTION UPON ANY PROJECTS INVOLVING CONSTRUCTION ACTIVITY BY ADDING APPROPRIATE CONDITIONS TO THE COUNTY'S APPROVAL OF SUBDIVISIONS, PLANNED DEVELOPMENT PERMITS, CONDITIONAL USE PERMITS, VARIANCES AND OTHER PROJECTS.
- IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION.

**STORM WATER RUNOFF NOTE:**

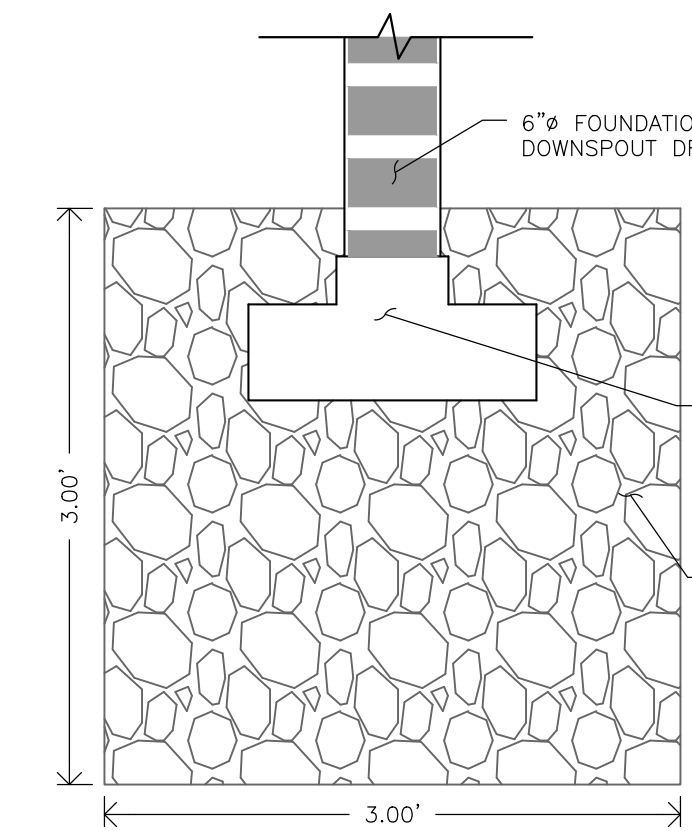
- NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE.

CONTACT DAN CURRIER IN CASE OF EMERGENCY: (831) 676-6626

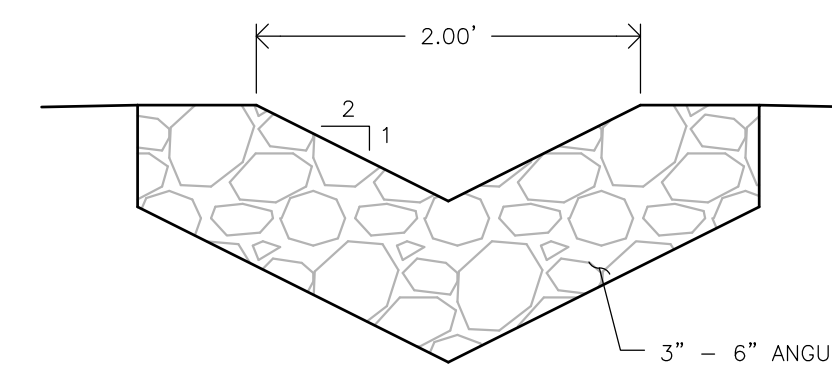


**LEGEND:**

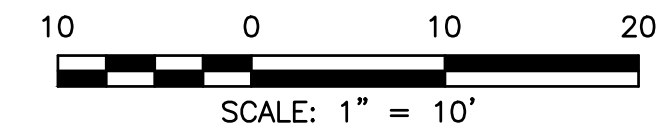
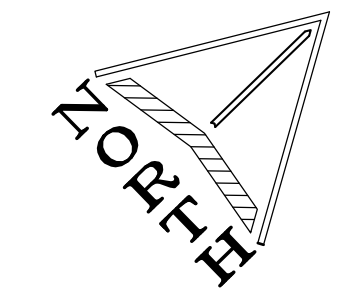
- (Y) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
- TC = TOP OF CURB
- TW = TOP OF WALL
- EG = EXISTING GRADE
- FG = FINISHED GRADE
- FL = FLOW LINE
- AC = ASPHALT CONCRETE
- GB = GRADE BREAK
- CONC = CONCRETE
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- SURFACE FLOW DIRECTION
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- - - TOP/TOE EX. SLOPE
- - - TOP/TOE SLOPE



**2 PIPE OUTLET RIP RAP OUTFALL**  
SCALE: 1" = 1'



**1 RIP RAP SWALE**  
SCALE: 1" = 1'



**GRADING & DRAINAGE PLAN**

SCALE: 1" = 10'

Date	
Rev. No.	
This drawing has not been published, but rather has been prepared by Central Coast Structural Engineering, Inc. for use by the client named in the title block. Construction, operation, and maintenance of the facility shown on this drawing is the responsibility of the client. Central Coast Civil & Structural Engineering, Inc. shall not be liable for any other purpose.	
<b>CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC.</b>	
536 Abrego St., Monterey, CA 93940 Phone: 831.760.9944 e-mail: jcc@ccsceng.com www.ccsceng.com	
<b>PELIOVA &amp; BRADFORD</b>	
<b>GRADING &amp; DRAINAGE PLAN &amp; DETAILS</b>	
103A SAN BENANCIO CANYON RD SALINAS, CA 93908 APN 416-251-018	
JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	C2.0



**GRADING NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (24) HOURS, (1) WORKING DAY, BEFORE WORK IS COMMENCED.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST (48) HOURS, (2) WORKING DAYS, IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL, COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF SOILS REPORT NO. 2727/2022 BY BUTANO GEOTECHNICAL ENGINEERING, INC. DATED 12/22/2022.
- OWNER: CAROLYN PELIOVA & MATT BRADFORD PHONE: \_\_\_\_\_
- GENERAL CONTRACTOR: DAN CURRIER PHONE: (831) 676-6626
- GRADING CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_
- APPROXIMATE DATE OF START OF GRADING: 8/15/24
- APPROXIMATE DATE OF COMPLETION: 10/15/24
- CUT: 367 CY EXPORT; 334 CY DESTINATION: N/A
- FILL: 33 CY IMPORT; 0 CY SOURCE: N/A
- AREA OF DISTURBANCE: 12,300 FT<sup>2</sup>
- ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF, AND TESTED BY, THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORTS FROM THE SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOILS ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5', BY BENCHING INTO 2:1 SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA QUESTIONED SHALL BE OVEREXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER. OVEREXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
- 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 AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS.
- ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY.
- ALL AGGREGATE SUB-BASE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25.
- ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY.
- ALL FILL MATERIAL SPECIFICATIONS, PLACEMENT (LIFTS), AND COMPACTION RATES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOLOGICAL REPORT.
- ELEVATION BENCHMARK: SEE SHEET TM
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT AND/OR IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED; THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 6" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
- IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165' OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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 RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY, GRADING, CONSTRUCTION OR LANDSCAPING SHALL NOT BE RESUMED UNTIL THE FIND IS EVALUATED AND IT IS DETERMINED WHETHER THE MATERIAL IS ARCHAEOLOGICALLY SIGNIFICANT AND ADDITIONAL MITIGATION IS REQUIRED.
- ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RE-SEEDING WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EARTHWORK QUANTITIES ARE SHOWN ON THIS SHEET.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- DURING WINTER OPERATION (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
  - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON AND ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
  - DRAINAGE 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 (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16.12.090).
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- UTILITIES AND FACILITIES ABOVE AND BELOW THE GROUND ARE LOCATED FROM THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR FACILITIES SHOWN ON THE PLANS FROM HARM. ATTENTION IS DIRECTED TO POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES NOTE KNOWN TO THE CITY OR IN A LOCATION DIFFERENT FROM THAT, WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DRIVING WORK IN ORDER TO AVOID DAMAGE OF SUCH UTILITY OR FACILITY OR TO INTERFERE WITH THEIR SERVICE. CALL DIG ALERT, TOLL FREE AT 811, (2) FULL WORKING DAYS IN ADVANCE. CALIFORNIA GOVERNMENT CODE SECTION 4216.

**GENERAL GRADING NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (1) WORKING DAY BEFORE WORK IS COMMENCED.
- ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY.
- ALL AGGREGATE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25.
- ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY.
- THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL, COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION.
- DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE PERMITTING AGENCY AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED.
- IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION.
- APPROXIMATELY 367 CY CUT/33 CY FILL EARTHWORK.
- APPROXIMATELY 12,300 FT<sup>2</sup> DISTURBED AREA.

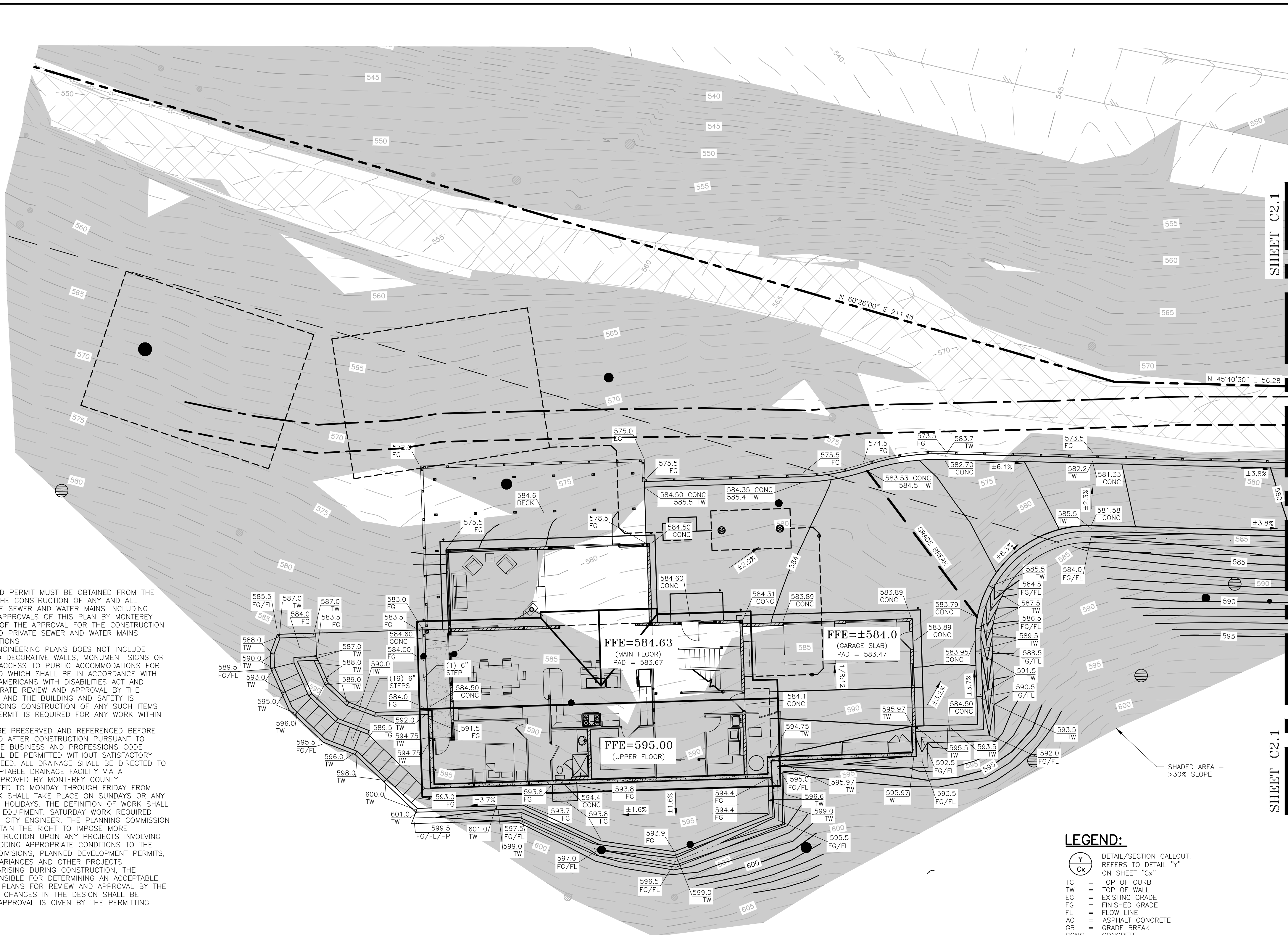
**STORM WATER POLLUTION PREVENTION NOTES:**

- THE PROJECT SHALL COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS OF THE MONTEREY COUNTY STORM WATER TECHNICAL GUIDE FOR TIER 1 LOW IMPACT DEVELOPMENT MEASURES.
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN OR STORM WATER POLLUTION PREVENTION PLAN. PLAN SHALL BE ON-SITE AT ALL TIMES.
- GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE MONTEREY COUNTYWIDE STORM WATER TECHNICAL GUIDE, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002, AND ANY OTHER NPDES PERMIT ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. INCORPORATE BEST MANAGEMENT PRACTICES (BMPs) DESIGNED IN ACCORDANCE WITH THE MONTEREY COUNTY TECHNICAL GUIDANCE MANUAL FOR STORM WATER CONTROL MEASURES.
- NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE.

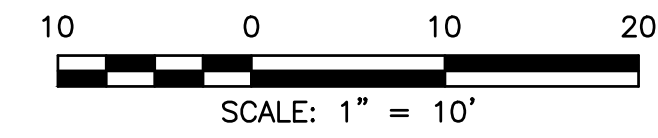
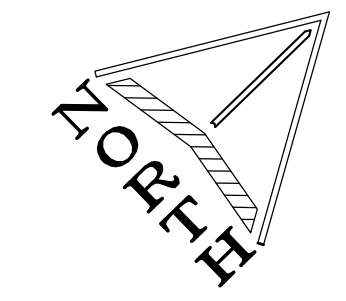
**STORM WATER RUNOFF NOTE:**

- NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE.

CONTACT DAN CURRIER IN CASE OF EMERGENCY: (831) 676-6626



- LEGEND:**
- (Y) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
  - TC = TOP OF CURB
  - TW = TOP OF WALL
  - EG = EXISTING GRADE
  - FG = FINISHED GRADE
  - FL = FLOW LINE
  - AC = ASPHALT CONCRETE
  - GB = GRADE BREAK
  - CONC = CONCRETE
  - RIP RAP LINED SWALE
  - DRAINAGE FLOWLINE
  - SURFACE FLOW DIRECTION
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - TOP/TOE EX. SLOPE
  - TOP/TOE SLOPE



**GRADING & DRAINAGE PLAN**

SCALE: 1" = 10'

Date	Rev. No.
	1
	2
	3
	4
	5
	6

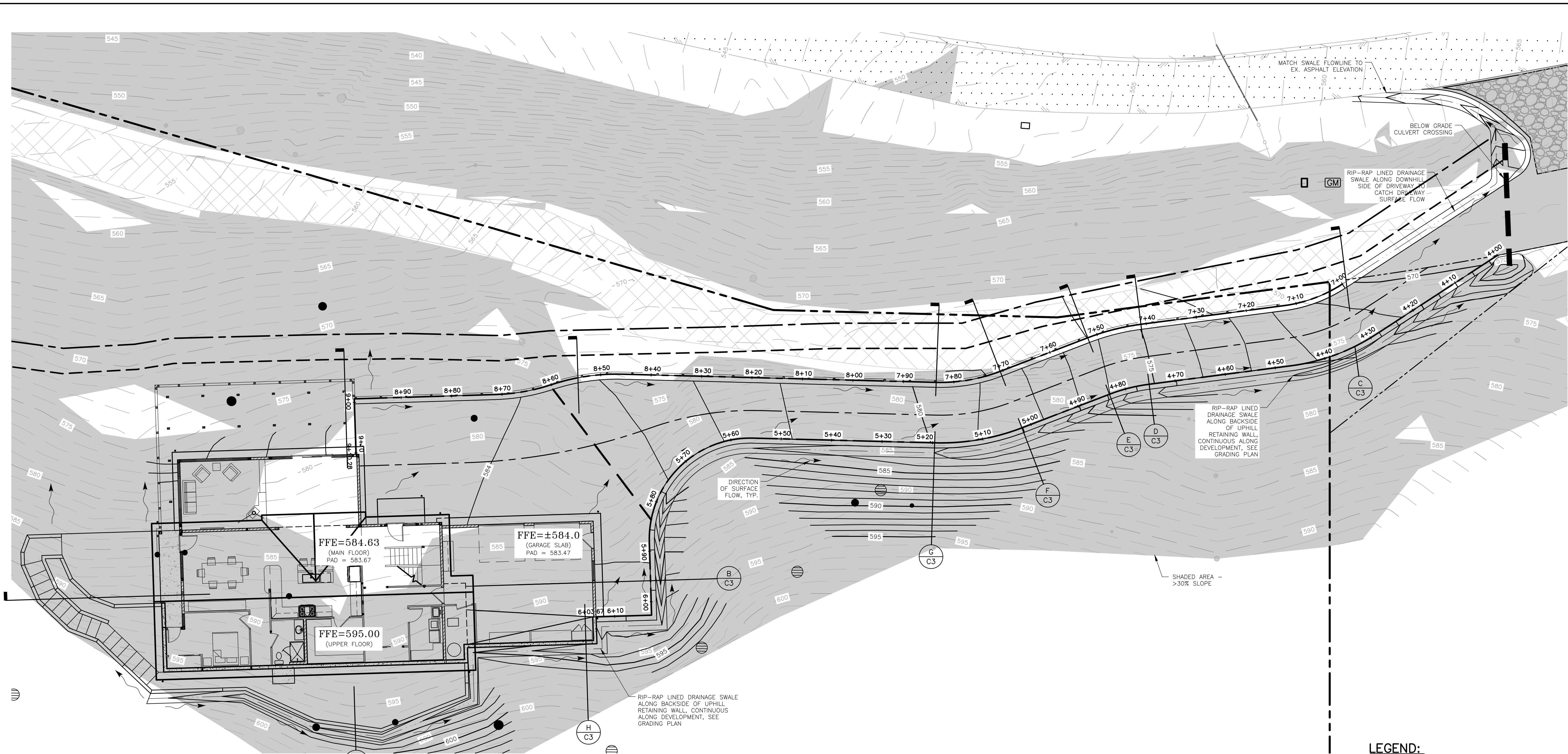
This drawing has not been published, but rather has been prepared by Central Coast Structural Engineering, Inc. for use by the client named in the title block. Construction, operation, and maintenance of the facility shown on this drawing is the responsibility of the client. Central Coast Civil & Structural Engineering, Inc. shall not be liable for any other purpose.

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St. Monterey, CA 93940  
 Phone: 831.760.0944  
 e-mail: jcc@ccseng.com  
 www.ccseng.com

**PELIOVA & BRADFORD**  
**GRADING & DRAINAGE PLAN & DETAILS**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-251-018

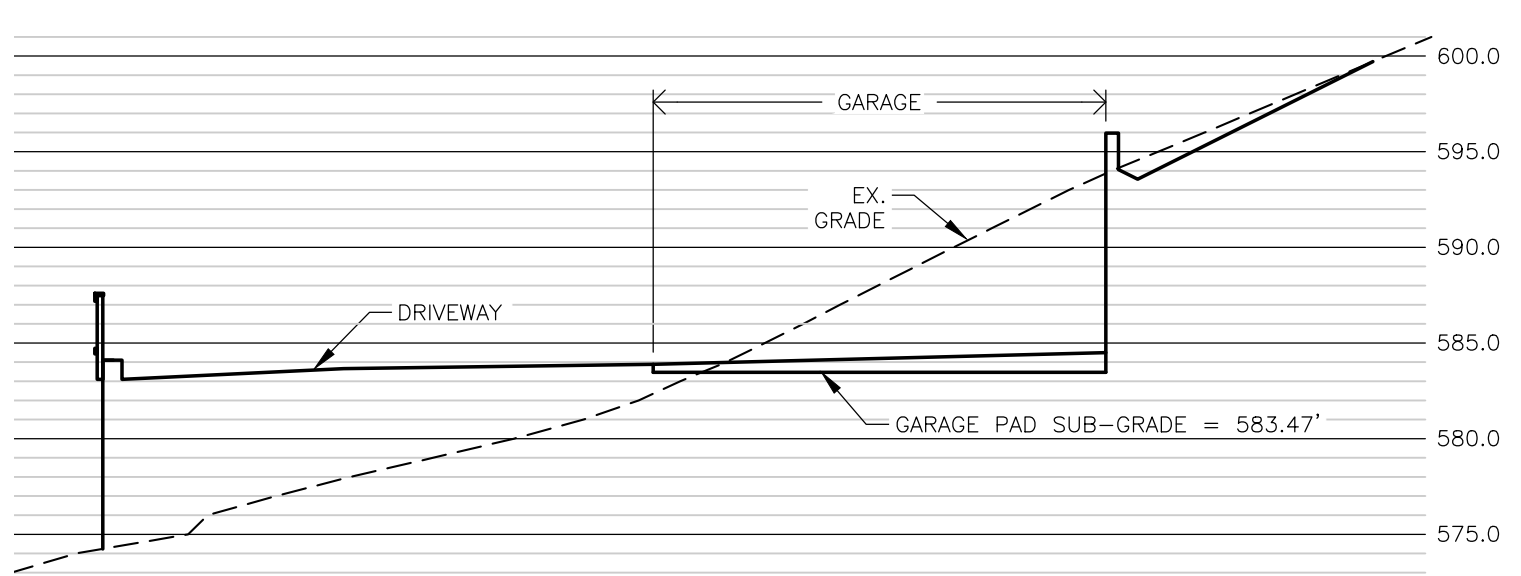
JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	C2.1



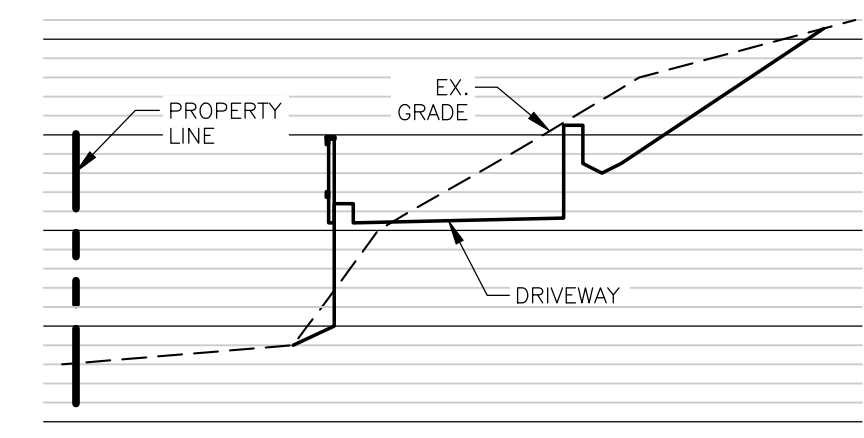


**LEGEND:**

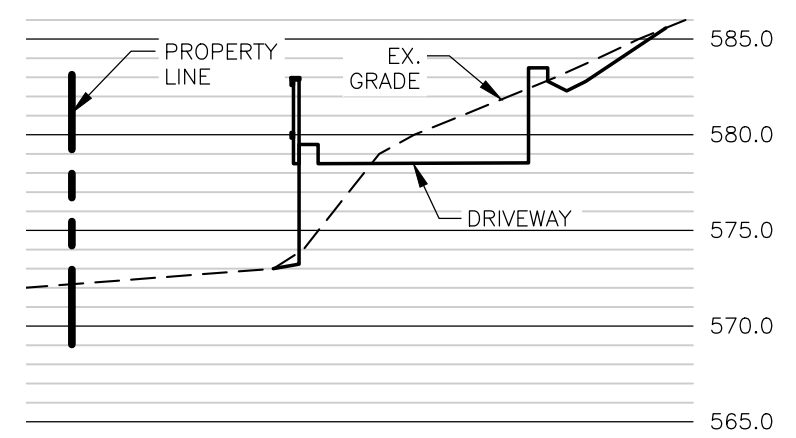
- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
- LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
- RIP-RAP LINED SWALE
- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION



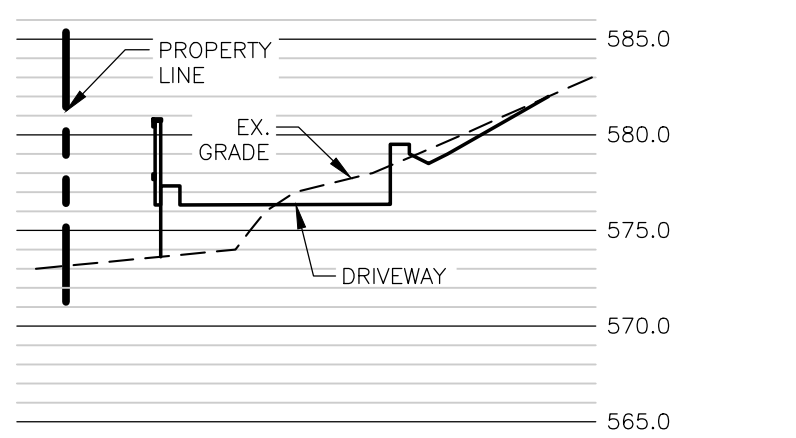
**H SITE SECTION**  
SCALE: 1" = 10'



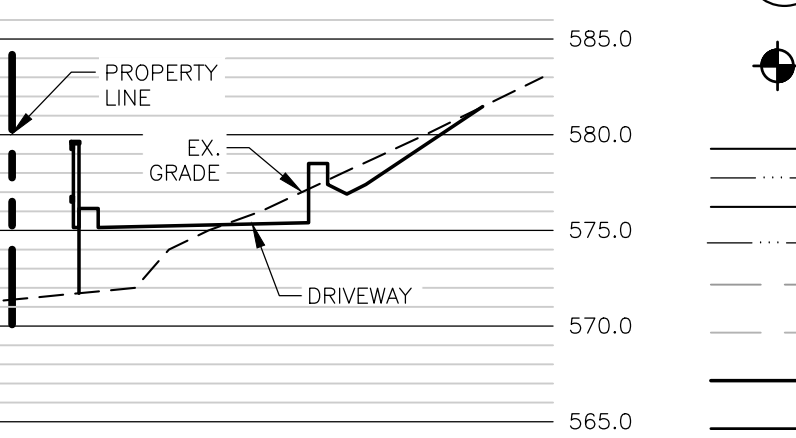
**G SITE SECTION**  
SCALE: 1" = 10'



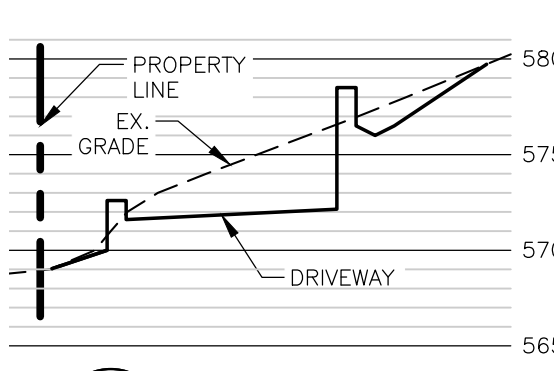
**F SITE SECTION**  
SCALE: 1" = 10'



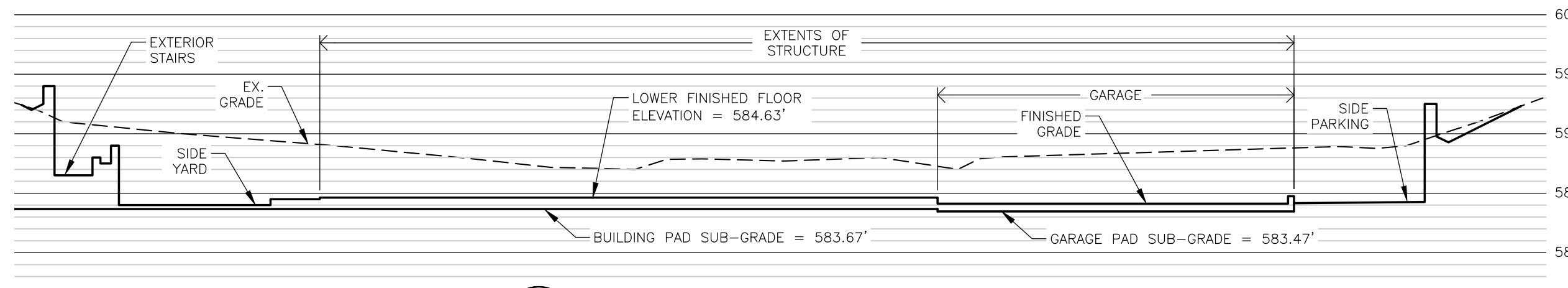
**E SITE SECTION**  
SCALE: 1" = 10'



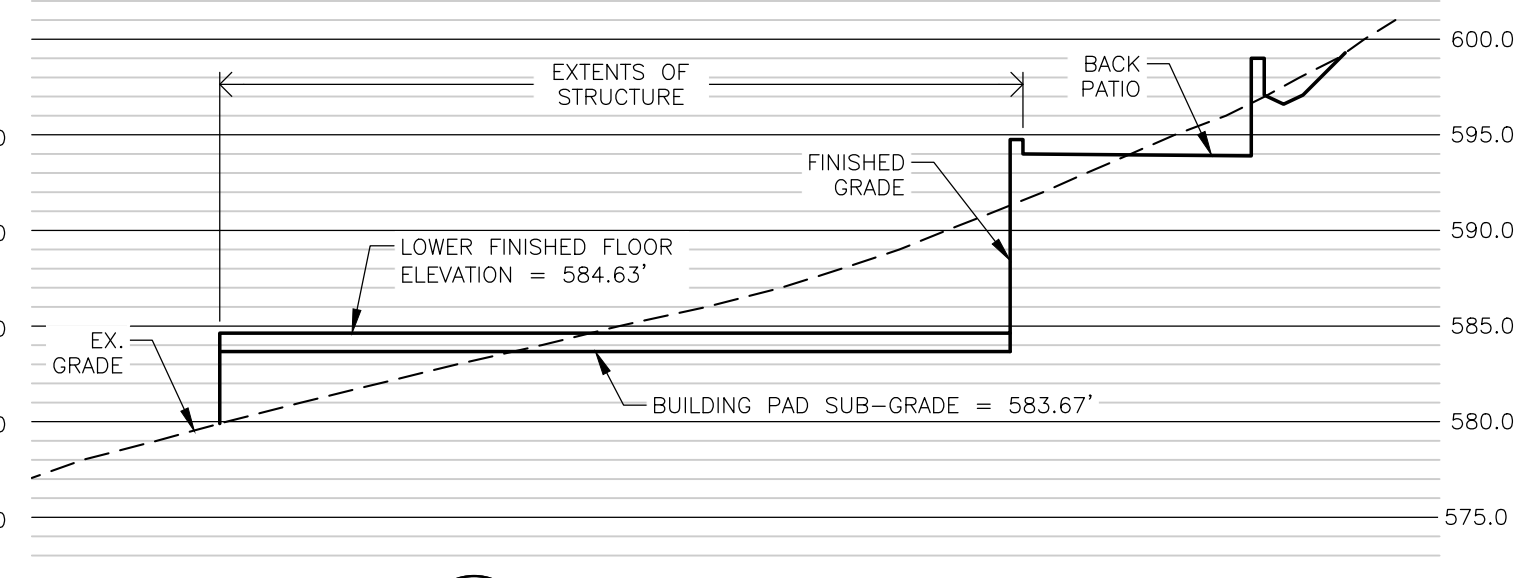
**D SITE SECTION**  
SCALE: 1" = 10'



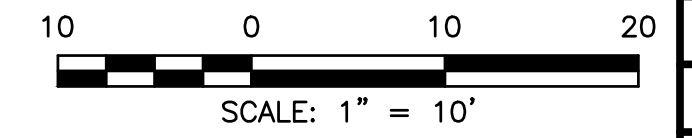
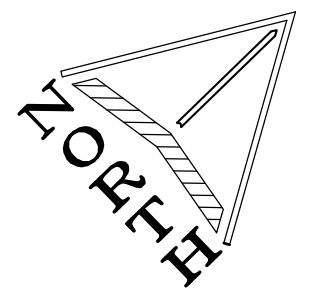
**C SITE SECTION**  
SCALE: 1" = 10'



**B SITE SECTION**  
SCALE: 1" = 10'



**A SITE SECTION**  
SCALE: 1" = 10'



**DRAINAGE PLAN**

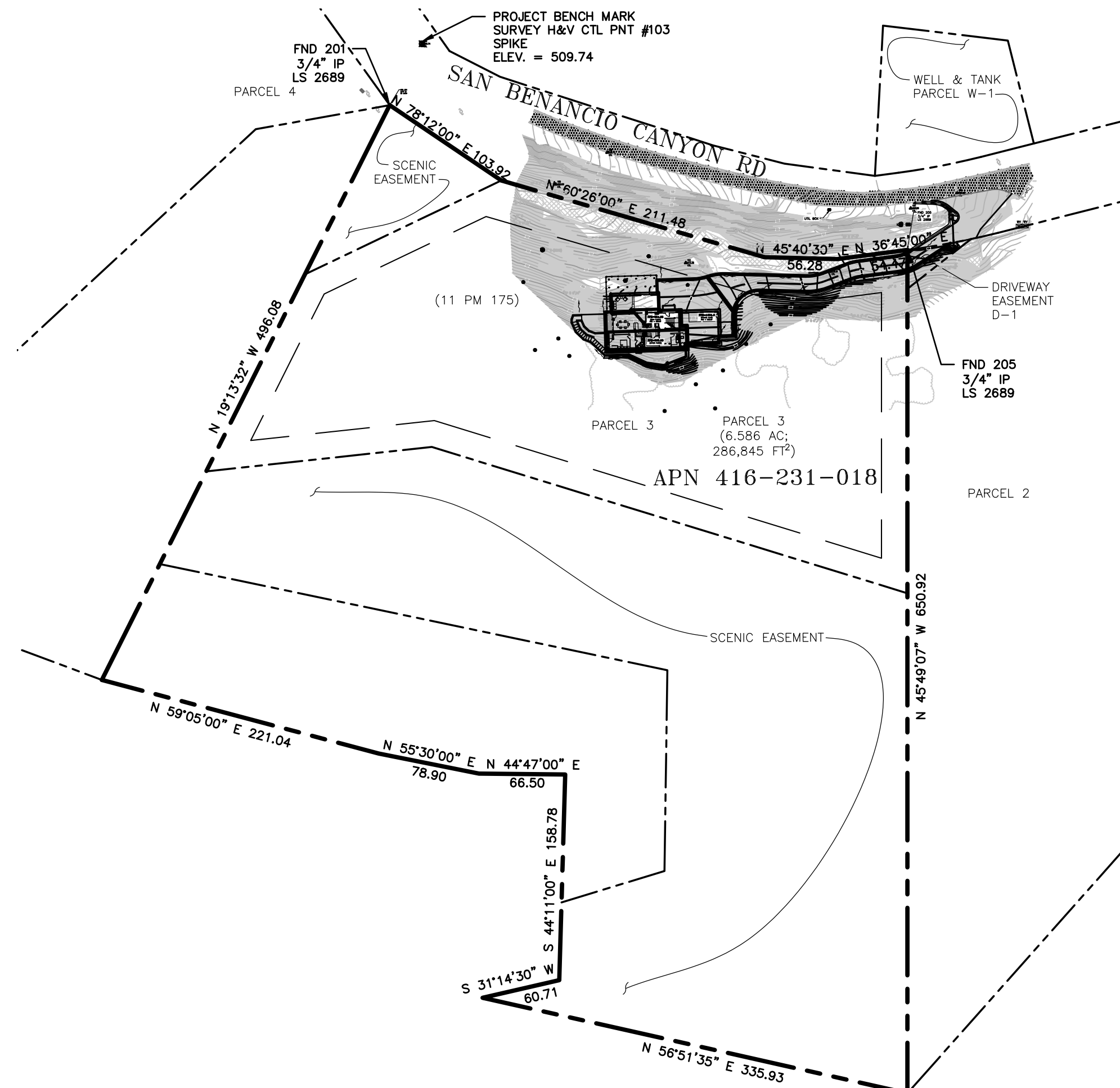
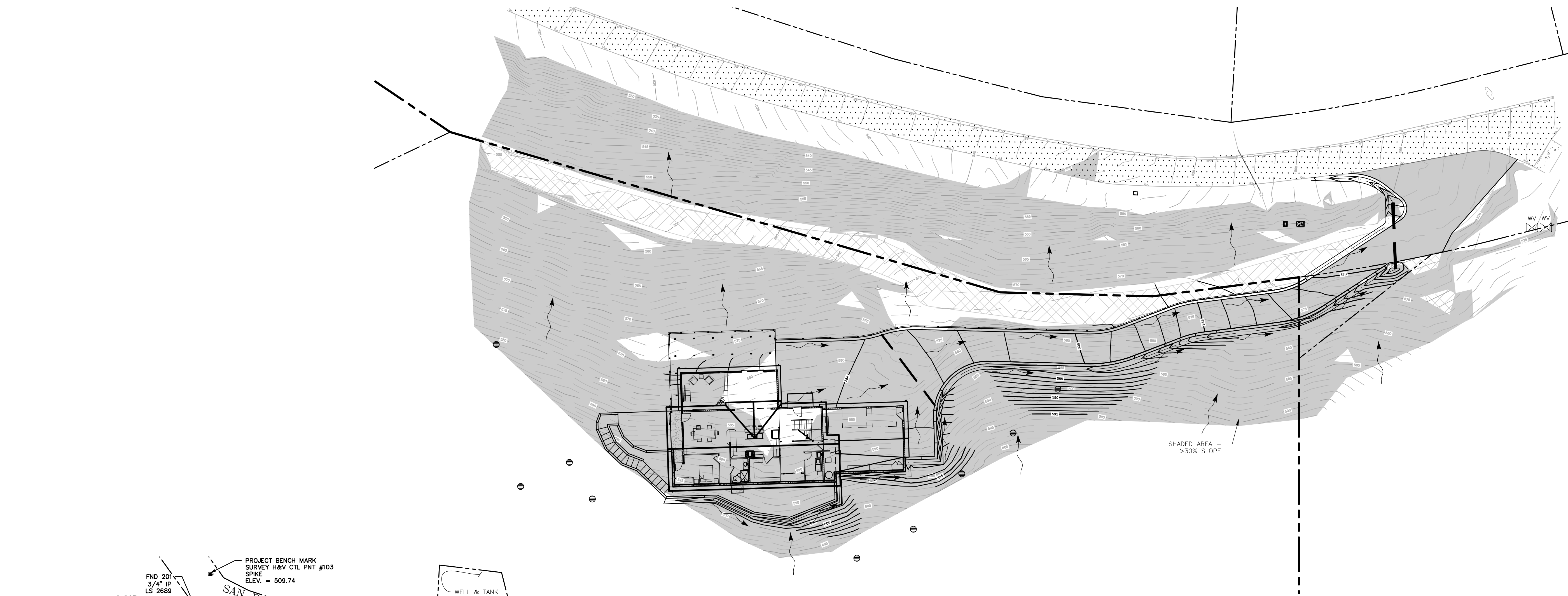
SCALE: 1" = 10'

Rev. No.	Date
1	
2	
3	
4	
5	
6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@ccseng.com  
www.ccseng.com

**PELOVA & BRADFORD**  
**DRAINAGE PLAN & SITE SECTIONS**  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-251-018

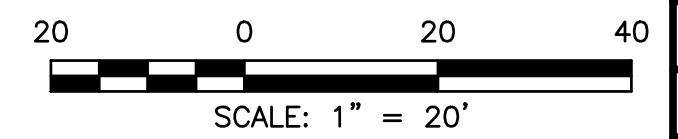
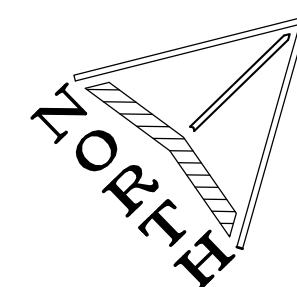
JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	C3



1 OVERALL PLOT MAP - APN 416-231-018  
SCALE: 1" = 80'

**LEGEND:**

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
- LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION



**SLOPE MAP**

SCALE: 1" = 20'

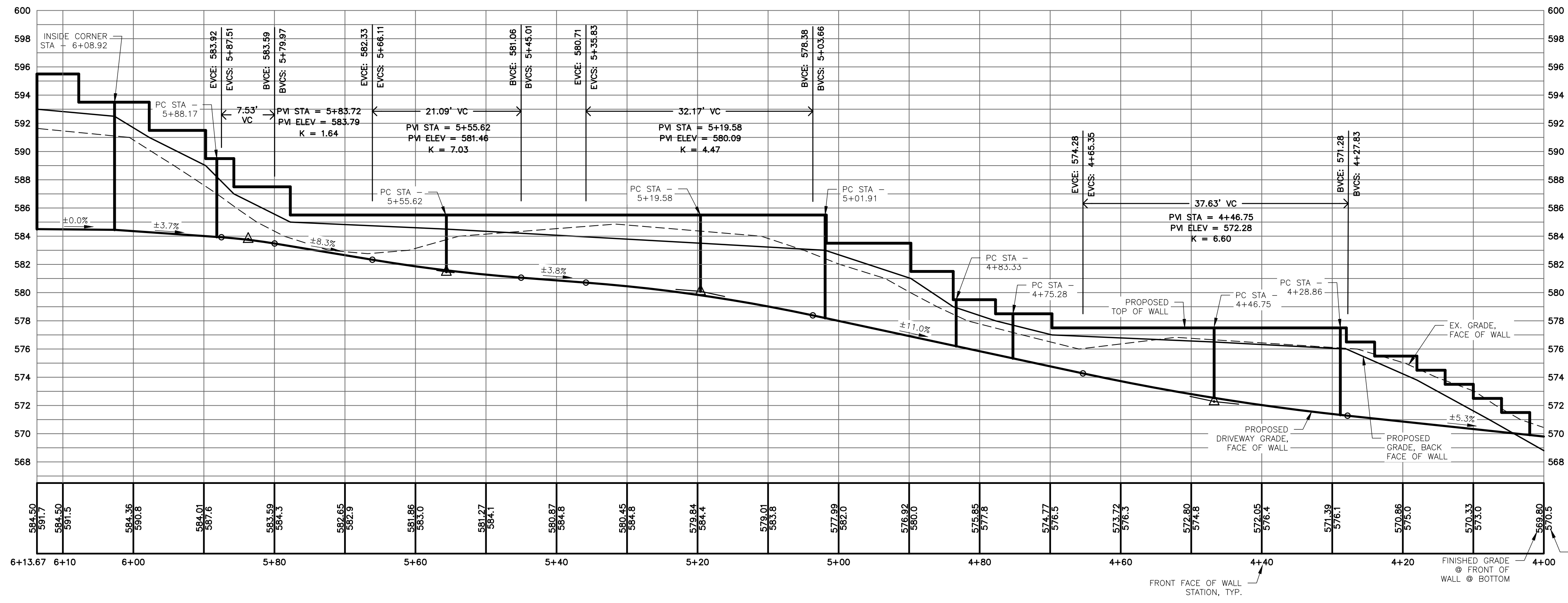
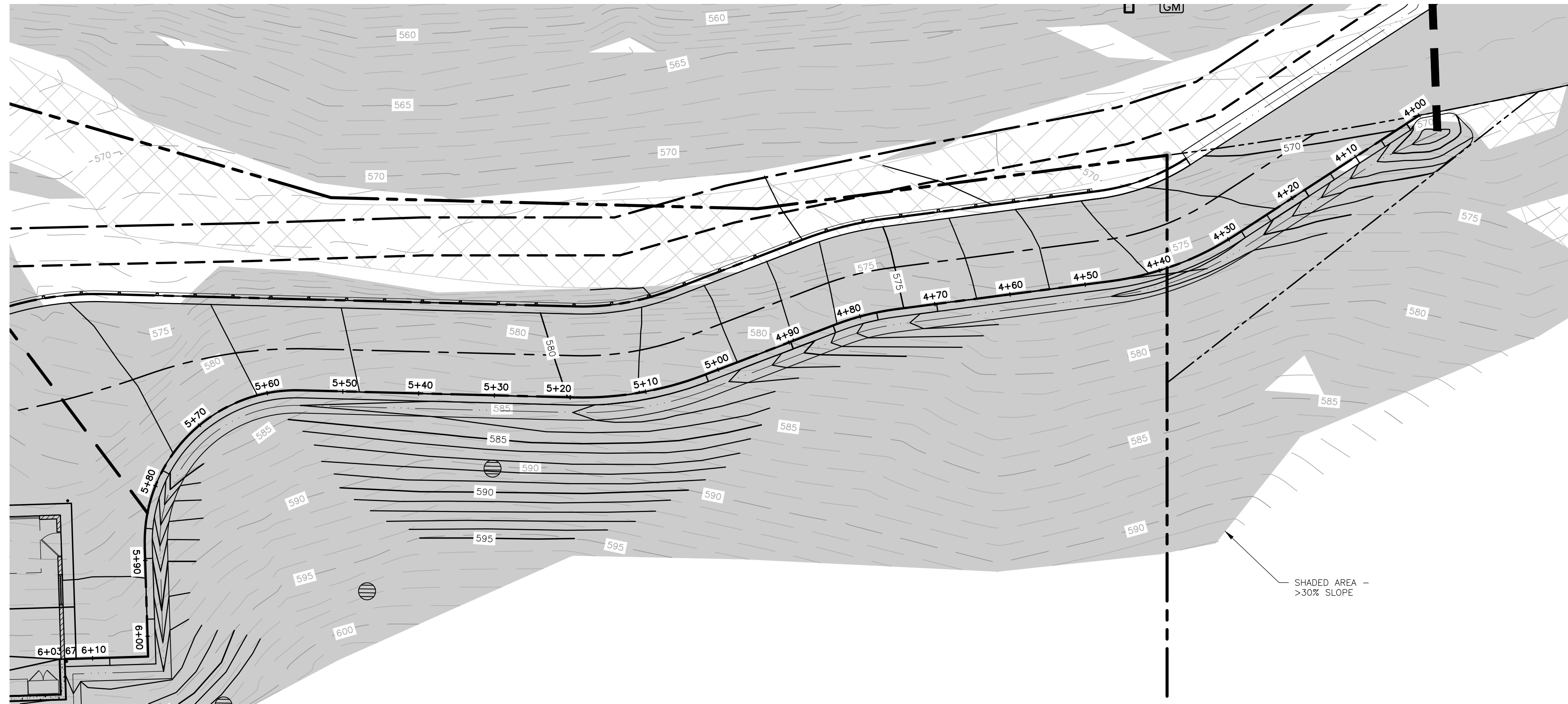
Rev. No.	Date
1	
2	
3	
4	
5	
6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St. Monterey, CA 93940  
 Phone: 831.760.9344  
 e-mail: jcc@cccsceng.com  
 www.cccsceng.com

PELOVO & BRADFORD  
**SLOPE MAP**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-231-018

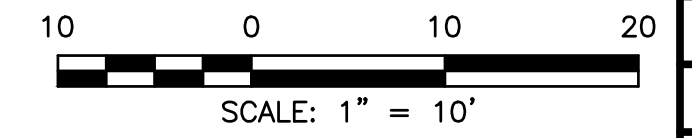
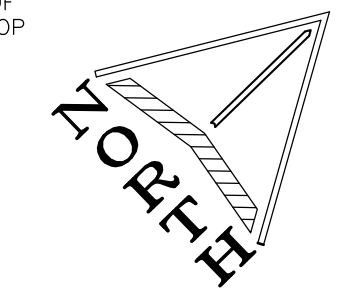
JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	C4





**LEGEND:**

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
- LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION



**WALL PLAN & PROFILE**

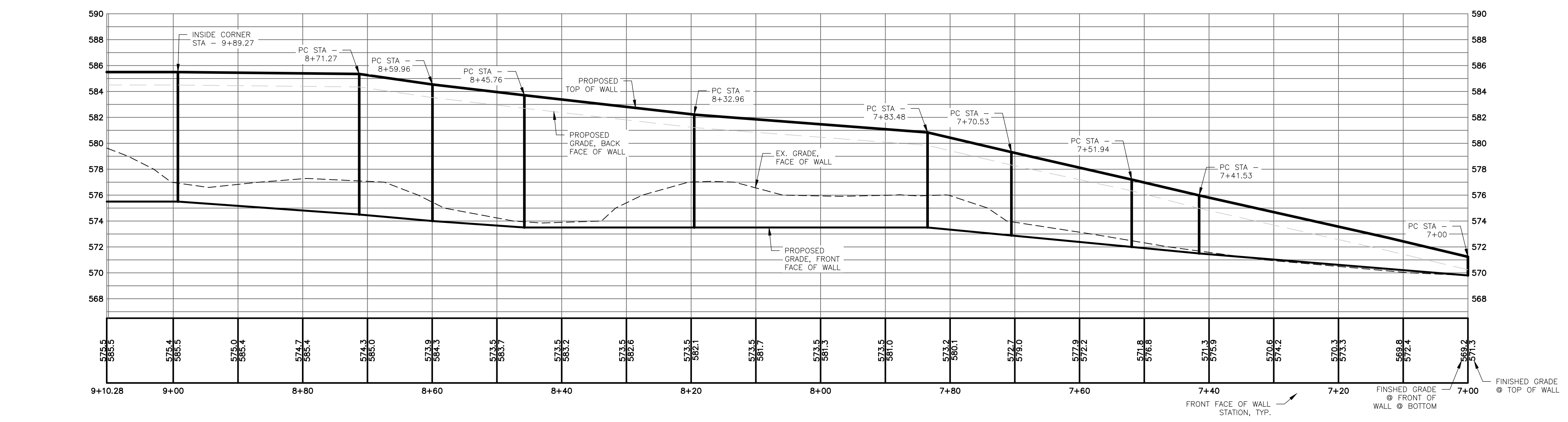
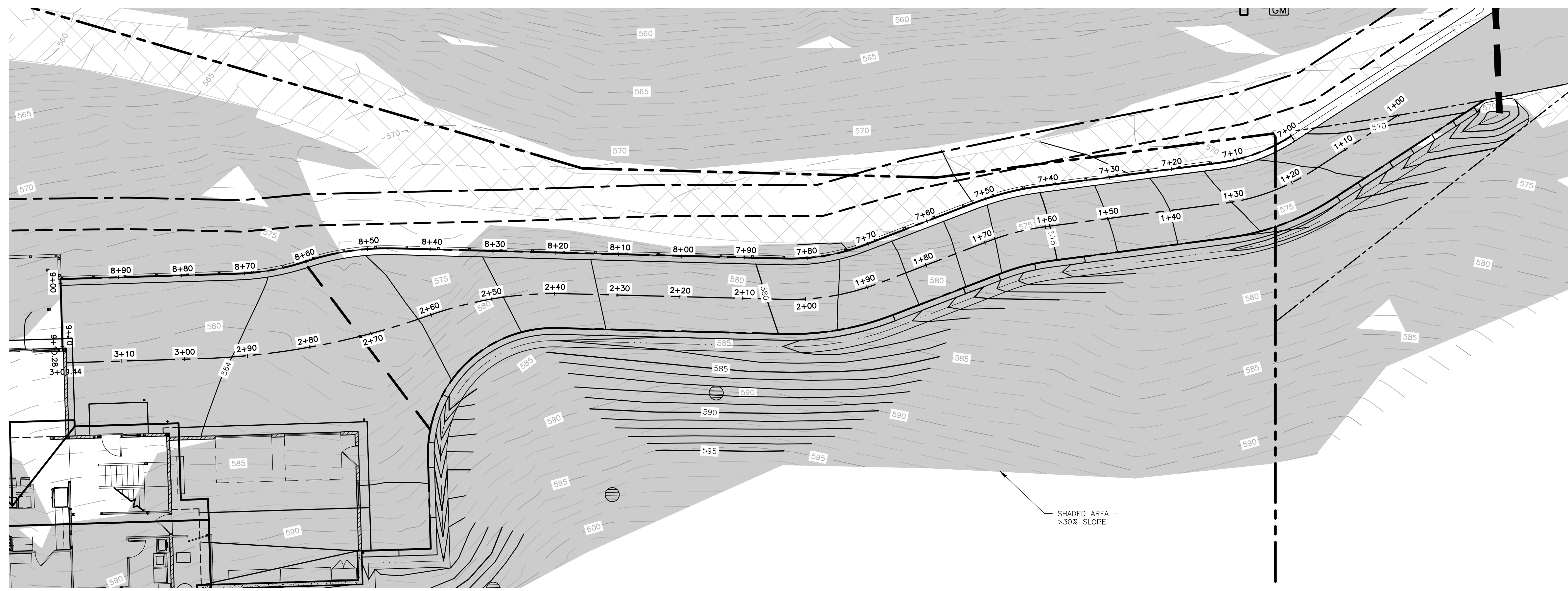
SCALES - HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 4'

Rev. No.	Date
1	
2	
3	
4	
5	
6	

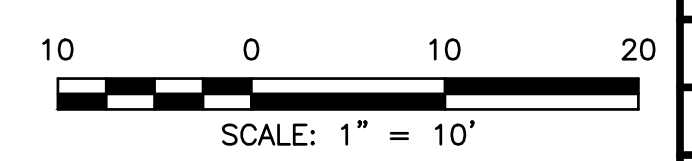
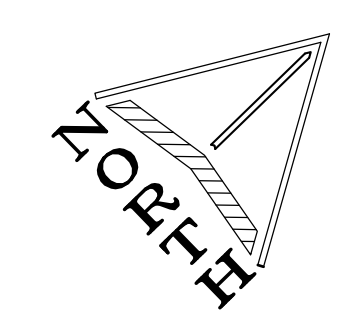
**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St. Monterey, CA 93940  
 Phone: 831.760.9944  
 e-mail: jcc@cccseng.com  
 www.cccseng.com

PELLOVA & BRADFORD  
**WALL PLAN & PROFILE**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	C5.0



- LEGEND:**
- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
  - LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
  - RIP RAP LINED SWALE
  - DRAINAGE FLOWLINE
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - SURFACE FLOW DIRECTION



**WALL PLAN & PROFILE**

SCALES - HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 4'

Rev. No.	Date
1	
2	
3	
4	
5	
6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St. Monterey, CA 93940  
 Phone: 831.760.9944  
 e-mail: jcc@cccseng.com  
 www.cccseng.com

PELOVO & BRADFORD  
**WALL PLAN & PROFILE**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	C5.1



**GENERAL NOTES:**

**KEY NOTES**

- THIS EROSION CONTROL PLAN, NOTES AND DETAILS ARE DEVELOPED TO REMAIN EFFECTIVE UNTIL COMPLETION OF ALL CONSTRUCTION WITHIN THE LIMIT SHOWN OR UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ESC MEASURES SHALL BE ADDED OR ADJUSTED THROUGH CONSTRUCTION PHASES AS NECESSARY TO PREVENT SEDIMENT RUNOFF FROM THE SITE.
- ALL DETAILS SHOWN ON SHEET MAY NOT BE REQUIRED. REFER TO PLAN FOR MINIMUM REQUIREMENTS. REFER TO EROSION SEDIMENTATION CONTROL NOTE NO. 3 FOR ADDITIONAL REQUIREMENTS.
- ANY VEHICLE ENTRANCE/EXIT DESIGNATED ON THE EROSION CONTROL PLAN THAT IS NOT TO BE USED FOR THIS PURPOSE, SHALL BE BLOCKED TO TRAFFIC. INSTALL VEHICLE BARRIERS AT ALL DRIVEWAY APPROACHES NOT TO BE USED AS STABILIZED CONSTRUCTION ENTRANCE.
- THE FOLLOWING WERE REVIEWED AND DO NOT PERTAIN TO THIS PROJECT:
  - THERE ARE NO NATURAL RESOURCE SITES, DESIGNATED BUFFER OR OTHER PROTECTED AREAS.
  - THERE ARE NO BORROW SITES.
  - THERE ARE NO CONSERVATION ZONES.
- THE SOIL TYPE IS MEDIUM DENSE TO VERY DENSE SILTY SAND.
- EX. VEGETATION CONSISTS SPARSE WEEDS, NATIVE GRASSES, COAST LIVE OAK TREES, & MONTEREY PINE TREES.
- SITE IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.

**EROSION SEDIMENTATION CONTROL NOTES**

- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD THESE ESC FACILITIES SHALL BE UPGRADED, AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED, AS NECESSARY, TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWN STREAM SYSTEM.
- ALL UTILITY CONNECTIONS MADE OUTSIDE OF THE PROPERTY LINES SHALL MEET ESC REQUIREMENTS. CONTRACTOR SHALL INSTALL SEDIMENT BARRIERS DOWN GRADE OF DISTURBED AREAS AND PROTECT DOWN STREAM STORM WATER INLETS.
- ALL SEDIMENT BARRIERS WILL REMAIN IN PLACE UNTIL DRAINAGE FACILITIES ARE CONSTRUCTED AND PERMANENT GROUND COVER HAS BEEN REESTABLISHED.

**STORM DRAIN INLET PROTECTION**

- STORM DRAIN INLETS WHICH ARE OPERATIONAL PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA SHALL BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- ALTERNATIVE INLET PROTECTION METHODS ARE ENCOURAGED. THIS ALLOWS THE OPPORTUNITY TO USE NEW AND INNOVATIVE EROSION PRODUCTS AND TECHNIQUES. TWO OF THE LATEST TECHNIQUES ARE THE USE OF A "FRAMED SEDIMENT SACK" PLACED INSIDE OF THE CATCH BASIN AND THE USE OF A "SEDIMENT DAM" PLACED INSIDE OF THE CURB INLET TO CATCH SEDIMENT AND RUNOFF LEAVING THE SITE. WHEN INSTALLED AND MAINTAINED CORRECTLY, THESE TECHNIQUES HAVE BEEN EFFECTIVE IN ACHIEVING THE DESIRED RESULTS.

**STOCK PILES**

- INSTALL BIO BERM OR SEDIMENT FENCING/BARRIERS AT TOE OF SLOPE.
- STOCK PILES ON SITE DURING COLD WET WEATHER SEASON (NOVEMBER 15 THROUGH APRIL 30) SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL MINIMUM THICKNESS.
- COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12" OVERLAP OF ALL SEAMS. FOR SEAMS PARALLEL TO THE SLOPE CONTOUR, THE UPHILL SHEET SHALL OVERLAP THE DOWNHILL SHEET. NO RUNOFF SHALL BE ALLOWED TO RUN UNDER THE PLASTIC COVERING.
- CONSTRUCTION MATERIALS CONTAINING TOXIC CONTAMINANTS SHALL NOT BE STORED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.
- DEBRIS, WASTE AND GARBAGE PILES SHALL NOT BE PLACED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.
- LOCATION OF CONSTRUCTION MATERIAL STORAGE AREAS AND DEBRIS, WASTE AND GARBAGE PILE AREAS SHALL BE PROVIDED BY THE CONTRACTOR TO JURISDICTION AT THE TIME OF THE INITIAL ESC CONTROL INSPECTION.

**CONCRETE TRUCK WASH AREA**

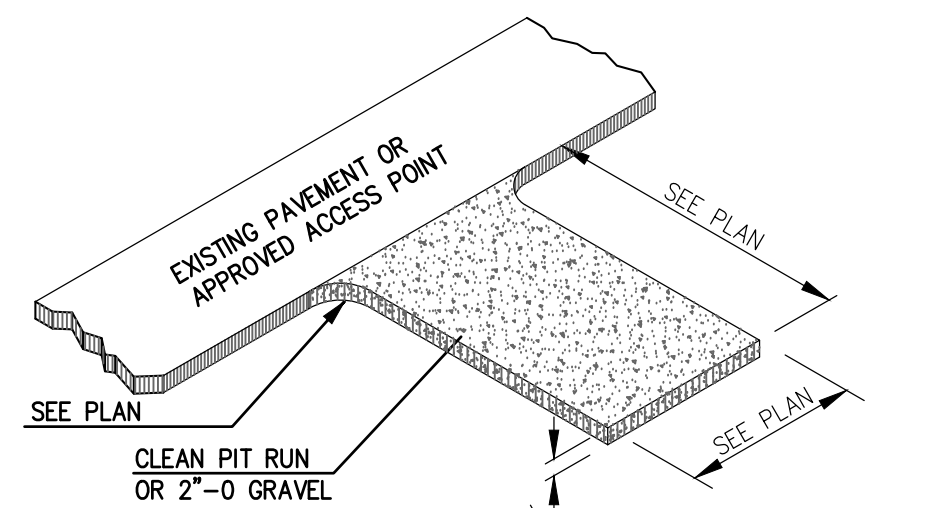
- PROVIDE CONCRETE TRUCK WASH AREA ADJACENT TO CONSTRUCTION ENTRANCES. COMPLY WITH PERMIT PERMIT OUTCOME REQUIREMENTS.
- CONCRETE WASH AREAS SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING:
  - STRAW BALE BARRIER WITH PLASTIC LINER.
  - STACKED SAND BAGS OR BIO-BAGS AS A BARRIER WITH PLASTIC LINER.
  - PORTABLE CONTAINMENT POND.
- LOCATION OF CONCRETE TRUCK WASH AREAS ARE SHOWN ON THIS SHEET.

**STABILIZED CONSTRUCTION ENTRANCE**

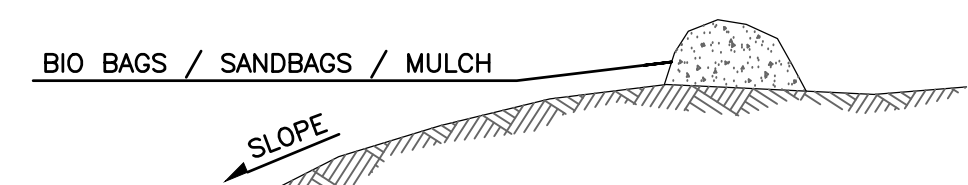
- ESTABLISHED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT OF WAY.
- ADDITIONAL GRAVEL SHALL BE ADDED PERIODICALLY, IF NECESSARY, TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE GRAVEL PAD DOES NOT ADEQUATELY REMOVE DIRT AND MUD FROM VEHICLE WHEELS SUCH THAT MUD AND DIRT TRACKING IS EVIDENT OFF SITE, ADDITIONAL MEASURES MUST BE TAKEN. SUCH MEASURES MAY INCLUDE HOSEING OFF WHEELS BEFORE VEHICLES LEAVE THE SITE, OR OTHER CONSTRUCTION TECHNIQUES/WORK OPERATION MODIFICATIONS. WHEEL WASHING SHOULD BE DONE ON THE GRAVEL PAD AND WASH WATER SHOULD DRAIN THROUGH A SILT-TRAPPING STRUCTURE PRIOR TO LEAVING THE CONSTRUCTION SITE.

**SCHEDULE FOR CONSTRUCTION AND IMPLEMENTATION OF ESC CONTROLS**

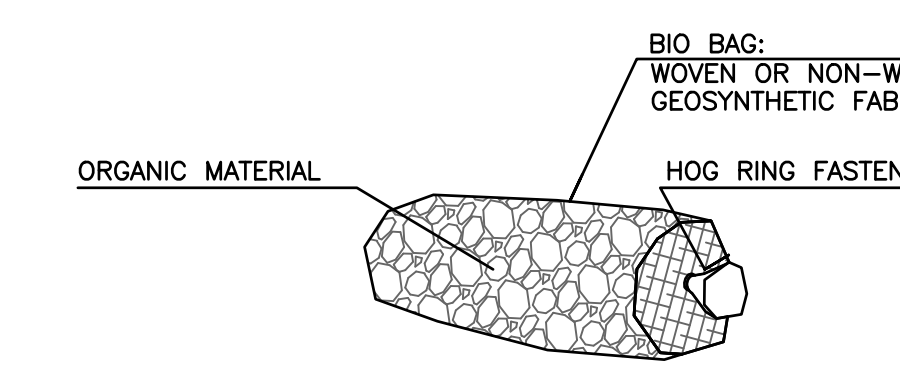
- SEDIMENT FENCE/BARRIER WILL BE PLACED PRIOR TO ANY SITE GRADING OR SURFACE DISTURBANCE.
- CONSTRUCT ANY REQUIRED GRAVEL CONSTRUCTION ENTRANCES, TRUCK WHEEL WASH, AND CONCRETE TRUCK WASH AREAS.
- ALL EROSION CONTROLS WILL BE COMPLETED IN ONE PHASE.
- CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- EXPECTED TIME PERIOD OF LAND DISTURBING ACTIVITIES IS 6 MONTHS.
- FOR CONSTRUCTION BETWEEN NOVEMBER 15-APRIL 30 ADDITIONAL COLD WET WEATHER MEASURES ARE REQUIRED (ESTABLISHED GRASS, 2" MINIMUM STRAW MULCH COVER, OR 3" MINIMUM COMPOST/ORGANIC SOIL MULCH COVERAGE OVER DISTURBED AREAS 2 PERCENT OR GREATER).
- SWEEP STREETS ADJACENT TO CONSTRUCTION ENTRANCES A MINIMUM OF ONCE PER WEEK.
- REESTABLISH GROUND COVER OR LANDSCAPE PRIOR TO REMOVING ESC MEASURES (POST-CONSTRUCTION).
- REMOVE ESC MEASURES.



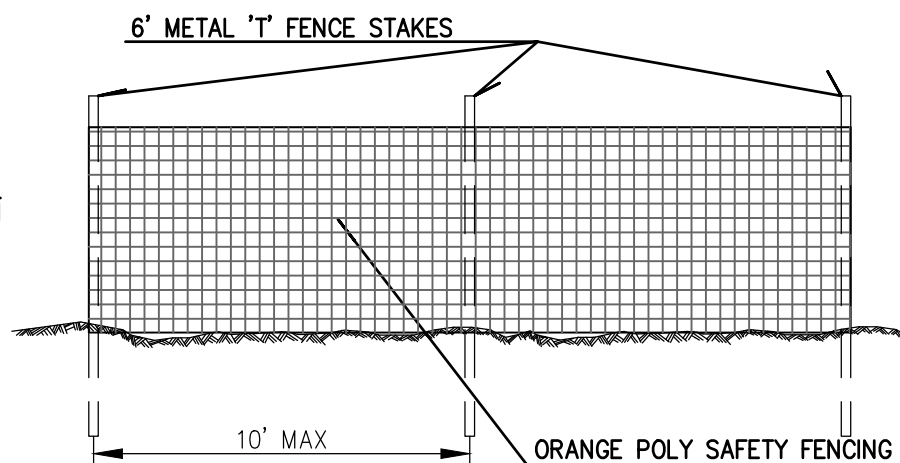
**4** STABILIZED CONSTRUCTION ENTRANCE  
NO SCALE



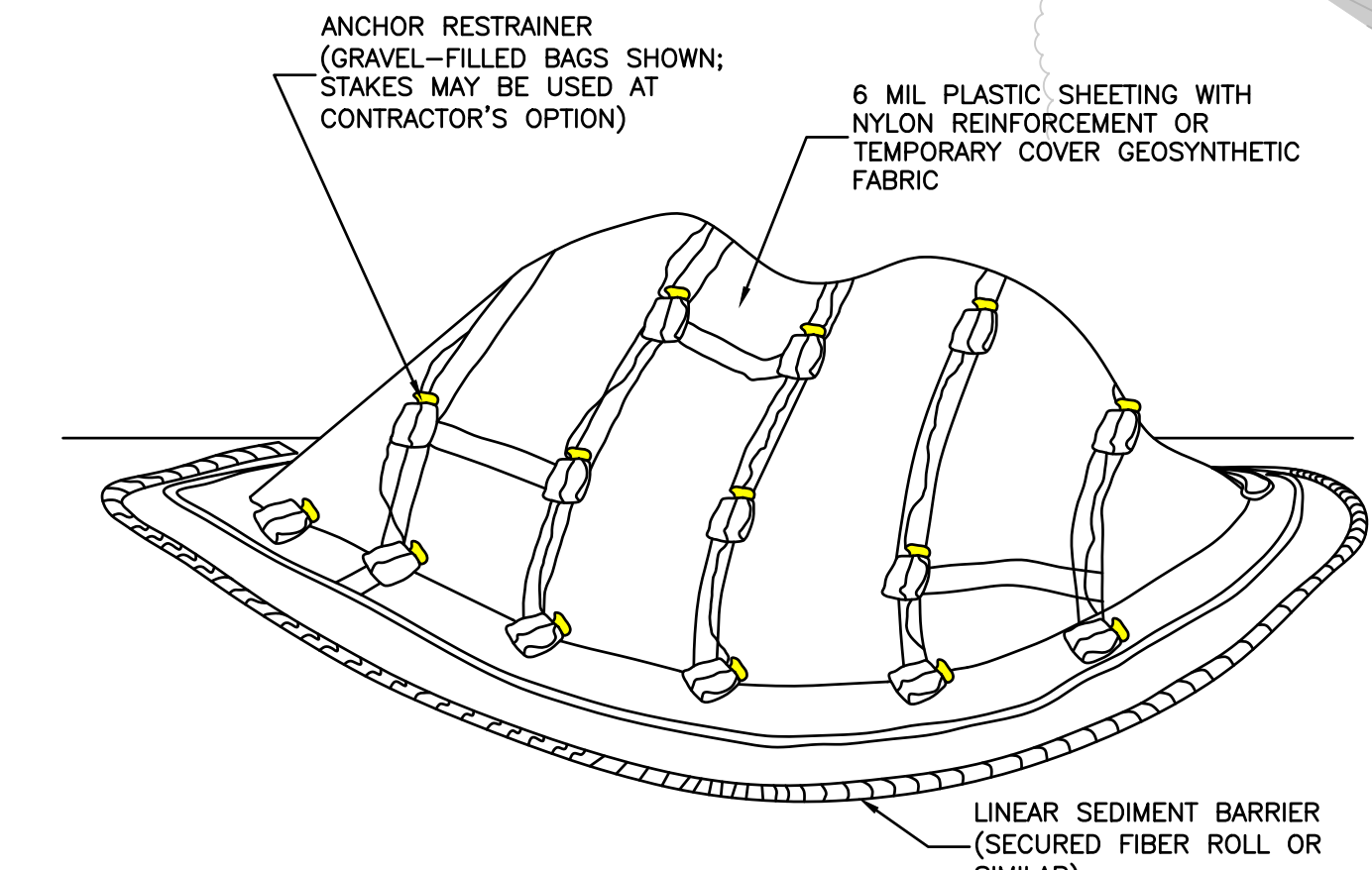
**3** CONTINUOUS BIO BERM  
NO SCALE



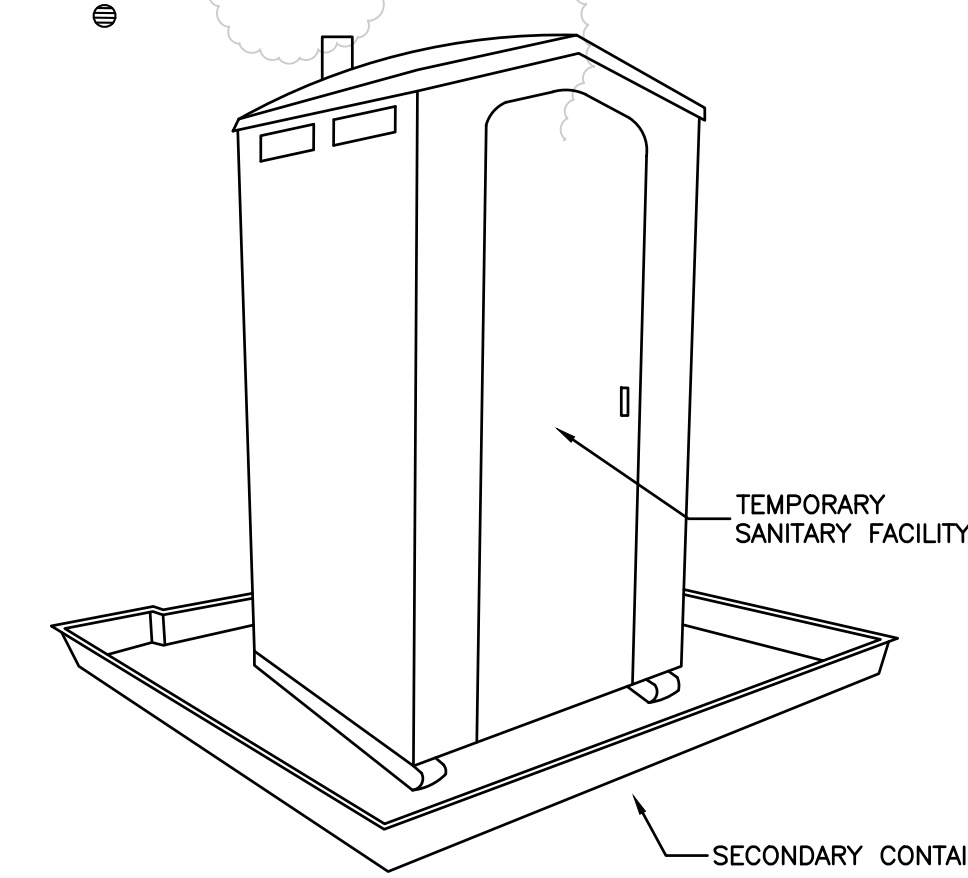
**2** BIO BAG DETAIL  
NO SCALE



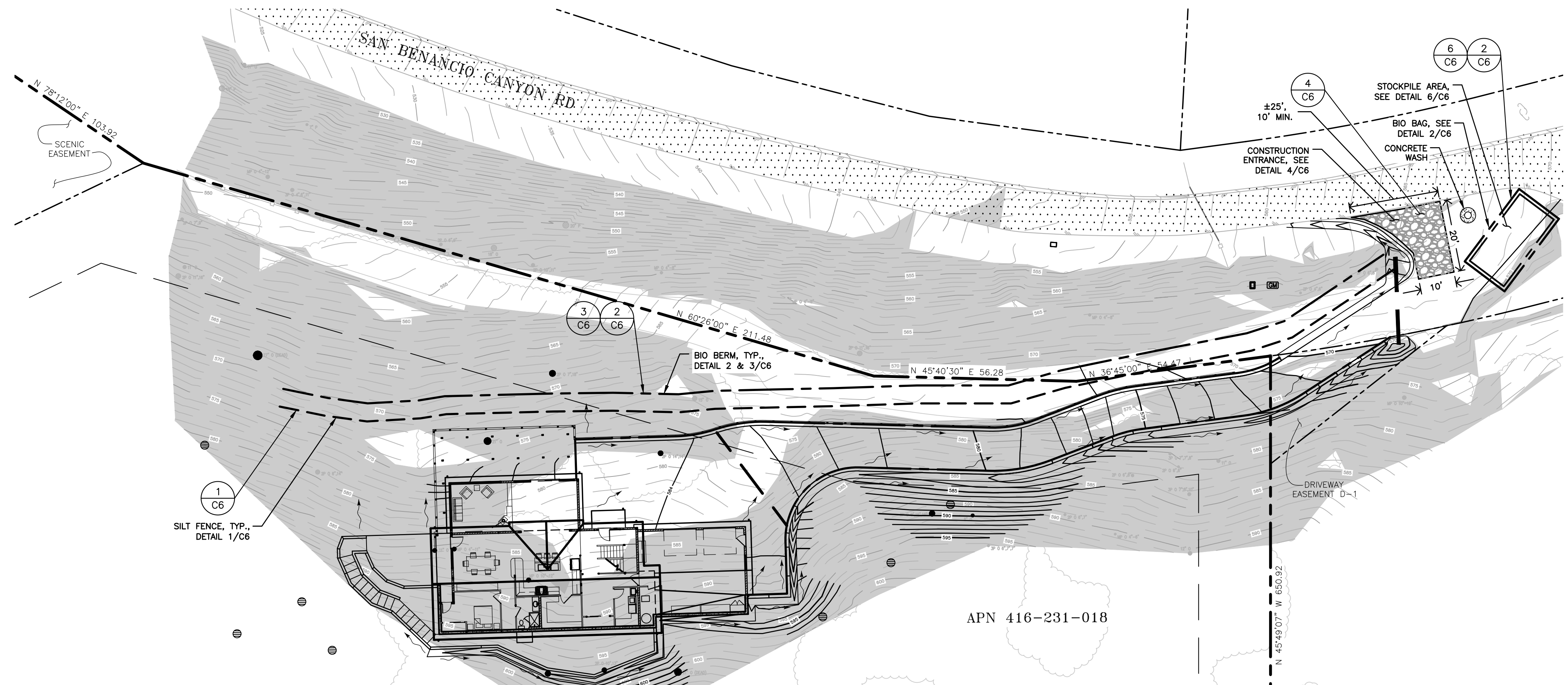
**1** EROSION CONTROL FENCE  
NO SCALE



**6** TEMPORARY COVER ON STOCKPILE  
NO SCALE



**5** SANITARY WASTE MANAGEMENT  
NO SCALE

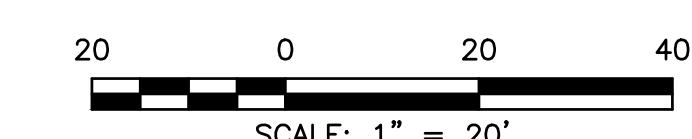
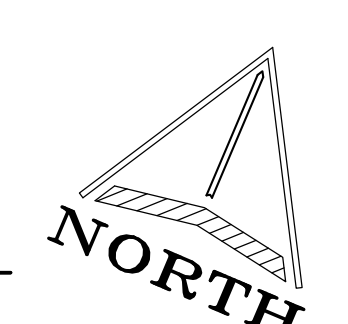


**EROSION CONTROL NOTES:**

- IN CASE OF EMERGENCY CALL DAN CURRIER AT (831) 676-6626
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DE-SILTING FACILITIES. GRADED SLOPE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED
- A SIX-FOOT HIGH PERIMETER FENCE OR 24-HOUR GUARD SHALL BE PLACED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18 INCHES

**LEGEND:**

- (Y/Cx) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
- ESC EROSION SEDIMENTATION CONTROL
- CONTINUOUS BIO BERM
- - - EROSION CONTROL FENCE
- DIRECTION OF FLOW
- CONCRETE TRUCK WASH
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- TOP/TOE EX. SLOPE
- TOP/TOE SLOPE

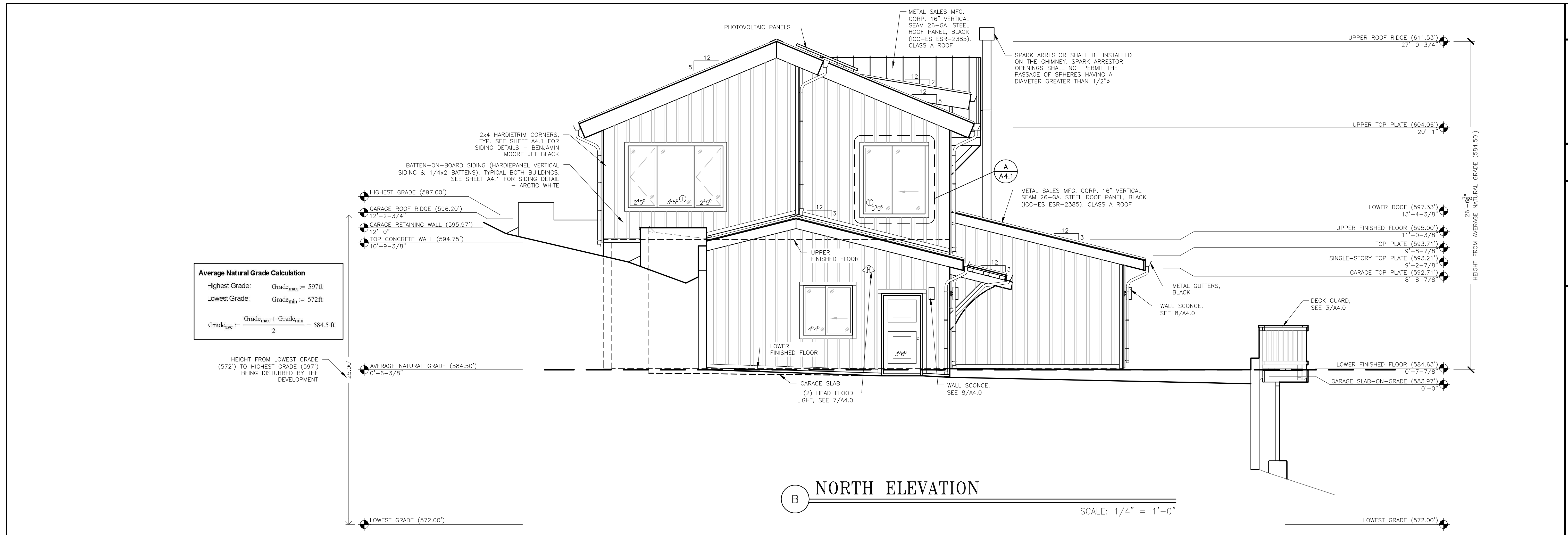


**STORM WATER POLLUTION PREVENTION PLAN**

SCALE: 1" = 20'

<p><b>CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC.</b> 536 Abrego St. Monterey, CA 93940 Phone: 831.760.9944 e-mail: jcc@ccseng.com www.ccseng.com</p>	<p>PELOVO &amp; BRADFORD STORM WATER POLLUTION PREVENTION PLAN 103A SAN BENANCIO CANYON RD SALINAS, CA 93908 APN 416-231-018</p>
<p>JOB # 220701 DESIGN BY: JCC DRAWN BY: JCC CHECKED BY: JCC DATE: 01/26/2024 SHEET: C6</p>	<p>Rev. No. _____ Date _____</p>





**Average Natural Grade Calculation**

Highest Grade: Grade<sub>max</sub> = 597 ft  
 Lowest Grade: Grade<sub>min</sub> = 572 ft

Grade<sub>ave</sub> =  $\frac{\text{Grade}_{\text{max}} + \text{Grade}_{\text{min}}}{2} = 584.5 \text{ ft}$

HIGHEST GRADE (597.00')  
 GARAGE ROOF RIDGE (596.20')  
 GARAGE RETAINING WALL (595.97')  
 TOP CONCRETE WALL (594.75')  
 12'-2-3/4"  
 12'-0"  
 10'-9-3/8"

HEIGHT FROM LOWEST GRADE (572') TO HIGHEST GRADE (597') BEING DISTURBED BY THE DEVELOPMENT

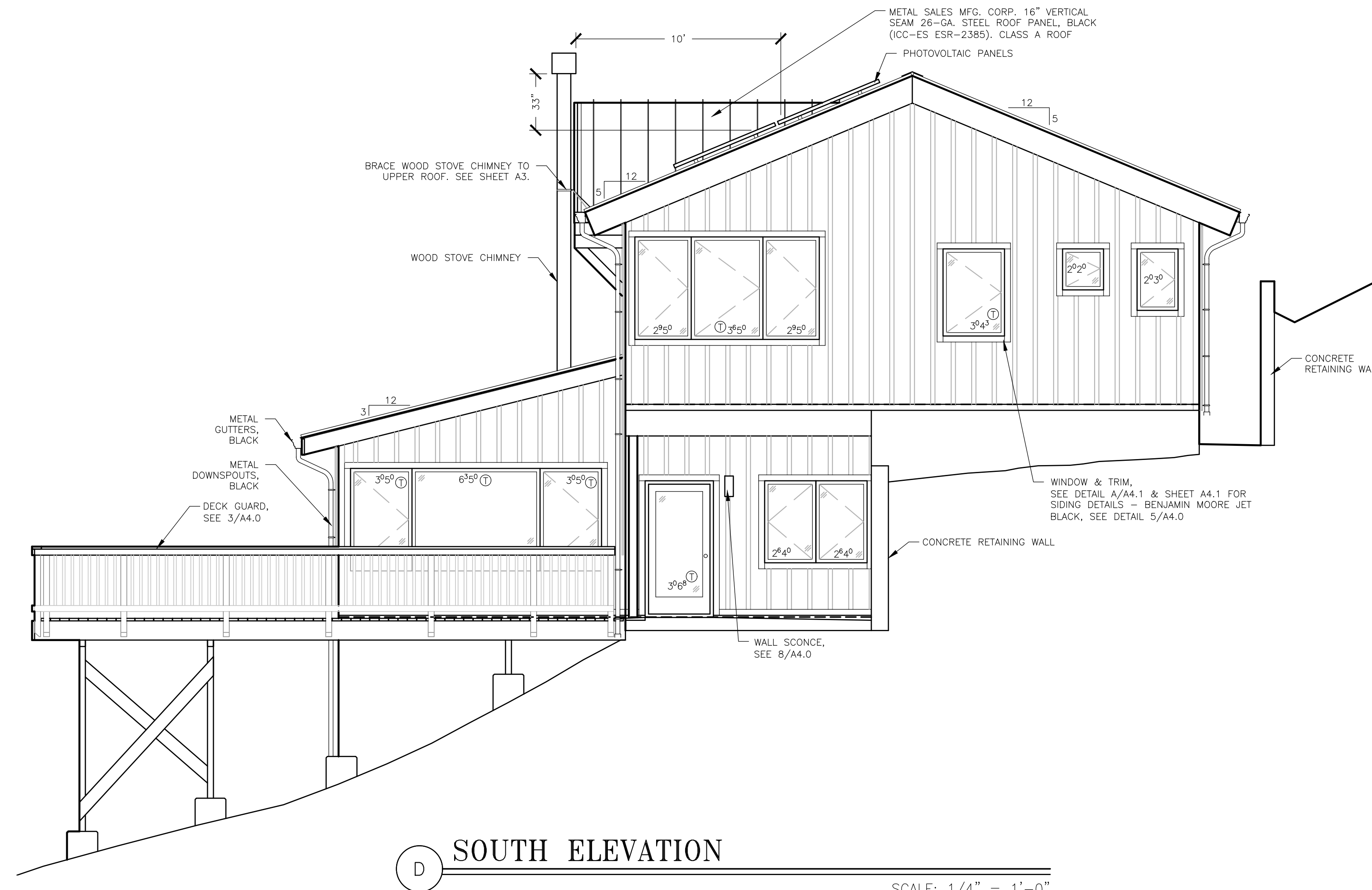
AVERAGE NATURAL GRADE (584.50')  
 0'-6-3/8"

LOWEST GRADE (572.00')



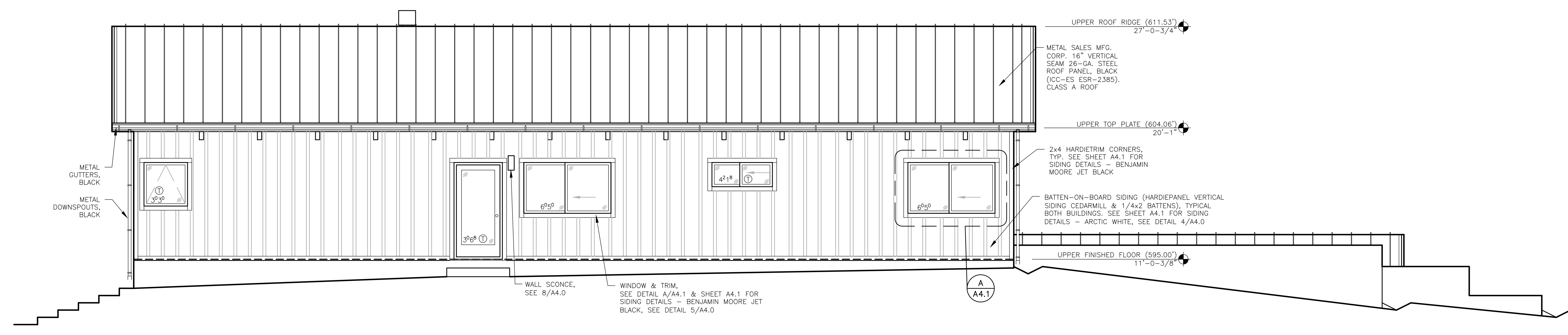
ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" (102MM) HIGH WITH MINIMUM STROKE WIDTH OF 1/2" (12.7MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASE ON VISIBILITY DISTANCE. ADDRESS NUMBERS WILL BE ILLUMINATED AT NIGHT W/ A SOLAR POWERED LIGHT ABOVE ADDRESS NUMBERS

Date	
Rev. No.	1/2/3/4/5/6
<p>This drawing has not been prepared, published, or otherwise prepared, by Central Coast Structural Engineering, Inc. for use by the client named in the title block, construction, operation, and maintenance of the facility. Central Coast Civil &amp; Structural Engineering, Inc. shall not be responsible for any other purpose.</p>	
<p><b>CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC.</b>        536 Abrego St. Monterey, CA 93940        Phone: 831.760.9944        e-mail: jcc@cccseng.com        www.cccseng.com</p>	
<p>PELOVO &amp; BRADFORD        BUILDING ELEVATIONS        103A SAN BENANCIO CANYON RD        SALINAS, CA 93908 APN 416-251-018</p>	
JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	A1.0



**D SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**C EAST ELEVATION**

SCALE: 1/4" = 1'-0"

Rev. No.	Date
1	
2	
3	
4	
5	
6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St., Monterey, CA 93940  
 Phone: 831.760.9944  
 e-mail: jcc@cccseng.com  
 www.cccseng.com

**PELOVO & BRADFORD**  
**BUILDING ELEVATIONS**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	A1.1

**FLOOR PLAN NOTES:**

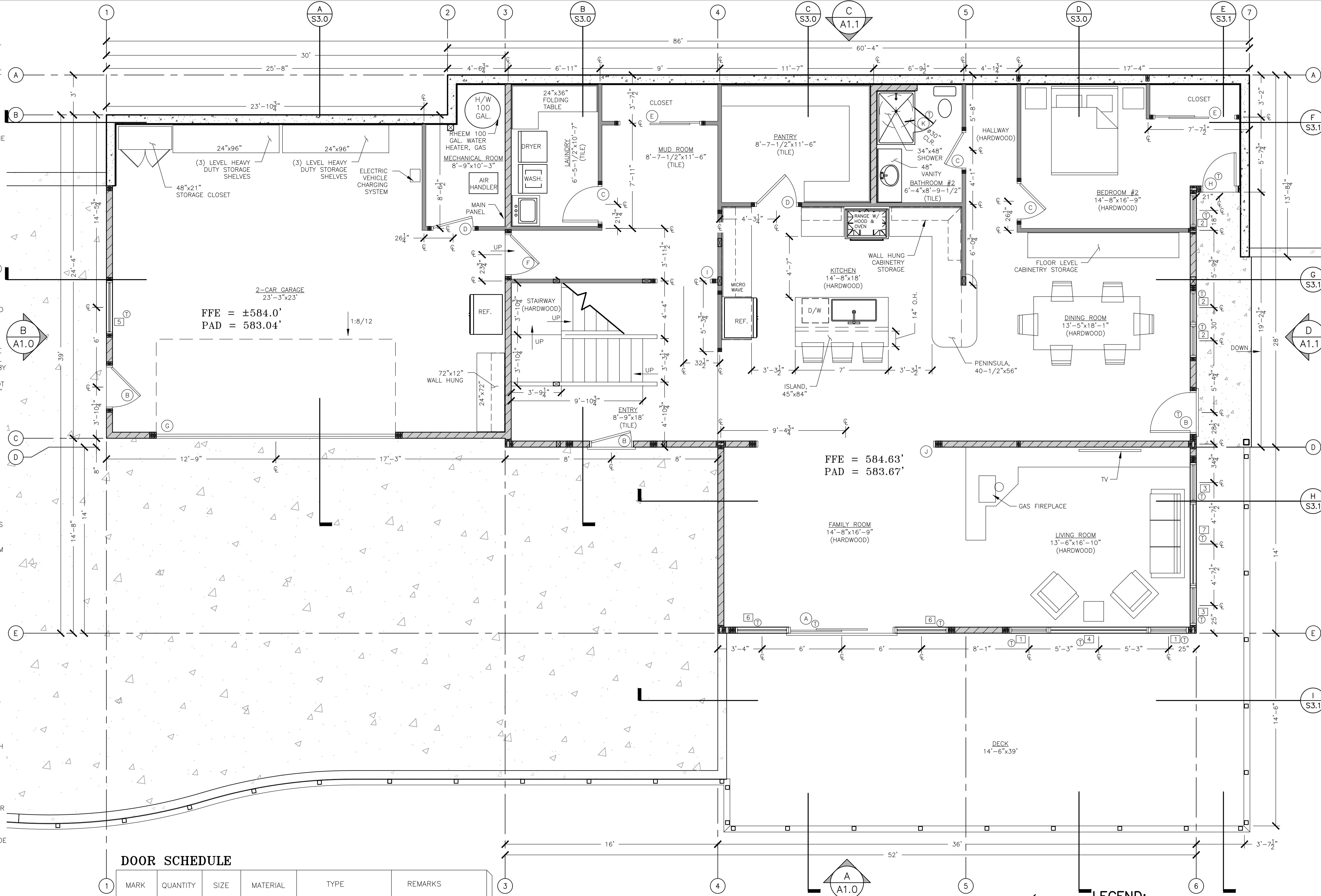
- EACH BEDROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 FT<sup>2</sup> IN THE OPEN POSITION, AND A MINIMUM CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. SLEEPING ROOMS AT GRADE FLOOR LEVEL MAY HAVE A CLEAR SPACE OPENING OF 5 FT<sup>2</sup> (CRC R310.1, 310.2.1, 310.2.2)
- PROVIDE ACCESS TO ALL UNDER-FLOOR SPACES. INTERIOR ACCESS OPENINGS SHALL BE 18"x24", MIN. EXTERIOR ACCESS OPENINGS SHALL BE 16"x24", MIN. (CRC 408.4)
- LANDINGS SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD AT EXTERIOR DOORS
- PROVIDE SMOKE ALARMS WHERE NOTED ON PLANS (SEE SHEET E1.0 & E1.1) (CRC 314.3, CRC 314.3.3 NFPA 72 SECTION 29.8.3.4)
1. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND 3' MINIMUM BATHROOM DOORS (CRC 314.3.1)
2. SMOKE ALARMS SHALL BE LOCATED OUTSIDE EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOOR(S) AND 3' MINIMUM FROM BATHROOM DOORS (CRC 314.3.2)
3. SMOKE ALARMS SHALL BE LOCATED A MINIMUM OF 20" HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES (CRC 314.3.3)
5. SMOKE ALARMS INSTALLED IN ROOMS WITH VAULTED CEILING WITH EXPOSED BEAMS WHERE THE BEAM DEPTH IS LESS THAN 10% OF THE OVERALL CEILING HEIGHT SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.4.2
- 5.1. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
- 5.2. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30" ON-CENTER
6. SMOKE ALARMS INSTALLED WITH ROOMS WITH LEVEL CEILING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.3.1
- 6.1. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
- 6.2. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30" ON-CENTER
7. PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.3)
- 7.1. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOORS (CRC 315.3.1)
8. PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.2.1, CRC 315.2.2, CRC 315.3)
- 8.1. IN DWELLINGS CONTAINING FUEL FIRED APPLIANCES OR FIREPLACES
- 8.2. OUTSIDE EACH SEPARATE SLEEPING ROOM DOOR(S) (CRC 315.3.1)
9. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS (CRC 315.4)
10. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH CRC SECTION R315.2.2 (SEE NOTE 7. ABOVE) SHALL BE PERMITTED TO BE BATTERY POWERED
11. EXHAUST FANS (FANS REQUIRED TO BE ENERGY STAR RATED) IN BATHROOMS (WITH BATHING) SHALL BE SWITCHED SEPARATELY FROM LIGHT WHERE PERMITTED BY LAW (SEE SHEET E1). PROVIDE MIN. FIVE COMPLETE AIR CHANGES PER HOUR (50 CFM, MIN.). ALL VENTS LEAD TO OUTSIDE AIR. FANS SHALL PROVIDE 20/50 CFM AND BE CONTROLLED BY HUMIDISTAT (CRC 303.3.1)
12. MATERIAL OTHER THAN STRUCTURAL ELEMENTS USED IN SHOWERS SHALL BE A TYPE NOT ADVERSELY AFFECTED BY MOISTURE. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET (CRC R307.2)
13. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (CPC 408.3)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT (CPC 408.9)
15. SHOWER COMPARTMENT SHALL HAVE NOT LESS THAN 1,024 IN<sup>2</sup> (32"x32") FLOOR AREA AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE (CPC 408.6)
16. SHOWER COMPARTMENT SHALL HAVE A CLEAR WIDTH OPENING OF 22" (CPC 408.5)
17. PROVIDE NON-SLIP JOINT TRAP AT ALL BATHTUBS (CPC 402.10)
18. PROVIDE 30" CLEAR WIDTH (FINISHED SURFACES) AND 24" CLEARANCE IN FRONT OF WATER CLOSET (CPC 402.5)
19. ALL TOILETS SHALL BE ULTRA-LOW FLUSH WITH A MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF) (4.301.1.1)
20. ALL SHOWER HEADS SHALL HAVE A MAXIMUM OF 1.8 GALLONS PER MINUTE (GPM) AT 80 POUNDS PER SQUARE INCH (PSI) FLOW CAPACITY. SHOWERHEADS SHALL BE CERTIFIED TO US EPA WATERSENSE PERFORMANCE CRITERIA (4.303.1.3)
21. ALL LAVATORY FAUCETS SHALL HAVE A MAXIMUM OF 1.2 GPM AT 60 PSI FLOW CAPACITY. MINIMUM FLOW CAPACITY SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI (4.301.1.4.1)
22. ALL KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF 1.8 GPM AT 60 PSI (4.301.4.4)

**STAIR & DECK NOTES:**

- FIRST FLOOR TO SECOND FLOOR - (14) 7-5/16" RISERS + (3) 7-3/8" RISERS, (17) STAIRS TOTAL, 10'-4-1/2" TOTAL HEIGHT BETWEEN LOWER AND UPPER FLOORS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS FOR FLIGHTS WITH (4) OR MORE RISERS (CRC R311.7.8) 10-1/2" TREADS, TYP., U.N.O.
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT EXCEPT AT A NEWEL POST AT THE TURN (CRC R311.7.8.2)
- HANDRAIL SHALL BE 34"-38" ABOVE THE NOSING OF TREADS (CRC R311.7.8.1)
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS (CRC R311.7.8.2)
- HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF STAIRWAY (CRC R311.7.1)
- THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" (NOT GREATER THAN 6-1/4") WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". (CRC R311.7.8.3 TYPE I)
- OPENINGS IN THE STAIR RISER SHALL BE LESS THAN 4"
- GUARDS SHALL BE CONTINUOUS ALONG DECK EDGES AND STAIRWAYS AT LOCATIONS WITH GREATER THAN 30" HIGH VERTICAL SEPARATION TO ADJACENT GRADE

**WILDLAND URBAN INTERFACE FIRE AREA REQUIREMENTS:**

- NEW BUILDINGS FOR WHICH A BUILDING PERMIT APPLICATION IS SUBMITTED ON OR AFTER JULY 1, 2008 (LOCATED IN ANY WILDLAND INTERFACE FIRE AREA) SHALL COMPLY WITH ALL SECTIONS OF SECTION R327, 2022 CRC (R327.1.3.1)
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182. ACCEPTABLE METHODS OF INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY (R327.1.5)
- ACCEPTED AS MEETING THE DEFINITION OF IGNITION-RESISTANT MATERIAL:
  - NONCOMBUSTIBLE MATERIAL - MATERIAL THAT COMPLIES WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202
  - FIRE-RETARDANT TREATED WOOD - TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE (R327.4.3)
- VENTILATION OPENINGS SHALL RESIST INTRUSION OF BURNING EMBERS AND FLAME. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL/WIRE MESH, MANUFACTURED VENTS, OR OTHER MATERIALS/DEVICES THAT ARE NONCOMBUSTIBLE, CORROSION-RESISTANT, AND HAVE OPENINGS MEASURING BETWEEN 1/16" AND 1/8" (R327.6.2)
- THE EXTERIOR WALL COVERING AND EAVE COVERINGS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
  - NONCOMBUSTIBLE MATERIAL
  - IGNITION-RESISTANT MATERIAL
  - HEAVY TIMBER EXTERIOR WALL ASSEMBLY NON-COMPLIANT COVERINGS SHALL HAVE (1) LAYER OF 5/8" TYPE-X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING (R327.7.3-5)



**DOOR SCHEDULE**

MARK	QUANTITY	SIZE	MATERIAL	TYPE	REMARKS
(A)	1	8'0"	WOOD CLAD	EXTERIOR - SLIDING	TEMPERED U <sub>MIN</sub> =0.32
(B)	3	3'6"	WOOD	EXTERIOR - SINGLE	(1) LOCATION TEMPERED U <sub>MIN</sub> =0.32
(C)	3	2'6"	WOOD	INTERIOR - SINGLE	-
(D)	3	3'6"	WOOD	INTERIOR - SINGLE	-
(E)	2	6'6"	WOOD	INTERIOR - SLIDING	-
(F)	1	3'6"	WOOD	GARAGE MAN - SINGLE	SEE DOOR NOTE 4.
(G)	1	18'0"	STEEL	OVERHEAD - GARAGE	INSULATED
(H)	1	2'6"	WOOD	EXTERIOR - SINGLE	TEMPERED
(I)	1	4'9"	WOOD	EXTERIOR - SINGLE	-
(J)	1	1'3'9"	WOOD	INTERIOR - OPENING	-
(K)	1	1'10'6"	GLASS	SHOWER	TEMPERED

**DOOR SCHEDULE NOTES:**

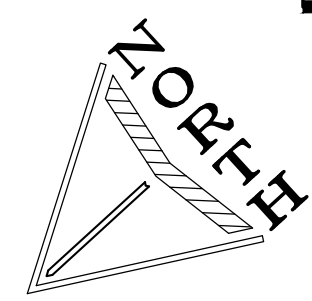
- ALL DOORS ARE 6'-8" TALL, U.N.O.
- ALL DOORS ARE SOLID WOOD CORE, PAINT GRADE
- 1-3/4" EXTERIOR DOORS, 1-5/8" INTERIOR DOORS
- GARAGE MAN-DOOR SHALL BE PROTECTED BY A 1-3/8" TIGHT-FITTING, SELF-CLOSING & SELF-LATCHING, SOLID WOOD CORE DOOR OR SOLID HONEYCOMB STEEL DOOR, OR A TIGHT FITTING, SELF-CLOSING & SELF-LATCHING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MIN. (CFC 701, CRC R302.5.1)

**WINDOW SCHEDULE**

MARK	QUANTITY	SIZE		MATERIAL	U <sub>MIN</sub>	SHGC	TYPE	REMARKS
		WIDTH	HEIGHT					
(1)	2	3'-0"	6'-0"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
(2)	3	2'-6"	4'-0"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
(3)	2	3'-0"	5'-0"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
(4)	1	7'-6"	6'-0"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
(5)	1	4'-0"	4'-0"	WOOD CLAD	0.32	0.32	SLIDER	TEMPERED
(6)	2	4'-0"	6'-4"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
(7)	1	6'-3"	5'-0"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
(8)	0	4'-6"	5'-0"	WOOD CLAD	0.32	0.32	SLIDER	-
(9)	0	3'-0"	5'-0"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED

**WINDOW SCHEDULE NOTES:**

- ALL WINDOWS ARE DUAL PANE W/ EXTERIOR PANE TEMPERED (EXCEPT FOR HAZARDOUS LOCATIONS WHERE 2-PANES OF TEMPERED GLASS ARE REQUIRED)
- ALL WINDOWS ARE WOOD CLAD W/ VINYL OR ALUMINUM



**LEGEND:**

- (Y) DETAIL/SECTION CALLOUT, REFERS TO DETAIL "Y" ON SHEET "5x"
  - (Sx) GRID LINE
  - (X) TEMPERED GLASS
  - (T) TEMPERED GLASS
- WALL LEGEND:**
- 2x6 WALL @ 16" O.C.
  - 2x4 WALL @ 16" O.C.

**LOWER FLOOR PLAN**

SCALE: 1/4" = 1'-0"

Date	Rev. No.	By	Check
	1		
	2		
	3		
	4		
	5		
	6		

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St. Monterey, CA 93940  
 Phone: 831.760.9944  
 e-mail: jacob@cccseg.com  
 www.cccseg.com

**PELOVA & BRADFORD**  
**LOWER FLOOR PLAN**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	A2.0



**FLOOR PLAN NOTES:**

- EACH BEDROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 FT<sup>2</sup> IN THE OPEN POSITION, AND A MINIMUM CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. SLEEPING ROOMS AT GRADE FLOOR LEVEL MAY HAVE A CLEAR SPACE OPENING OF 5 FT<sup>2</sup> (CRC R310.1, 310.2.1, 310.2.2)
- PROVIDE ACCESS TO ALL UNDER-FLOOR SPACES. INTERIOR ACCESS OPENINGS SHALL BE 18"x24", MIN. EXTERIOR ACCESS OPENINGS SHALL BE 16"x24", MIN. (CRC 408.4)
- LANDINGS SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD AT EXTERIOR DOORS
- PROVIDE SMOKE ALARMS WHERE NOTED ON PLANS (SEE SHEET E1.0 & E1.1) (CRC 314.3, CRC 314.3.3 NFPA 72 SECTION 29.8.3.4)
- SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND 3' MINIMUM BATHROOM DOORS (CRC 314.3.1)
- SMOKE ALARMS SHALL BE LOCATED OUTSIDE EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOOR(S) AND 3' MINIMUM FROM BATHROOM DOORS (CRC 314.3.2)
- SMOKE ALARMS SHALL BE LOCATED A MINIMUM OF 20" HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES (CRC 314.3.3)
- SMOKE ALARMS INSTALLED IN ROOMS WITH VAULTED CEILINGS WITH EXPOSED BEAMS WHERE THE CLEAR DEPTH IS LESS THAN 10% OF THE OVERALL CEILING HEIGHT SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.4.2
- SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
- SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
- SMOKE ALARMS INSTALLED WITH ROOMS WITH LEVEL CEILINGS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.3.1
- SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
- SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
- SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
- PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.3)
- PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.2.1, CRC 315.2.2, CRC 315.3)
- IN DWELLINGS CONTAINING FUEL FIRED APPLIANCES OR FIREPLACES
- OUTSIDE EACH SEPARATE SLEEPING ROOM DOOR(S) (CRC 315.3.1)
- COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS (CRC 315.4)
- CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH CRC SECTION R315.2.2 (SEE NOTE 7. ABOVE) SHALL BE PERMITTED TO BE BATTERY POWERED
- EXHAUST FANS (FANS REQUIRED TO BE ENERGY STAR RATED) IN BATHROOMS (WITH BATHING) SHALL BE SWITCHED SEPARATELY FROM LIGHT WHERE PERMITTED BY LAW (SEE SHEET E1). PROVIDE MIN. FIVE COMPLETE AIR CHANGES PER HOUR (50 CFM, MIN.). ALL VENTS LEAD TO OUTSIDE AIR. FANS SHALL PROVIDE 20/50 CFM AND BE CONTROLLED BY HUMIDISTAT (CRC 303.3.1)
- MATERIAL OTHER THAN STRUCTURAL ELEMENTS USED IN SHOWERS SHALL BE A TYPE NOT ADVERSELY AFFECTED BY MOISTURE. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET (CRC R307.2)
- SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (CPC 408.3)
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT (CPC 408.9)
- SHOWER COMPARTMENT SHALL HAVE NOT LESS THAN 1,024 IN<sup>2</sup> (32"x32") FLOOR AREA AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE (CPC 408.6)
- SHOWER COMPARTMENT SHALL HAVE A CLEAR WIDTH OPENING OF 22" (CPC 408.5)
- PROVIDE NON-SLIP JOINT TRAP AT ALL BATHTUBS (CPC 402.10)
- PROVIDE 30" CLEAR WIDTH (FINISHED SURFACES) AND 24" CLEARANCE IN FRONT OF WATER CLOSET (CPC 402.5)
- ALL TOILETS SHALL BE ULTRA-LOW FLUSH WITH A MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF) (4.301.1.1)
- ALL SHOWER HEADS SHALL HAVE A MAXIMUM OF 1.8 GALLONS PER MINUTE (GPM) AT 80 POUNDS PER SQUARE INCH (PSI) FLOW CAPACITY. SHOWERHEADS SHALL BE CERTIFIED TO US EPA WATERSENSE PERFORMANCE CRITERIA (4.303.1.3)
- ALL LAVATORY FAUCETS SHALL HAVE A MAXIMUM OF 1.2 GPM AT 60 PSI FLOW CAPACITY. MINIMUM FLOW CAPACITY SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI (4.301.1.4.1)
- ALL KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF 1.8 GPM AT 60 PSI (4.301.4.4)

**STAIR & DECK NOTES:**

- FIRST FLOOR TO SECOND FLOOR - (14) 7-5/16" RISERS + (3) 7-3/8" RISERS, (17) STAIRS TOTAL, 10'-4-1/2" TOTAL HEIGHT BETWEEN LOWER AND UPPER FLOORS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS FOR FLIGHTS WITH (4) OR MORE RISERS (CRC R311.7.8) 10'-1/2" TREADS, TYP., U.N.O.
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT EXCEPT AT A NEWEL POST AT THE TURN (CRC R311.7.8.2)
- HANDRAIL SHALL BE 34"-38" ABOVE THE NOSING OF TREADS (CRC R311.7.8.1)
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS (CRC R311.7.8.2)
- HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF STAIRWAY (CRC R311.7.1)
- THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" (NOT GREATER THAN 6-1/4") WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". (CRC R311.7.8.3 TYPE 1)
- OPENINGS IN THE STAIR RISER SHALL BE LESS THAN 4"
- GUARDS SHALL BE CONTINUOUS ALONG DECK EDGES AND STAIRWAYS AT LOCATIONS WITH GREATER THAN 30" HIGH VERTICAL SEPARATION TO ADJACENT GRADE

**WILDLAND URBAN INTERFACE FIRE AREA REQUIREMENTS:**

- NEW BUILDINGS FOR WHICH A BUILDING PERMIT APPLICATION IS SUBMITTED ON OR AFTER JULY 1, 2008 (LOCATED IN ANY WILDLAND INTERFACE FIRE AREA) SHALL COMPLY WITH ALL SECTIONS OF SECTION R327, 2022 CRC (R327.1.3.1)
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182. ACCEPTABLE METHODS OF INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY (R327.1.5)
- ACCEPTED AS MEETING THE DEFINITION OF IGNITION-RESISTANT MATERIAL:
  - NONCOMBUSTIBLE MATERIAL - MATERIAL THAT COMPLIES WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202
  - FIRE-RETARDANT TREATED WOOD - TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE (R327.4.3)
- VENTILATION OPENINGS SHALL RESIST INTRUSION OF BURNING EMBERS AND FLAME. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL/WIRE MESH, MANUFACTURED VENTS, OR OTHER MATERIALS/DEVICES THAT ARE NONCOMBUSTIBLE, CORROSION-RESISTANT, AND HAVE OPENINGS MEASURING BETWEEN 1/16" AND 1/8" (R327.6.2)
- THE EXTERIOR WALL COVERING AND EAVE COVERINGS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
  - NONCOMBUSTIBLE MATERIAL
  - IGNITION-RESISTANT MATERIAL
  - HEAVY TIMBER EXTERIOR WALL ASSEMBLY NON-COMPLIANT COVERINGS SHALL HAVE (1) LAYER OF 5/8" TYPE-X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING (R327.7.3-5)

**DOOR SCHEDULE**

MARK	QUANTITY	SIZE	MATERIAL	TYPE	REMARKS
B	1	3'6"	WOOD	EXTERIOR - SINGLE	TEMPERED
C	5	2'8"	WOOD	INTERIOR - SLIDING	-
E	2	6'6"	WOOD	INTERIOR - SINGLE	-
K	1	1'10"	GLASS	SHOWER	-
L	2	2'6"	WOOD	INTERIOR - SINGLE	-

**DOOR SCHEDULE NOTES:**

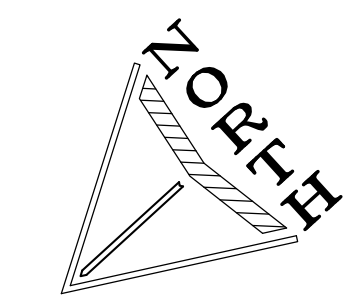
- ALL DOORS ARE 6'-8" TALL, U.N.O.
- ALL DOORS ARE SOLID WOOD CORE, PAINT GRADE
- 1-3/4" EXTERIOR DOORS, 1-5/8" INTERIOR DOORS

**WINDOW SCHEDULE**

MARK	QUANTITY	SIZE		MATERIAL	U <sub>MIN</sub>	TYPE	REMARKS
		WIDTH	HEIGHT				
3	2	3'-0"	5'-0"	WOOD CLAD	0.35	CASEMENT	TEMPERED
9	1	3'-0"	5'-0"	WOOD CLAD	0.35	FIXED	TEMPERED
10	1	5'-0"	7'-0"	WOOD CLAD	0.35	FIXED	TEMPERED
11	1	6'-0"	5'-0"	WOOD CLAD	0.35	FIXED	TEMPERED
12	1	6'-0"	2'-3"	WOOD CLAD	0.35	FIXED	-
13	1	8'-0"	5'-0"	WOOD CLAD	0.35	FIXED	TEMPERED
14	5	2'-9"	5'-0"	WOOD CLAD	0.35	CASEMENT	TEMPERED
15	1	3'-6"	5'-0"	WOOD CLAD	0.35	CASEMENT	TEMPERED
16	2	2'-6"	4'-3"	WOOD CLAD	0.35	CASEMENT	TEMPERED
17	1	2'-0"	2'-0"	WOOD CLAD	0.35	CASEMENT	-
18	2	2'-4"	5'-0"	WOOD CLAD	0.35	CASEMENT	-
19	1	2'-0"	3'-0"	WOOD CLAD	0.35	CASEMENT	-
20	2	6'-0"	5'-0"	WOOD CLAD	0.35	SLIDER	TEMPERED
21	1	4'-2"	1'-8"	WOOD CLAD	0.35	SLIDER	TEMPERED
22	1	3'-0"	3'-0"	WOOD CLAD	0.35	AWNING	TEMPERED
23	1	5'-0"	5'-6"	WOOD CLAD	0.35	SLIDER	TEMPERED

**WINDOW SCHEDULE NOTES:**

- ALL WINDOWS ARE DUAL PANE W/ EXTERIOR PANE TEMPERED (EXCEPT FOR HAZARDOUS LOCATIONS WHERE 2-PANES OF TEMPERED GLASS ARE REQUIRED)
- ALL WINDOWS ARE WOOD CLAD W/ VINYL OR ALUMINUM

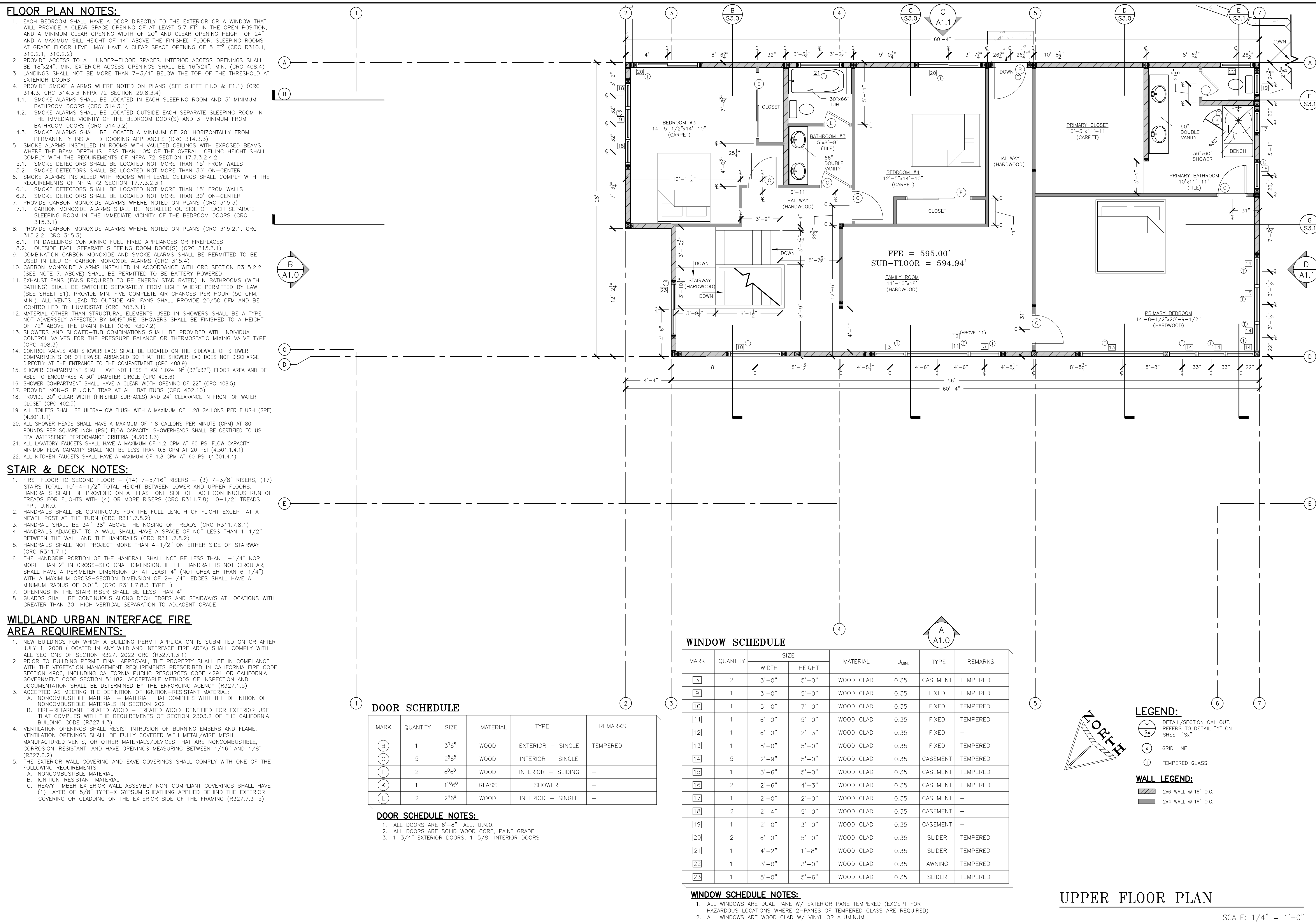


**LEGEND:**

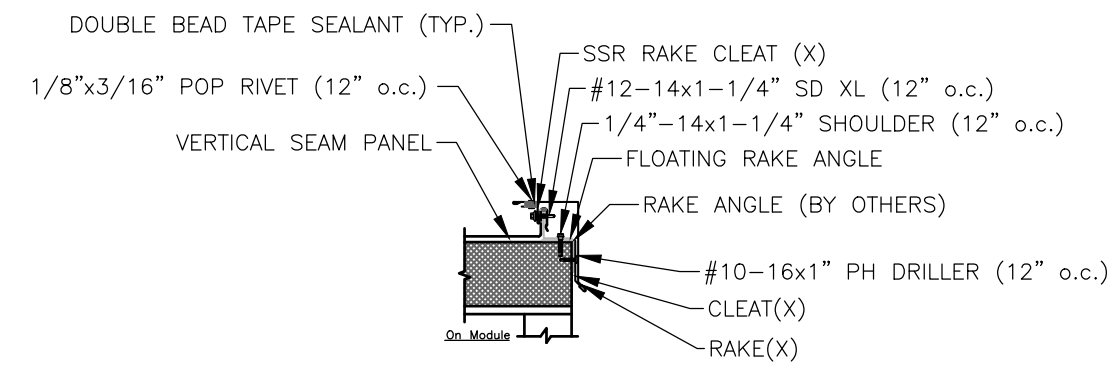
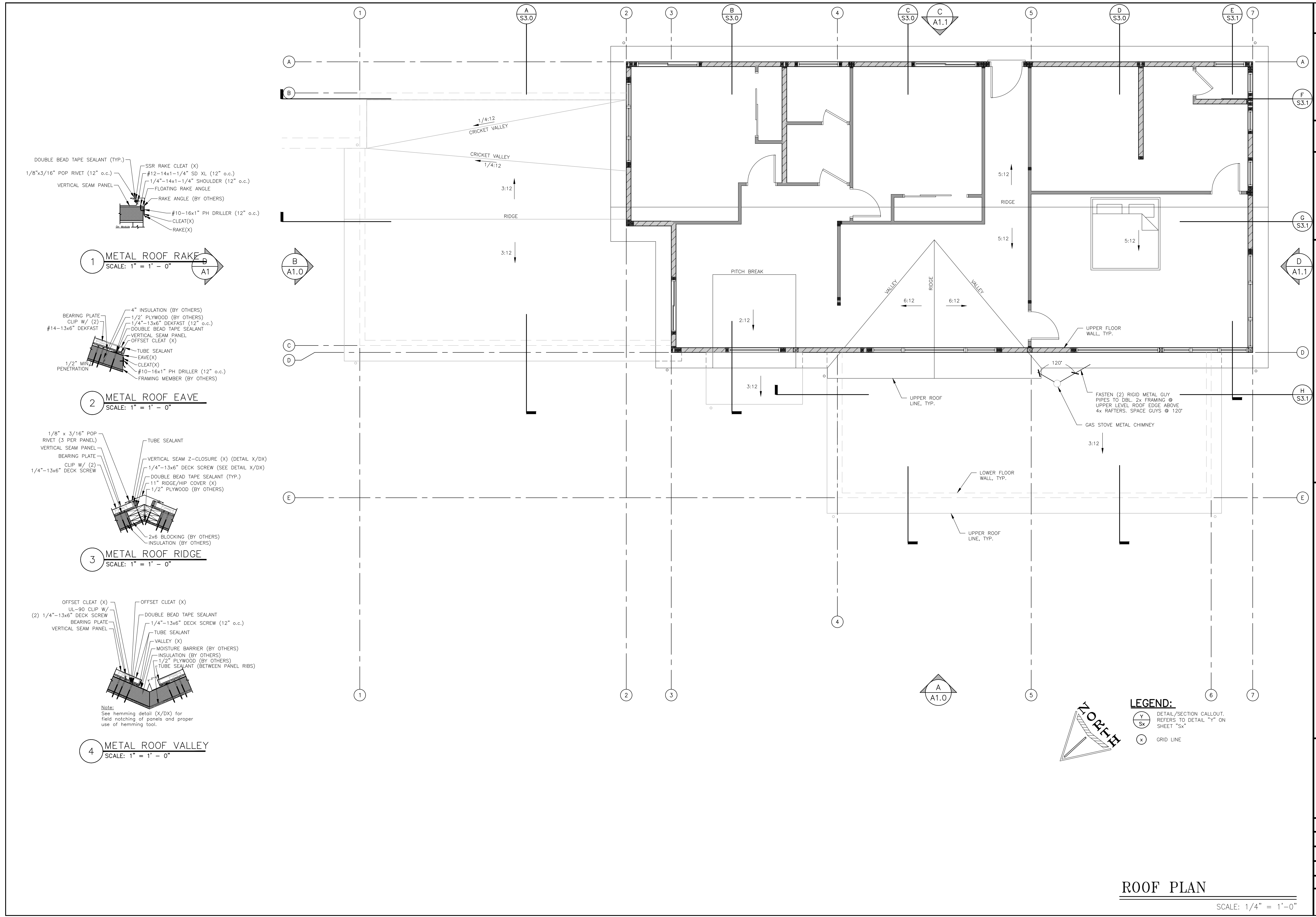
- (Y) DETAIL/SECTION CALLOUT, REFERS TO DETAIL "Y" ON SHEET "5x"
- (Sx) GRID LINE
- (X) GRID LINE
- (T) TEMPERED GLASS

**WALL LEGEND:**

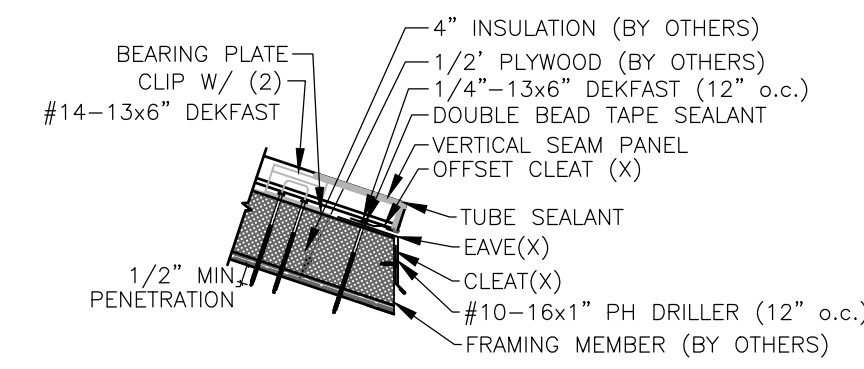
- 2x6 WALL @ 16" O.C.
- 2x4 WALL @ 16" O.C.



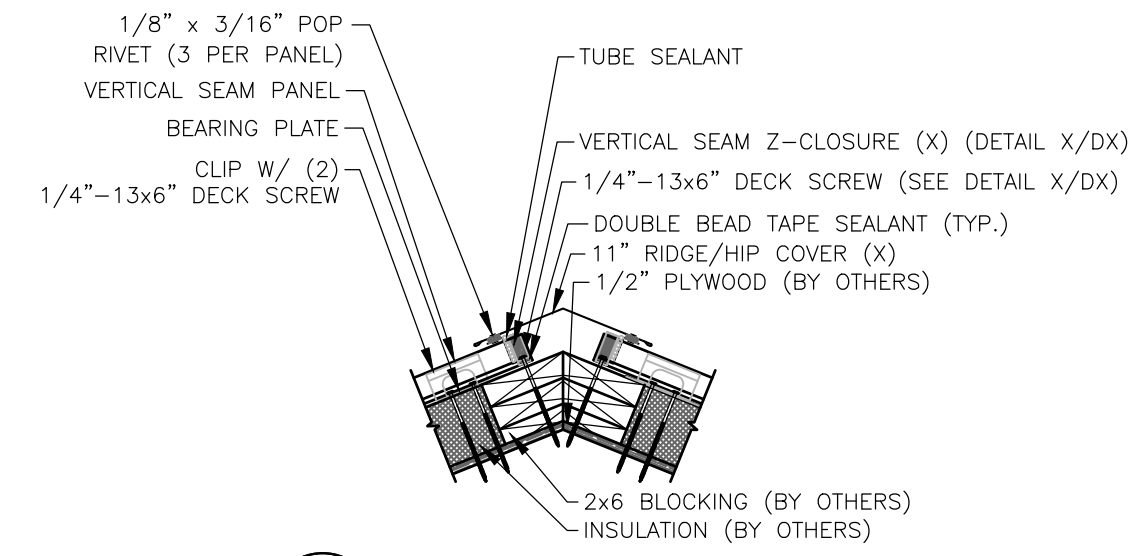
<p><b>DATE:</b> _____</p> <p><b>REV. NO.:</b> _____</p> <p><b>DATE:</b> _____</p> <p><b>REV. NO.:</b> _____</p> <p><b>DATE:</b> _____</p> <p><b>REV. NO.:</b> _____</p> <p><b>DATE:</b> _____</p> <p><b>REV. NO.:</b> _____</p> <p><b>DATE:</b> _____</p> <p><b>REV. NO.:</b> _____</p>	<p><b>THESE PLANS HAVE NOT BEEN PREPARED, PUBLISHED, OR OTHERWISE MADE AVAILABLE BY CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC. FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK. THE CLIENT'S USE OF THESE PLANS FOR ANY OTHER PROJECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE FACILITY WITHOUT THE WRITTEN CONSENT OF CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC. SHALL NOT BE CONSIDERED AN ENDORSEMENT OR DRAWING ON ANOTHER FACILITY OR FOR ANY OTHER PURPOSE.</b></p> <p style="text-align: center;"><b>CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC.</b></p> <p style="text-align: center;">536 Abrego St. Monterey, CA 93940 Phone: 831.760.9944 e-mail: jae@ccsceng.com www.ccsceng.com</p> <hr/> <p style="text-align: center;"><b>PELOVA &amp; BRADFORD</b></p> <p style="text-align: center;"><b>UPPER FLOOR PLAN</b></p> <hr/> <p style="text-align: center;"><b>103A SAN BENANCIO CANYON RD SALINAS, CA 93908 APN 416-251-018</b></p>
<p><b>JOB #:</b> 220701</p> <p><b>DESIGN BY:</b> JCC</p> <p><b>DRAWN BY:</b> JCC</p> <p><b>CHECKED BY:</b> JCC</p> <p><b>DATE:</b> 01/26/2024</p> <p><b>SHEET:</b> A2.1</p>	<p style="text-align: right;"><b>UPPER FLOOR PLAN</b></p> <p style="text-align: right;">SCALE: 1/4" = 1'-0"</p>



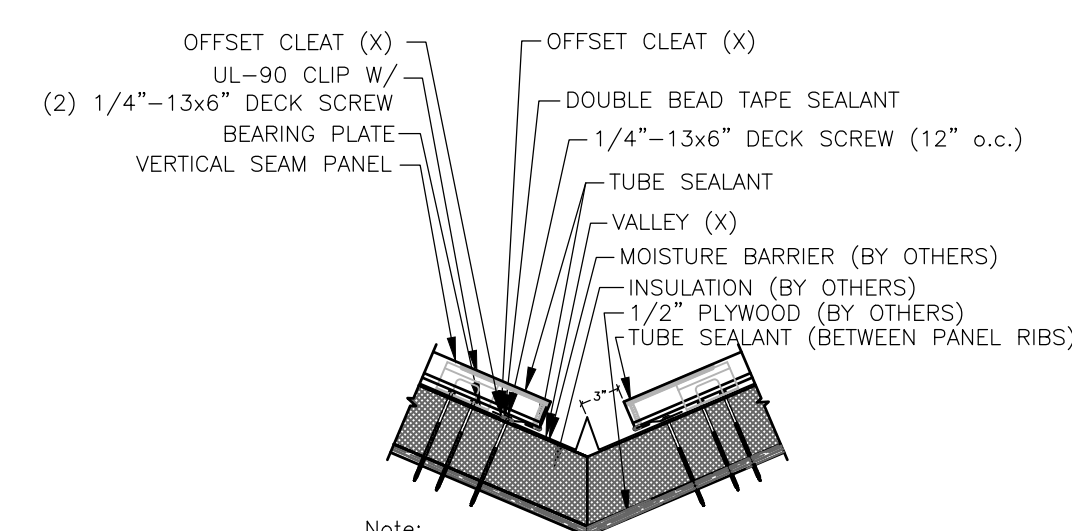
**1 METAL ROOF RAKE**  
SCALE: 1" = 1' - 0"



**2 METAL ROOF EAVE**  
SCALE: 1" = 1' - 0"



**3 METAL ROOF RIDGE**  
SCALE: 1" = 1' - 0"



**4 METAL ROOF VALLEY**  
SCALE: 1" = 1' - 0"

**LEGEND:**

- (Y) DETAIL/SECTION CALLOUT, REFERS TO DETAIL "Y" ON SHEET "5x"
- (Sx) REFERS TO DETAIL "Y" ON SHEET "5x"
- (X) GRID LINE

Date						
Rev. No.	1	2	3	4	5	6
This drawing has not been published, but rather has been prepared by Central Coast Civil & Structural Engineering, Inc. for use by the client named in the title block. The client is responsible for the construction, operation, and maintenance of the facility. Central Coast Civil & Structural Engineering, Inc. shall not be liable for any other purpose.						
<b>CENTRAL COAST CIVIL &amp; STRUCTURAL ENGINEERING, INC.</b>						
536 Abrego St. Monterey, CA 93940 Phone: 831.760.9344 e-mail: jcc@cccsceng.com www.cccsceng.com						
<b>PELOVO &amp; BRADFORD</b>						
<b>ROOF PLAN</b>						
103A SAN BENANCIO CANYON RD SALINAS, CA 93908 APN 416-251-018						
JOB # 220701						
DESIGN BY: JCC						
DRAWN BY: JCC						
CHECKED BY: JCC						
DATE: 01/26/2024						
SHEET: <b>A3</b>						

**ROOF PLAN**  
SCALE: 1/4" = 1'-0"





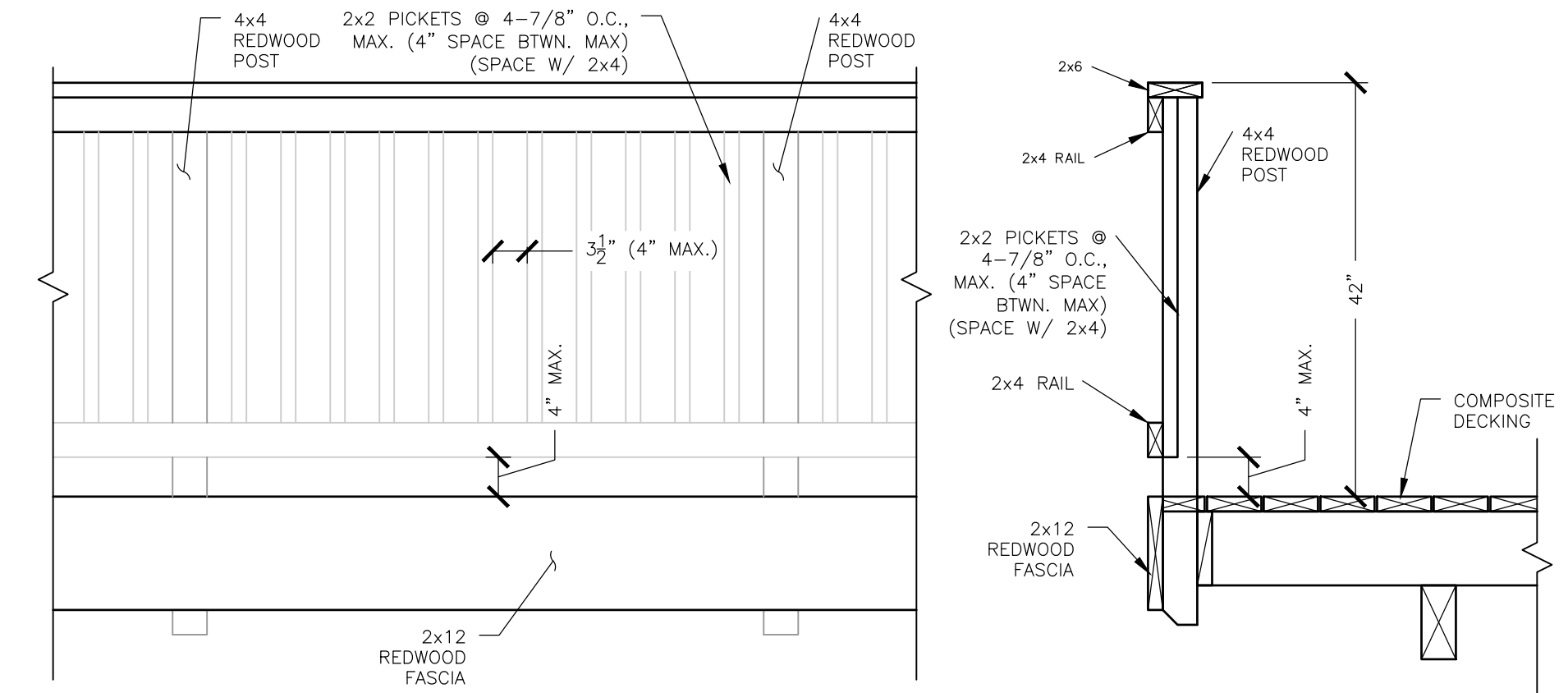
12" KICHLER 2 OUTDOOR WALL SCONCE LIGHT  
MODEL: 9244BK

8 EXTERIOR ENTRY LIGHTING  
SCALE: NTS

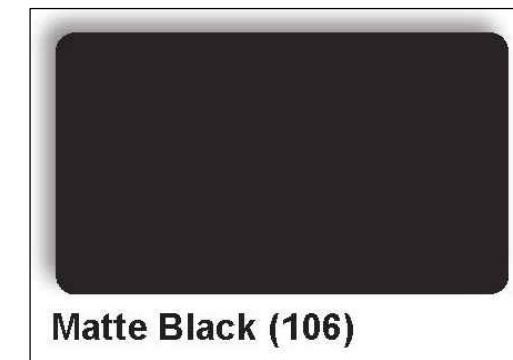


(2) HEAD OUTDOOR LED FLOOD LIGHT

7 EXTERIOR FLOOD LIGHT  
SCALE: NTS

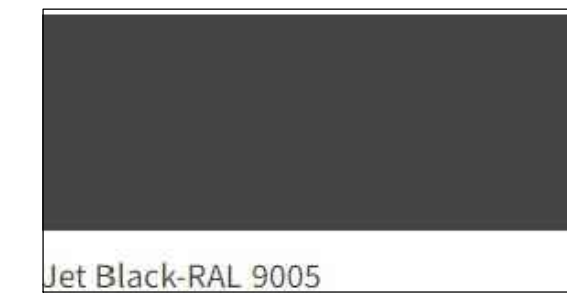


3 DECK GUARD RAIL  
SCALE: NTS

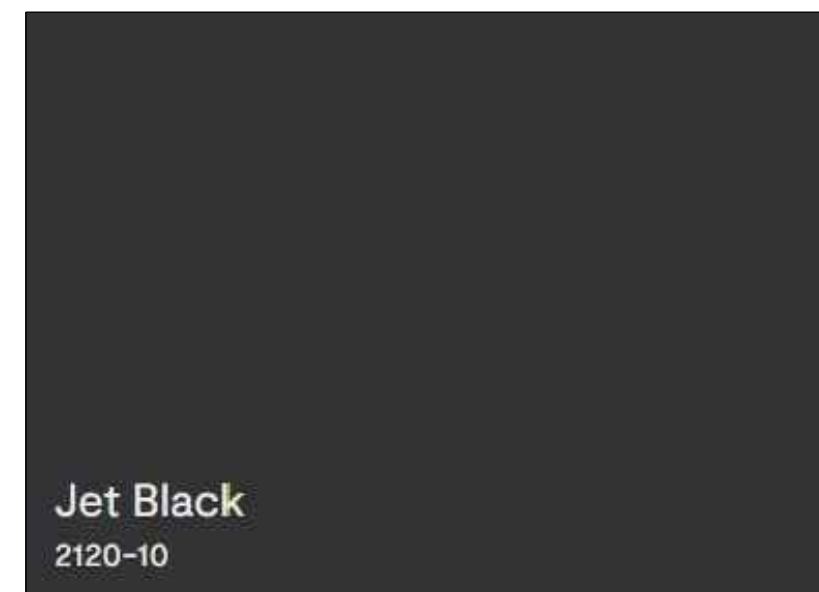


Matte Black (106)

6 METAL SALES MFG. CO. RAISED SEAM METAL ROOF  
SCALE: NTS



Jet Black-RAL 9005



Jet Black  
2120-10

5 BENJAMIN MOORE — JET BLACK EXTERIOR TRIM COLOR  
SCALE: NTS



4 JAMES HARDIE — ARCTIC WHITE EXTERIOR SIDING COLOR  
SCALE: NTS



2 NANAWALL FOLDING GLASS WALL — NW ALUMINUM 640  
SCALE: NTS



1 HARDIEPANEL VERTICAL SIDING: CEDARMILL — BOARD-AND-BATTEN  
SCALE: NTS

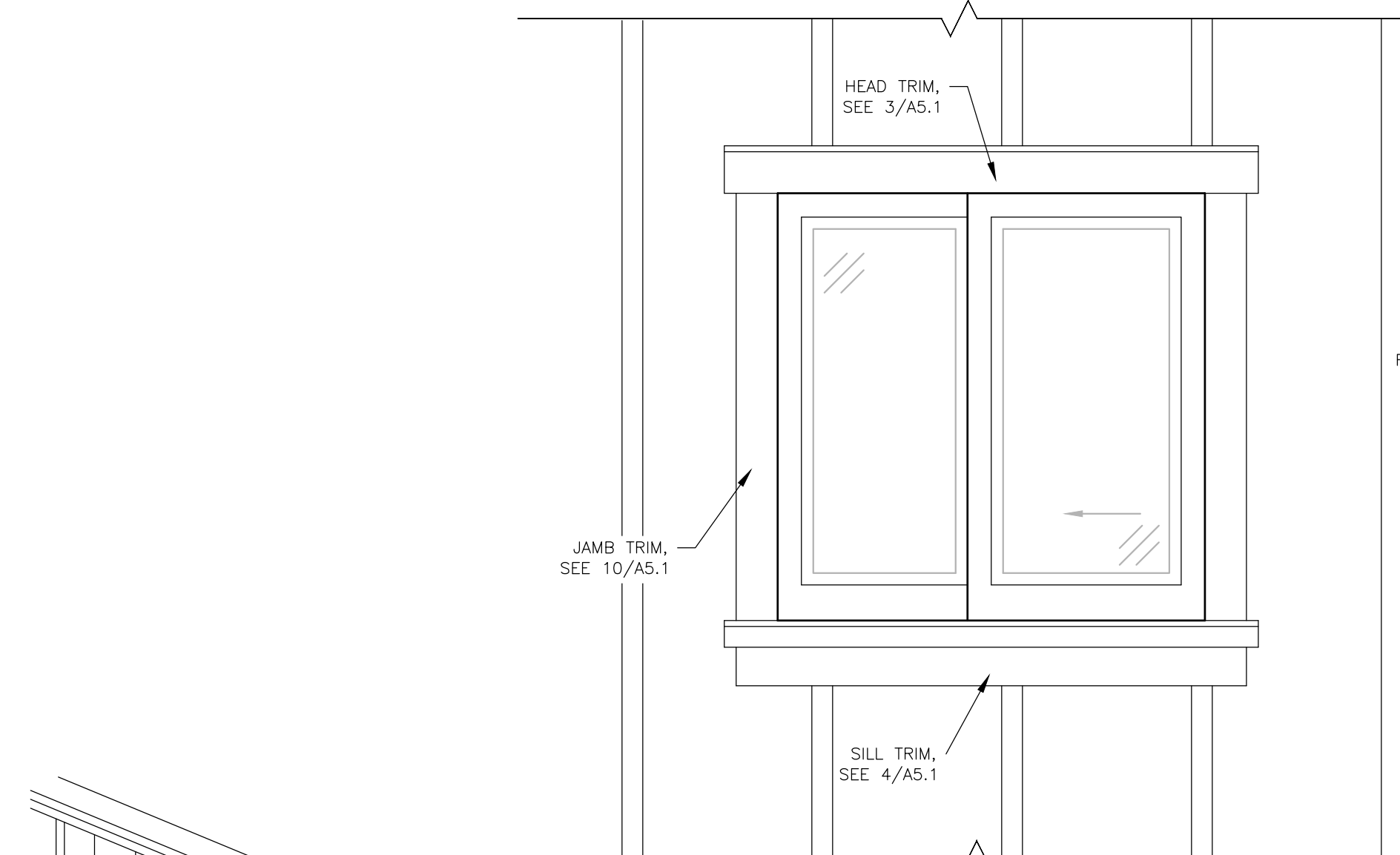
Rev. No.	Date
1	
2	
3	
4	
5	
6	

This drawing has not been prepared, published, or otherwise prepared, by Central Coast Civil & Structural Engineering, Inc. for use by the client named in the title block, construction, operation, and maintenance of the facility. Central Coast Civil & Structural Engineering, Inc. shall not be liable for any other purpose.

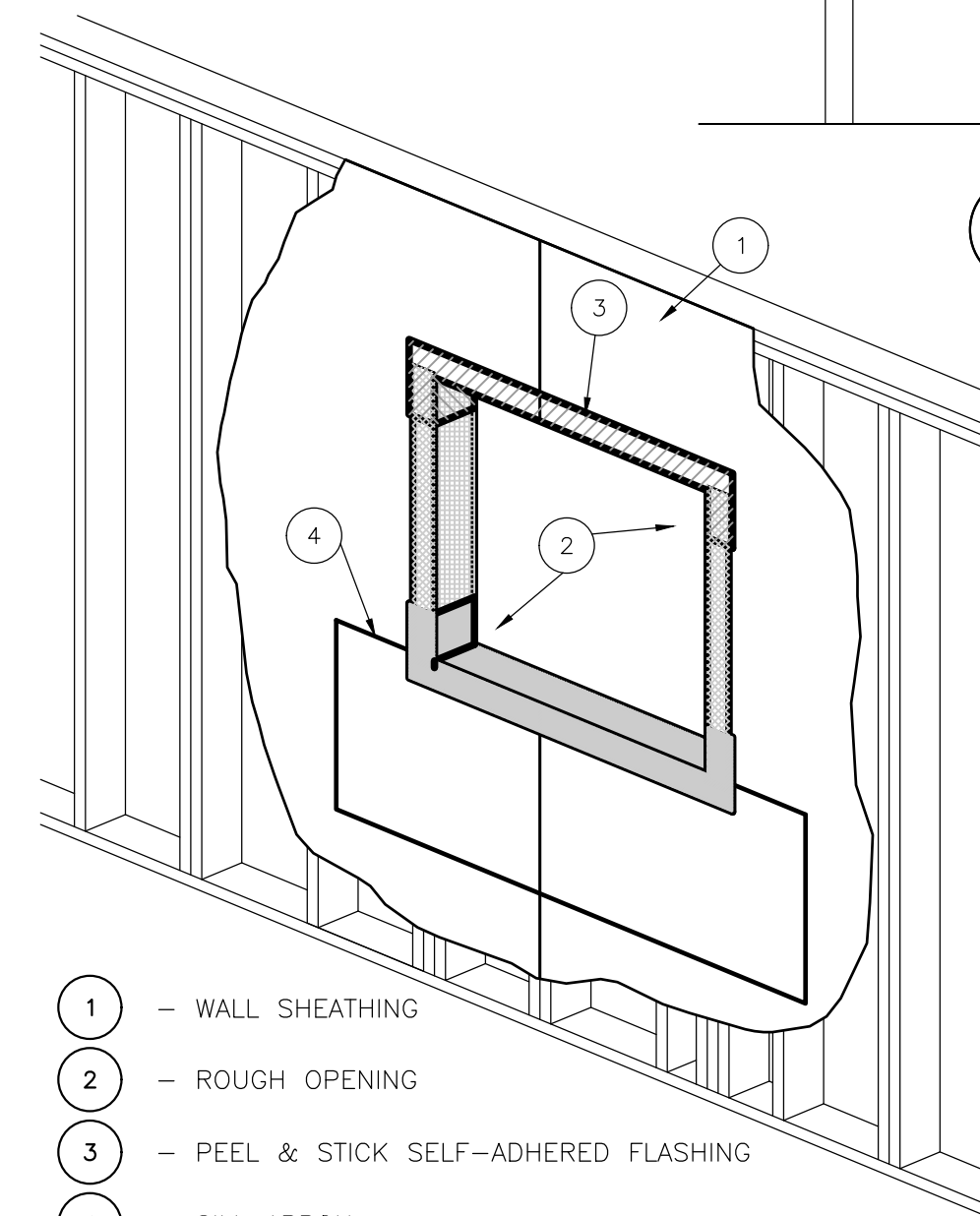
**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@cccseng.com  
www.cccseng.com

PELLOVA & BRADFORD  
BUILDING DESIGN  
DETAILS  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	A4.0

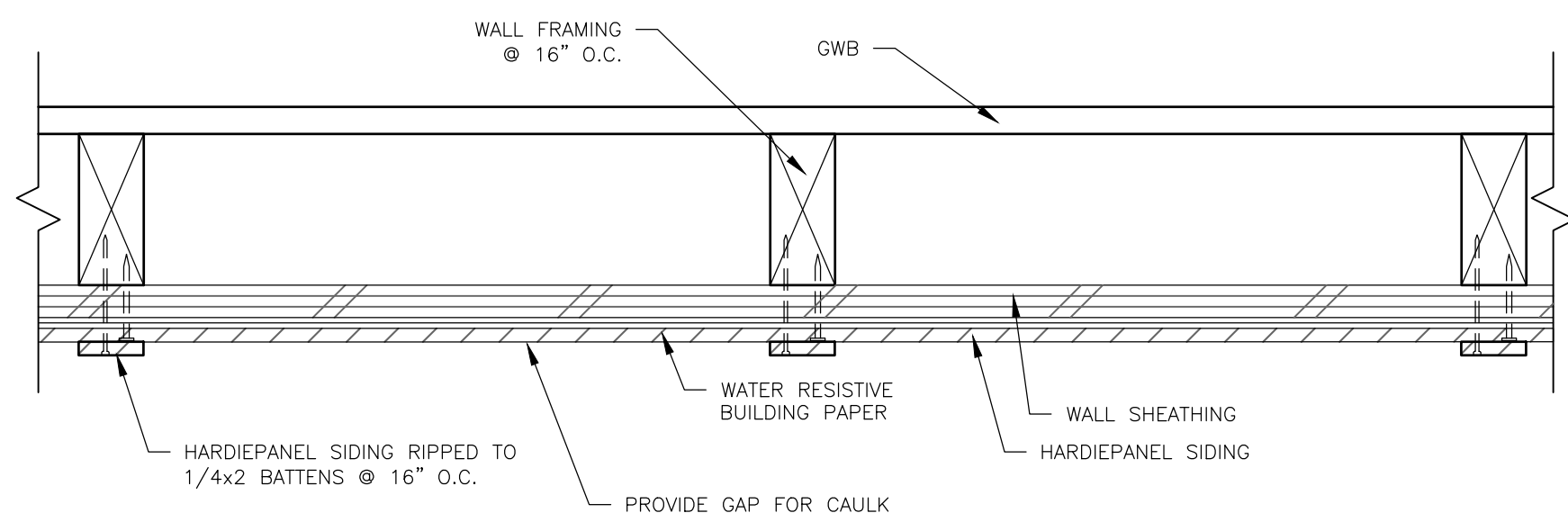


**A WINDOW/DOOR TRIM DETAIL**  
SCALE: 1" = 1' - 0"

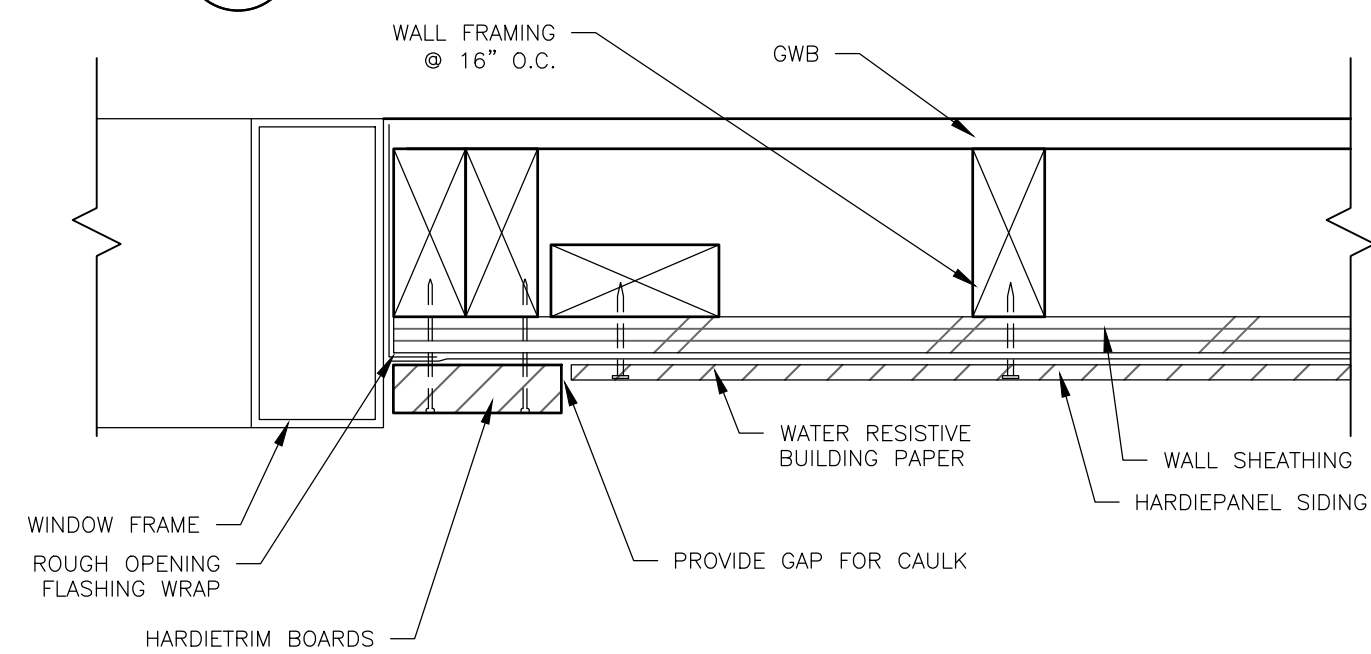


NOTES:  
1. APPLY SILL PAN FLASHING TO ROUGH OPENING W/ BUILDING PAPER APRON  
2. APPLY JAMB FLASHING  
3. APPLY HEAD FLASHING

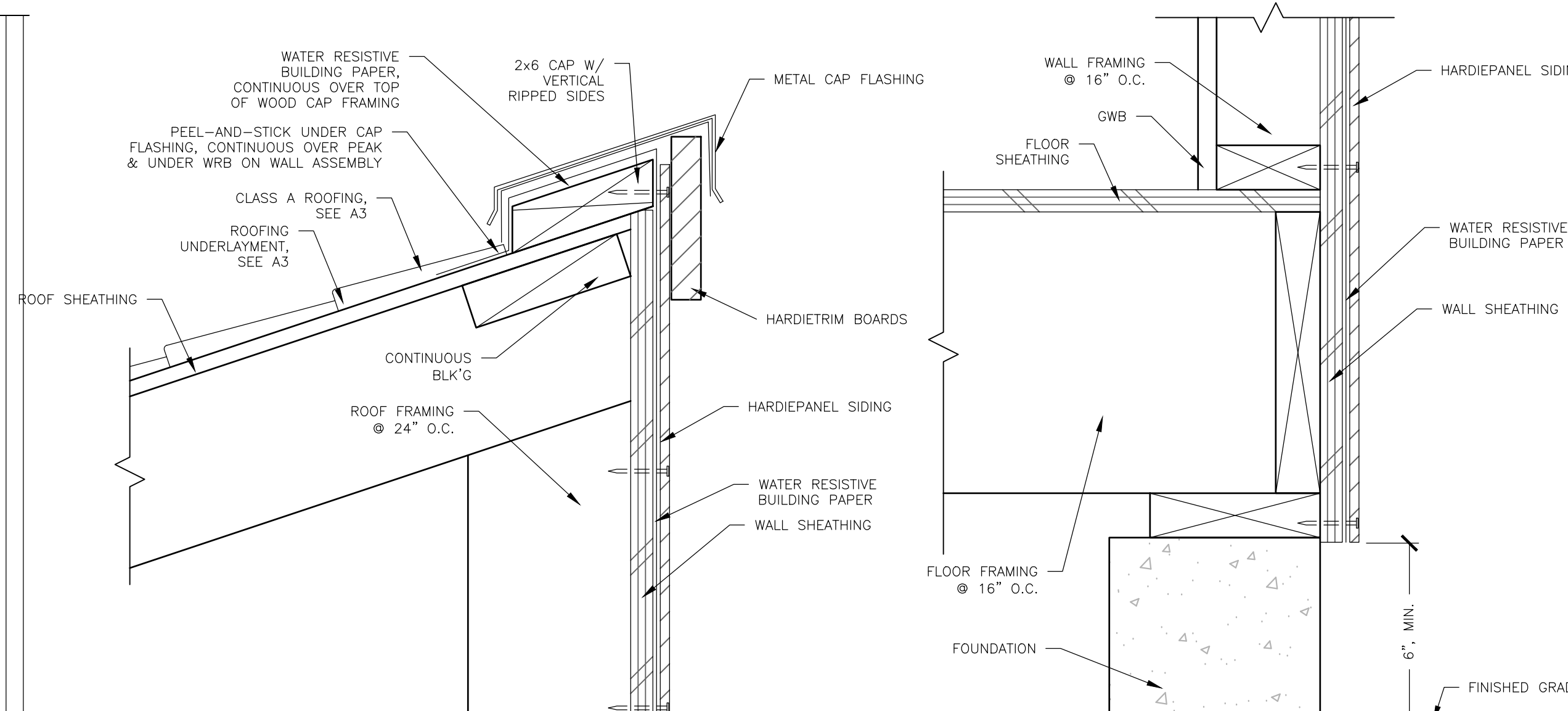
**11 WINDOW WRAP DETAIL**  
SCALE: NTS



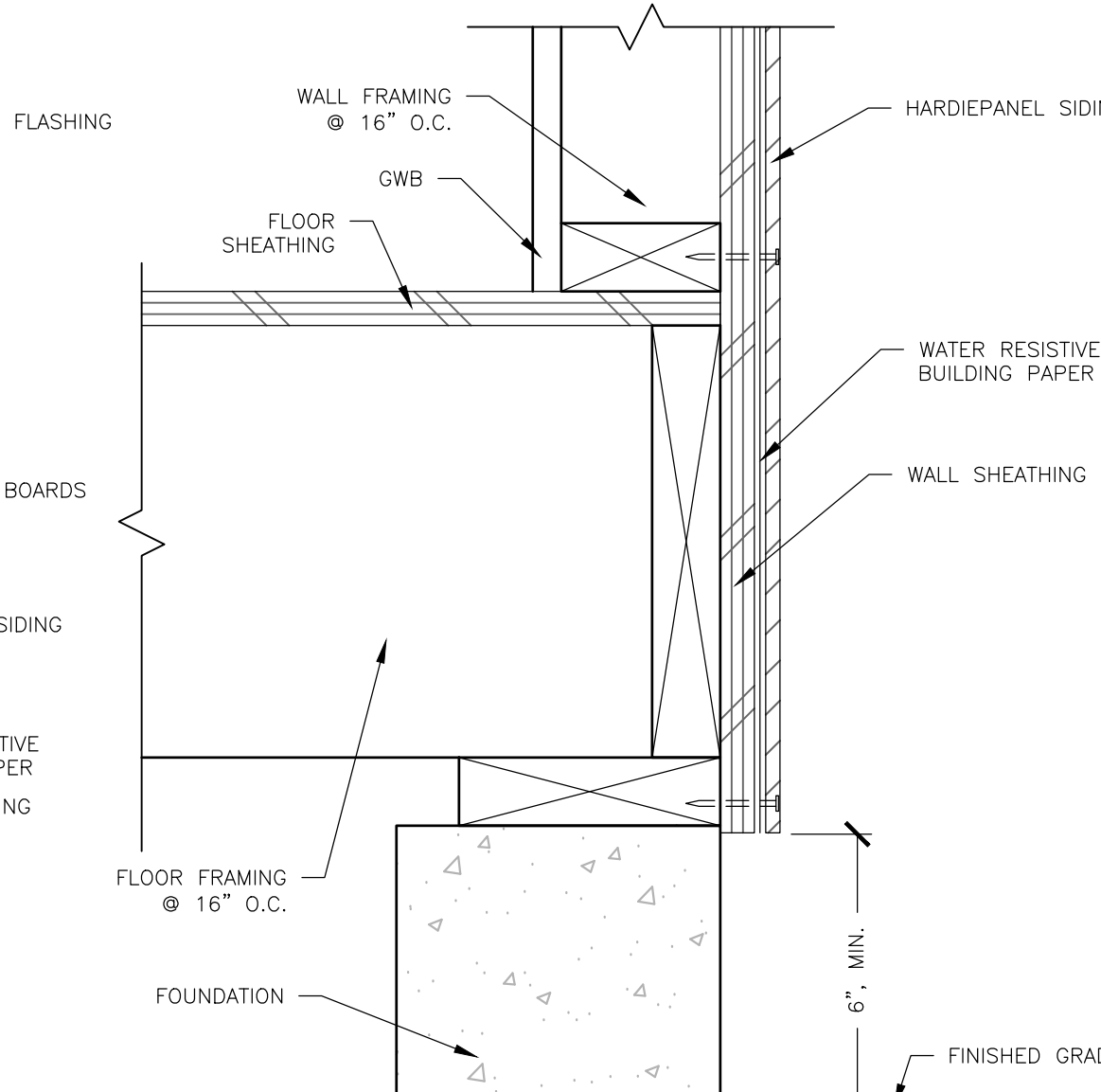
**10 EXTERIOR SIDING - BATTENS**  
SCALE: 3" = 1' - 0"



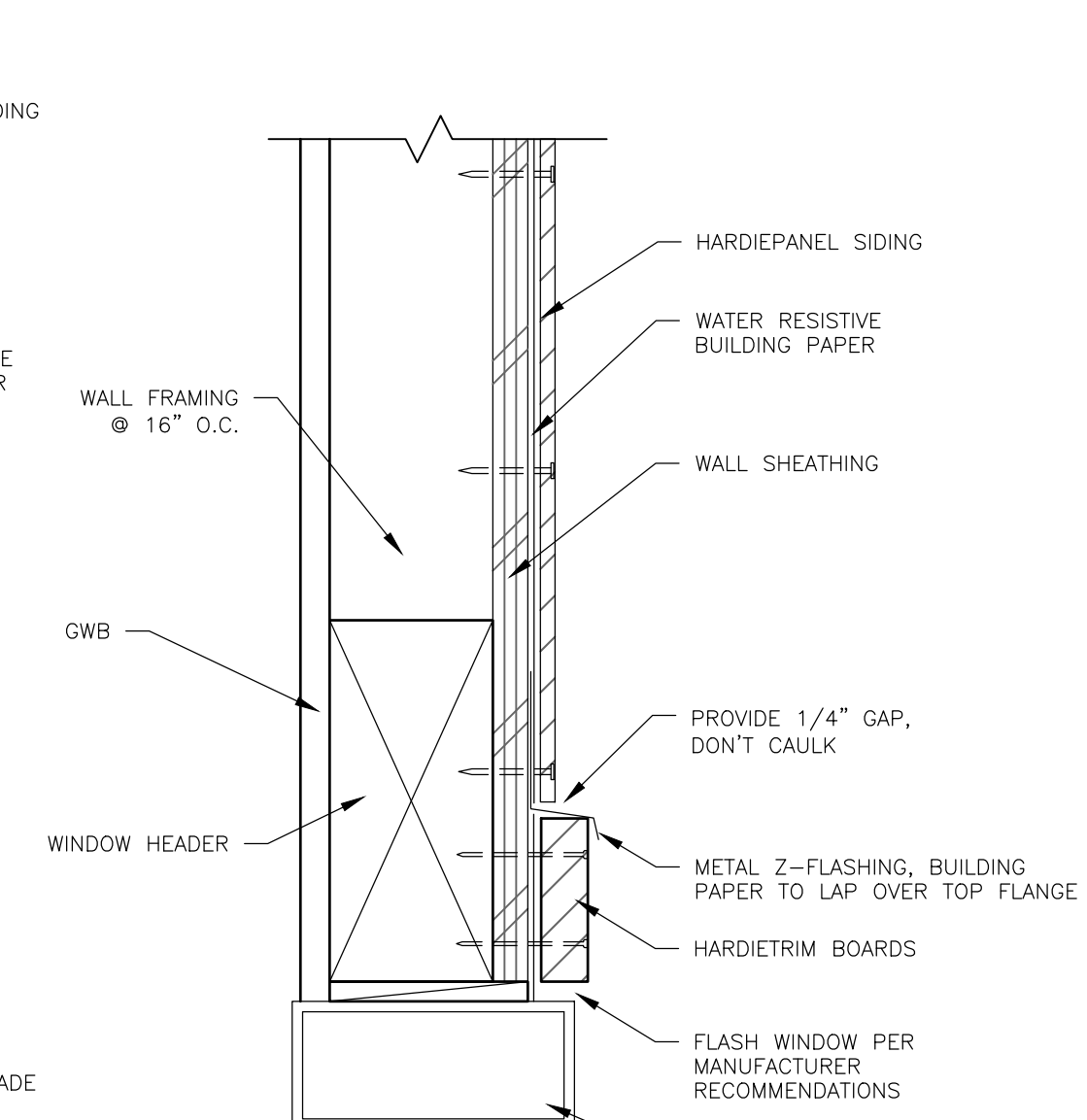
**9 EXTERIOR SIDING - WINDOW/DOOR JAMB**  
SCALE: 3" = 1' - 0"



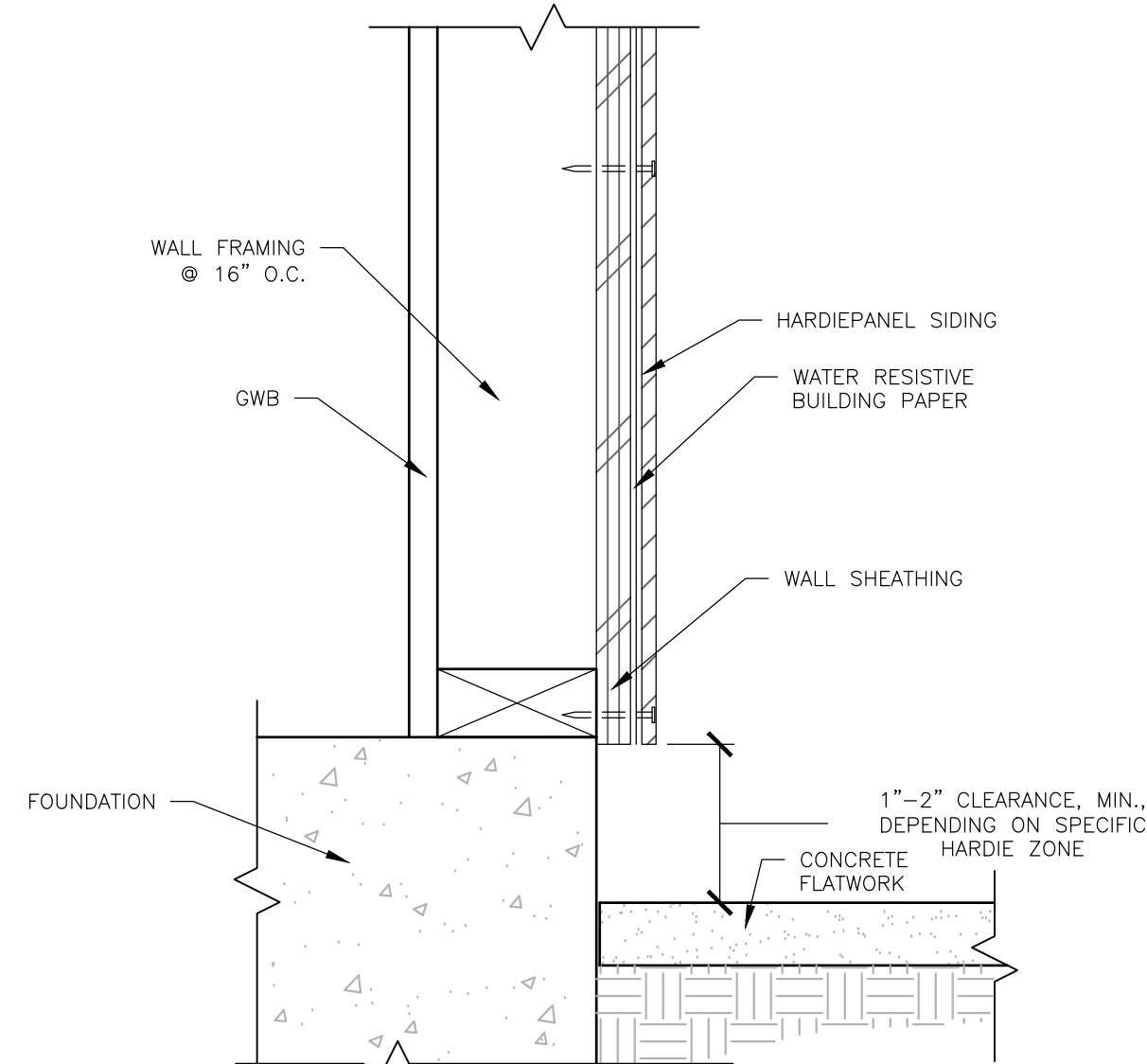
**13 MONO-PITCH ROOF PEAK**  
SCALE: 3" = 1' - 0"



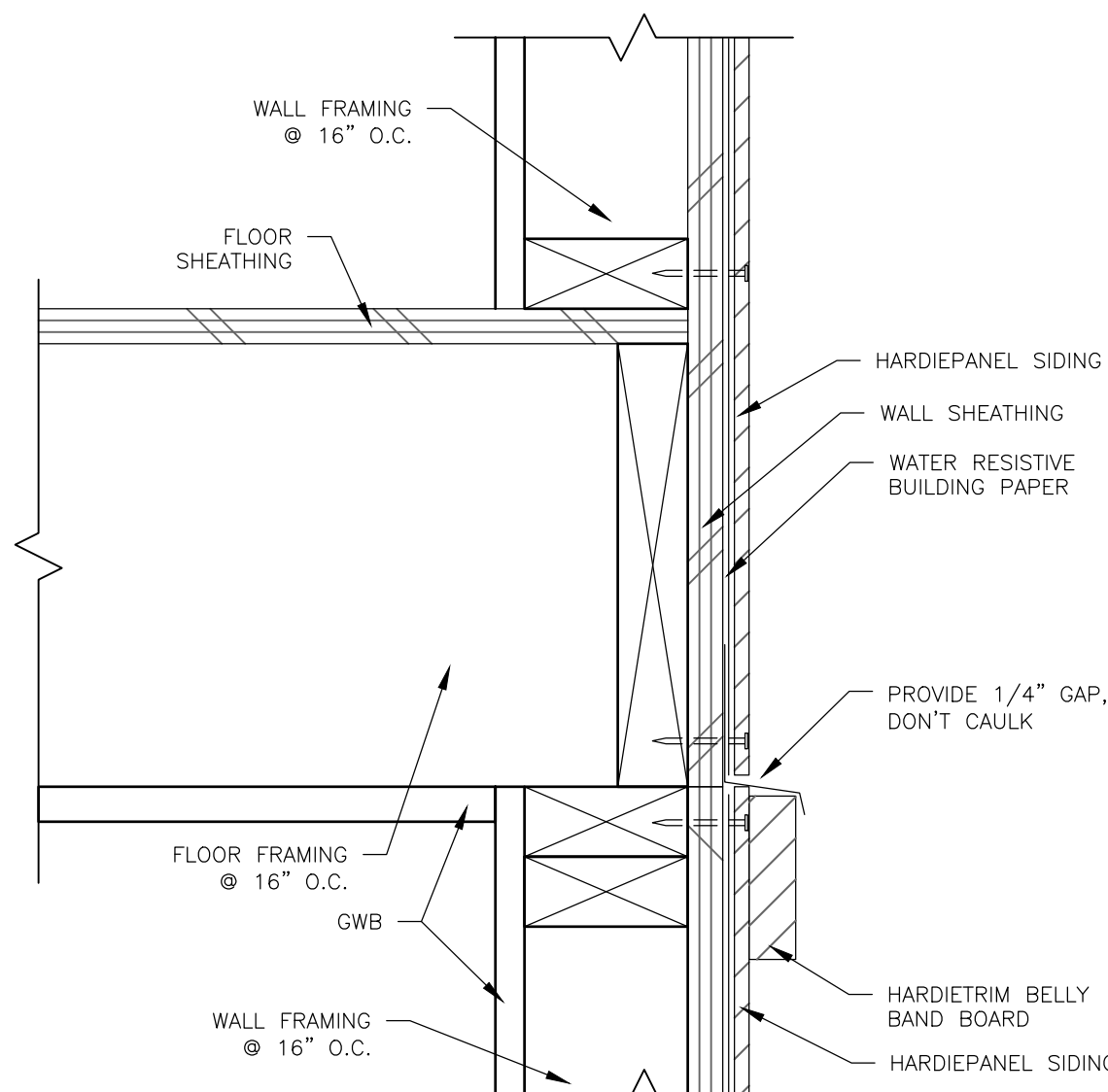
**6 EXTERIOR SIDING - GRADE CLEARANCE**  
SCALE: 3" = 1' - 0"



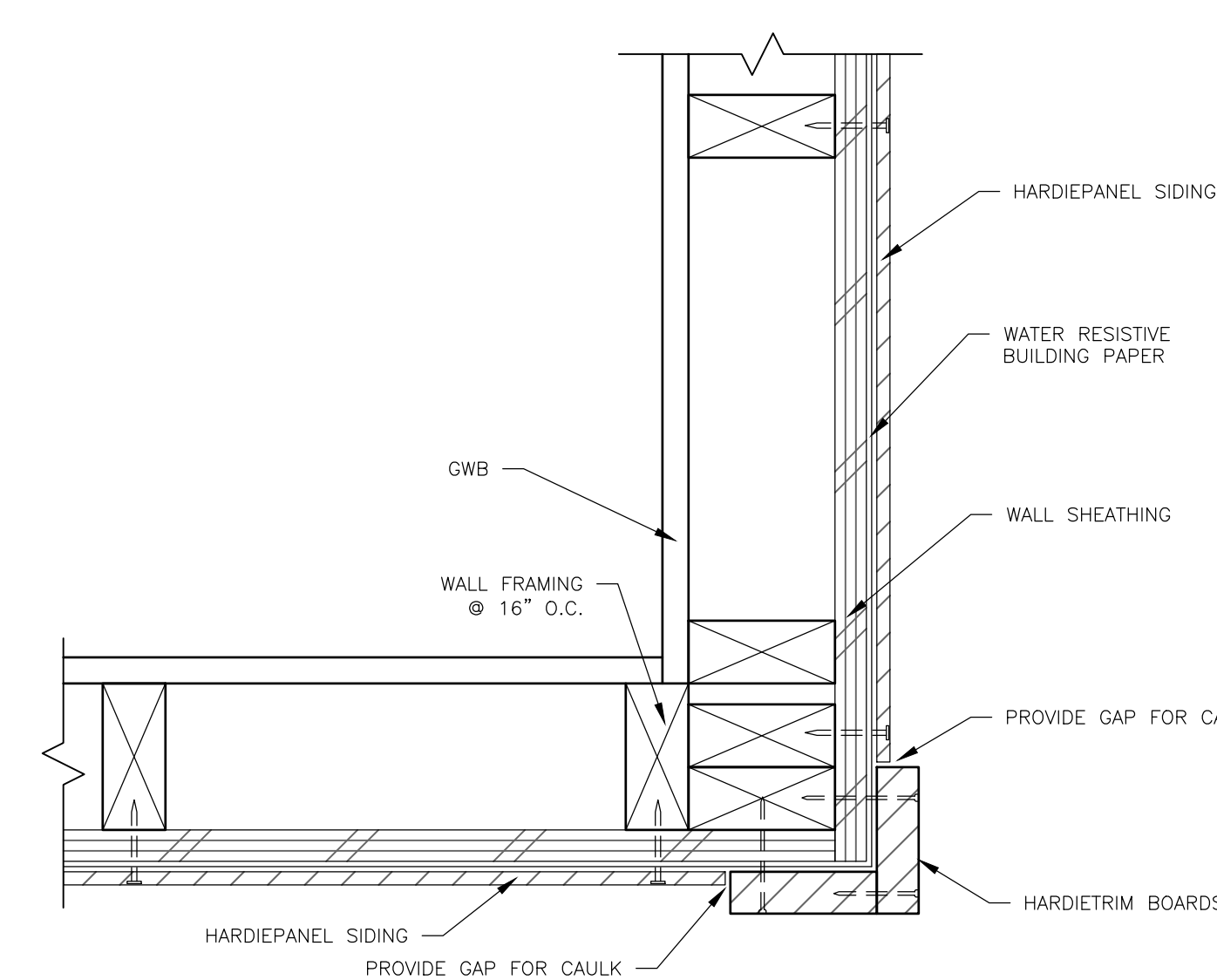
**3 EXTERIOR SIDING - WINDOW/DOOR HEAD**  
SCALE: 3" = 1' - 0"



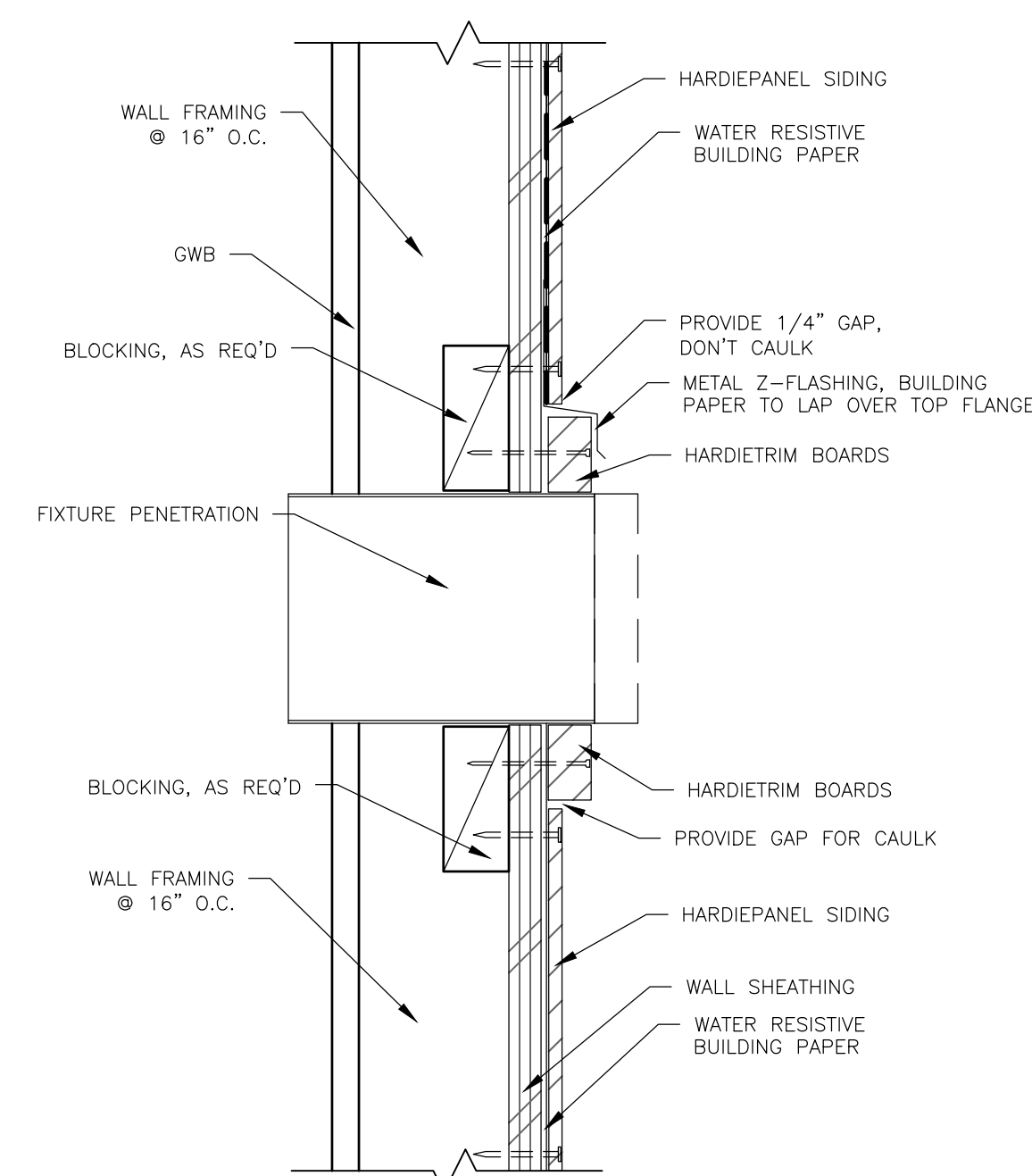
**8 EXTERIOR SIDING - CLEARANCE AT HARDSCAPE**  
SCALE: 3" = 1' - 0"



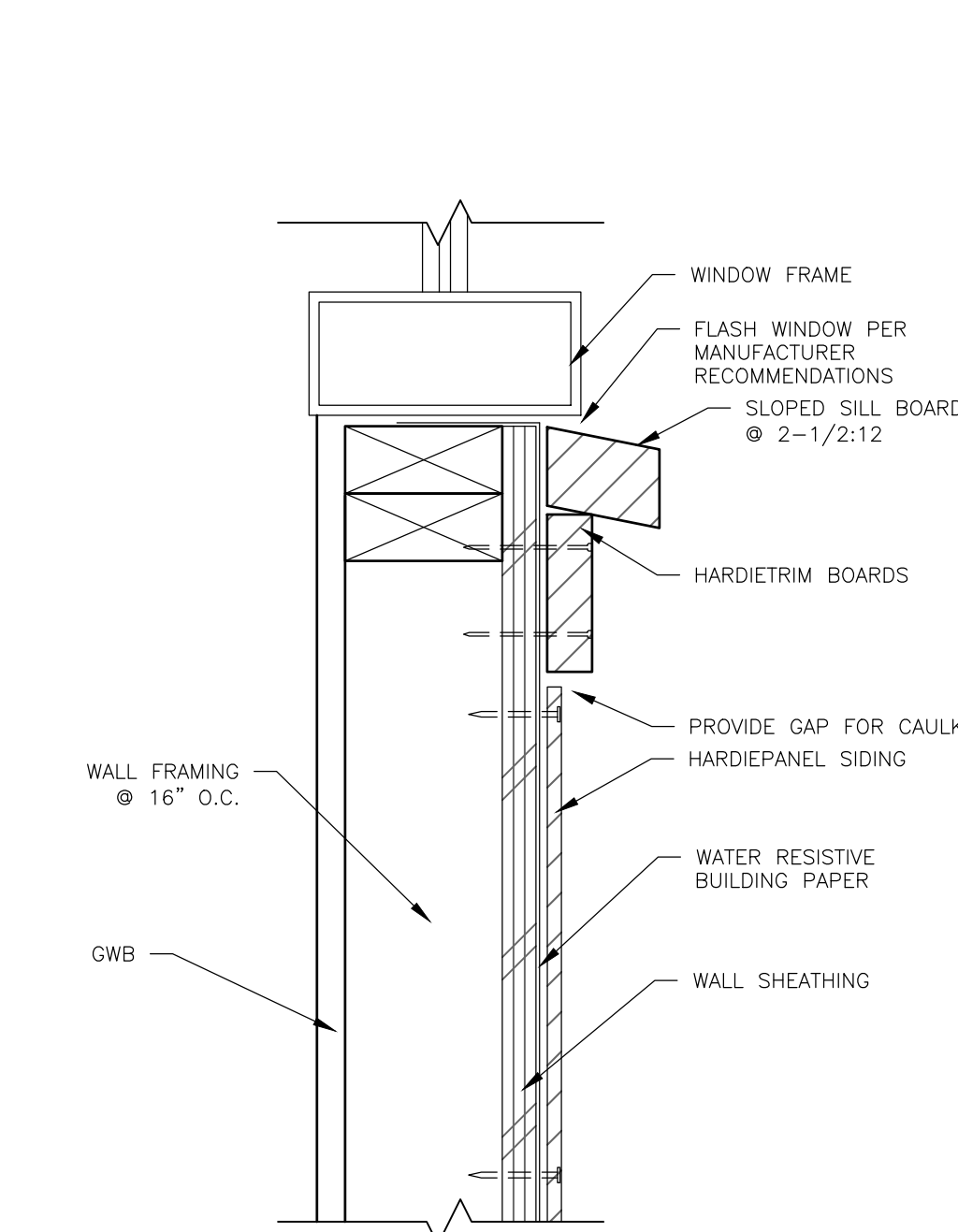
**5 EXTERIOR SIDING - BELLY BAND SECTION**  
SCALE: 3" = 1' - 0"



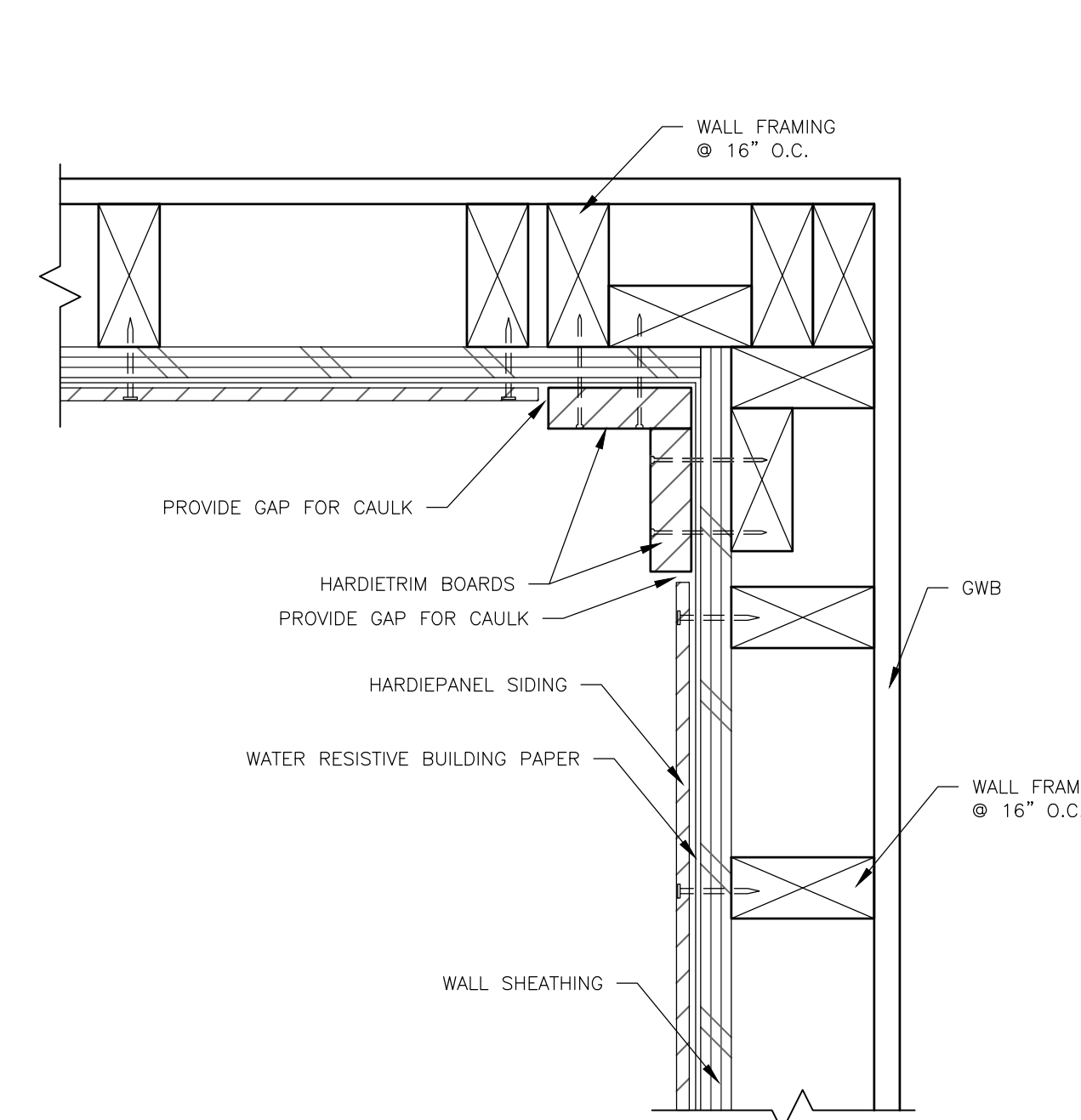
**2 EXTERIOR SIDING - OUTSIDE CORNER**  
SCALE: 3" = 1' - 0"



**7 EXTERIOR SIDING - PENETRATION**  
SCALE: 3" = 1' - 0"



**4 EXTERIOR SIDING - WINDOW SILL**  
SCALE: 3" = 1' - 0"



**1 EXTERIOR SIDING - INSIDE CORNER**  
SCALE: 3" = 1' - 0"

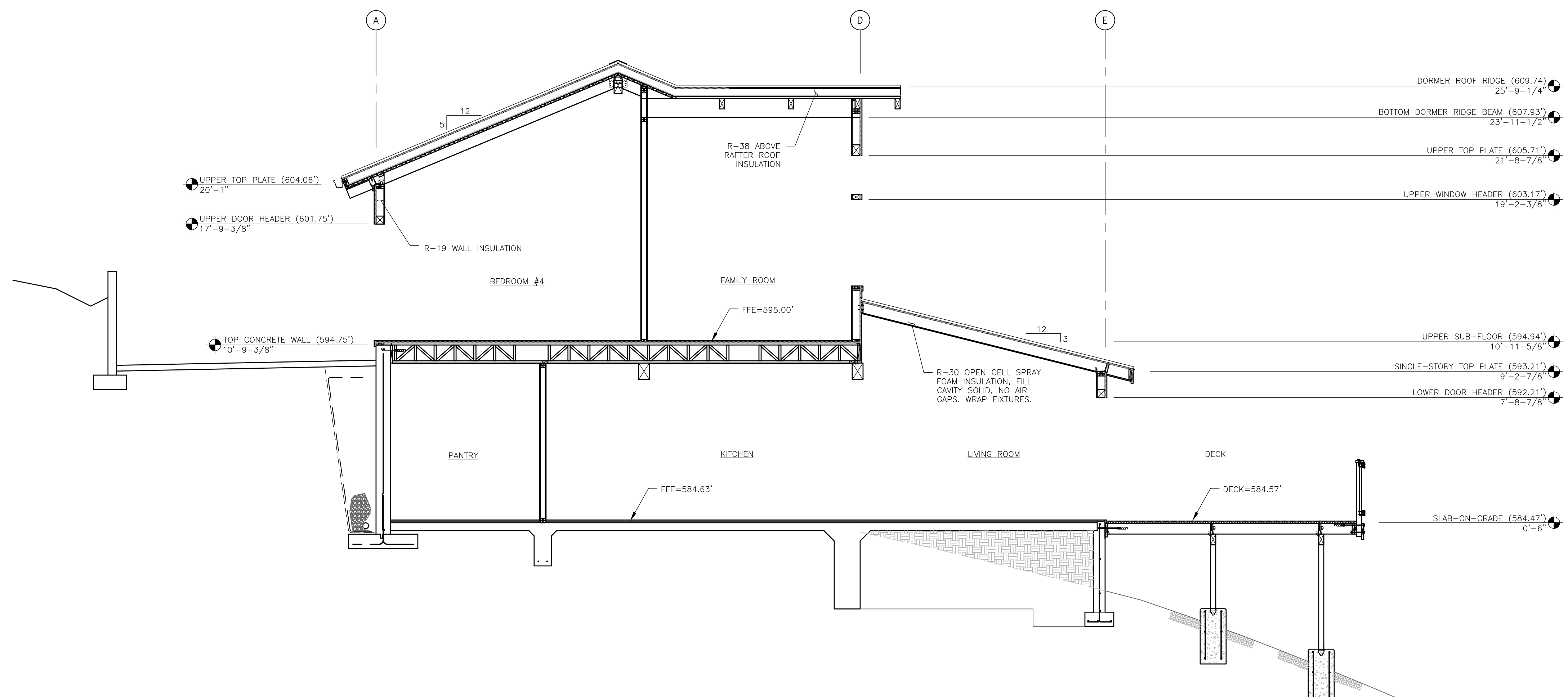
Rev. No.	Date
1	
2	
3	
4	
5	
6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@ccseng.com  
www.ccseng.com

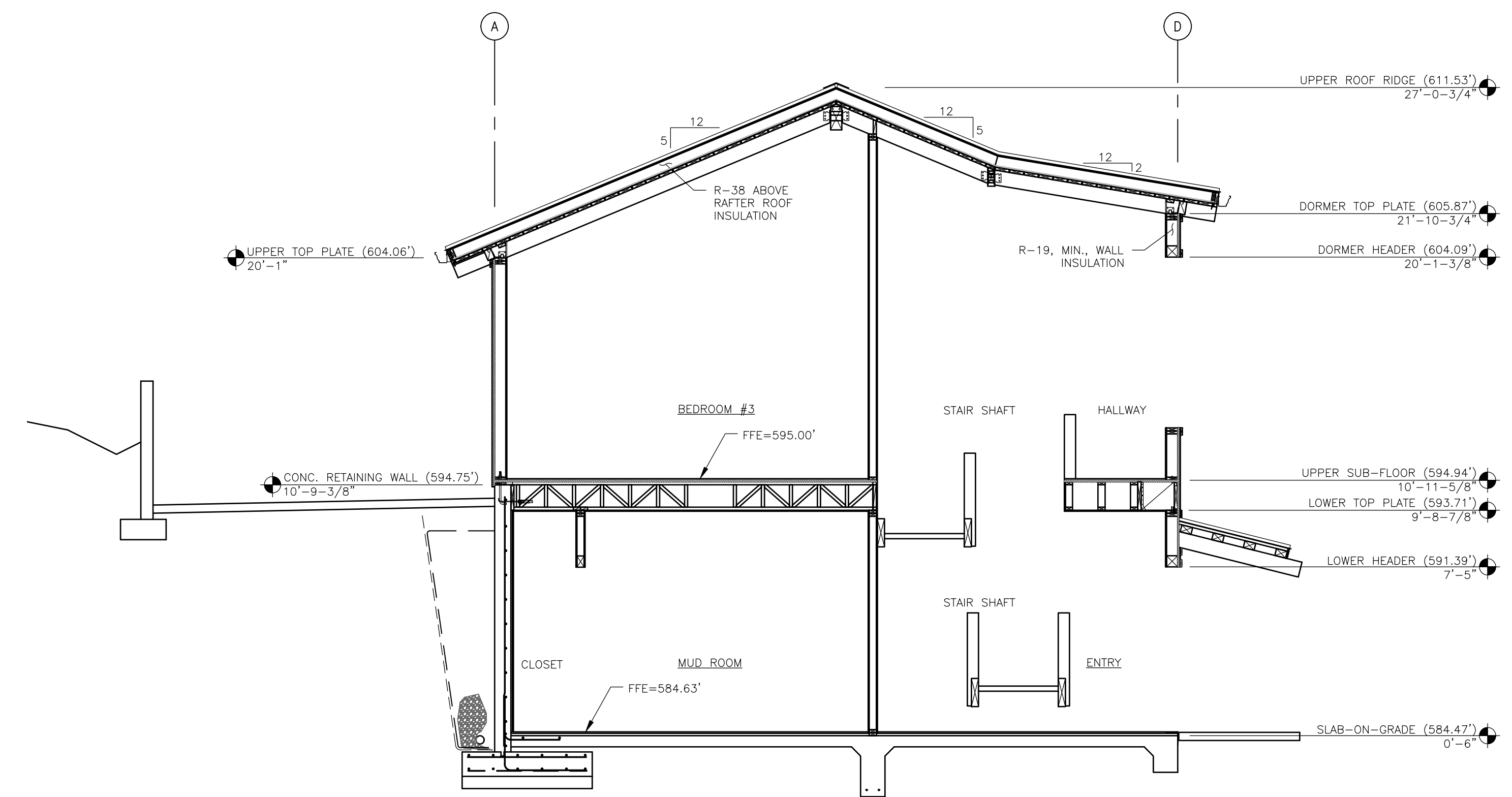
**PELOVA & BRADFORD**  
BUILDING DESIGN  
DETAILS  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	A4.1

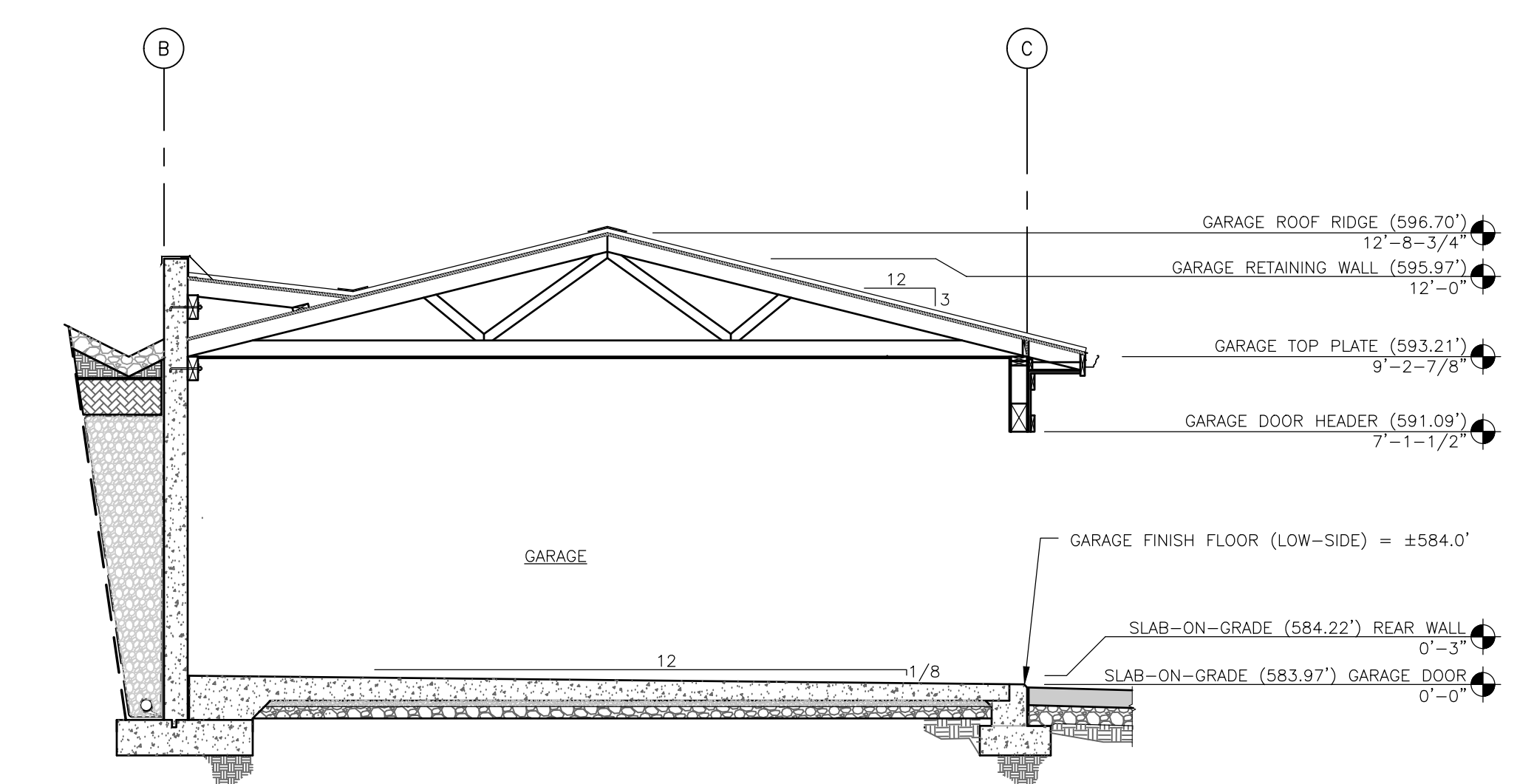




**C** TRANSVERSE SECTION  
SCALE: 1/4" = 1'-0"



**B** TRANSVERSE SECTION  
SCALE: 1/4" = 1'-0"



**A** TRANSVERSE SECTION  
SCALE: 1/4" = 1'-0"

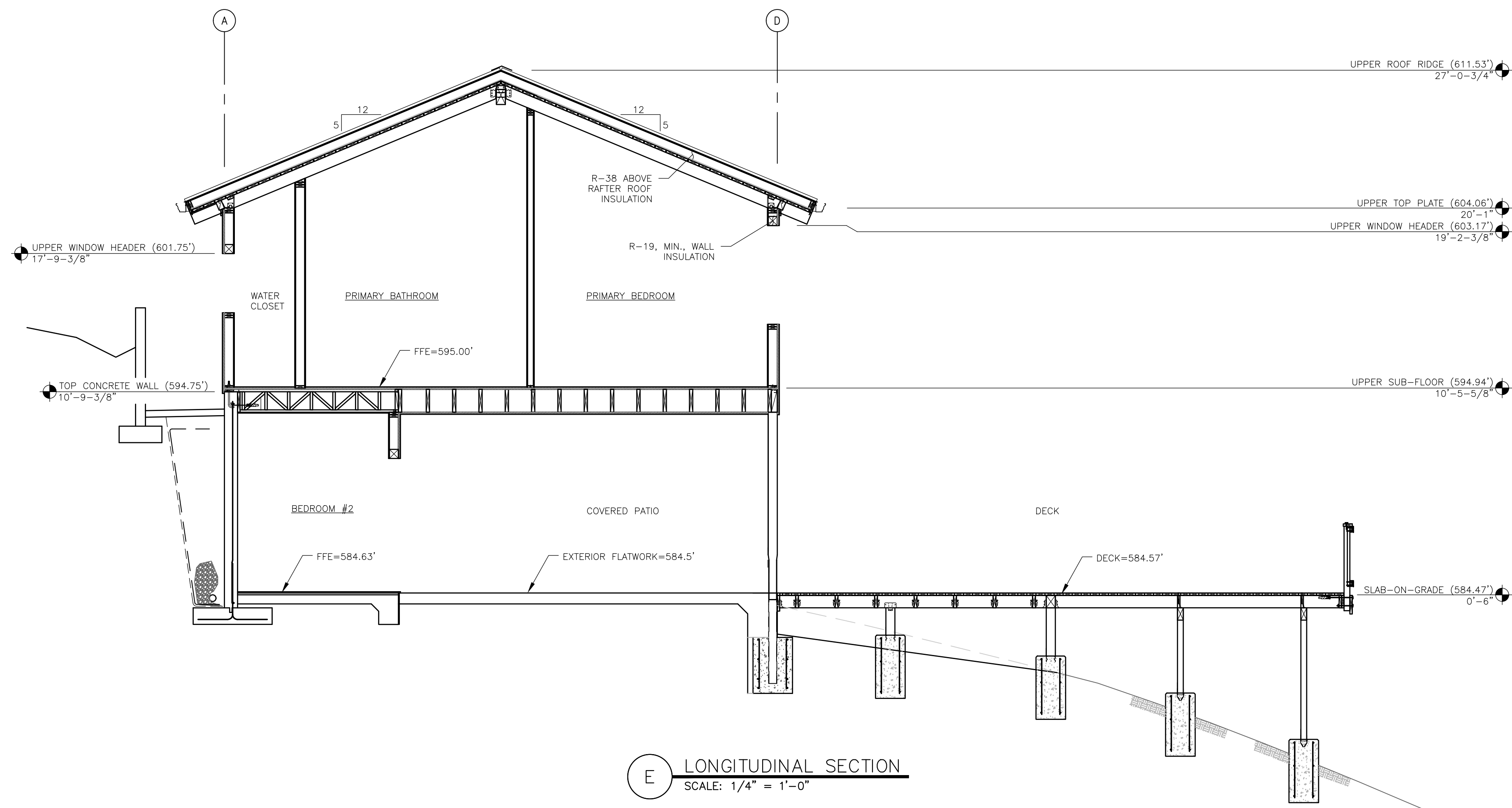
Rev. No.	Date
1	
2	
3	
4	
5	
6	

This drawing has not been prepared, published, or otherwise prepared, by Central Coast Civil & Structural Engineering, Inc. for use by the client named in the title block, construction, operation, and maintenance of the facility. Central Coast Civil & Structural Engineering, Inc. shall not be liable for any other purpose.

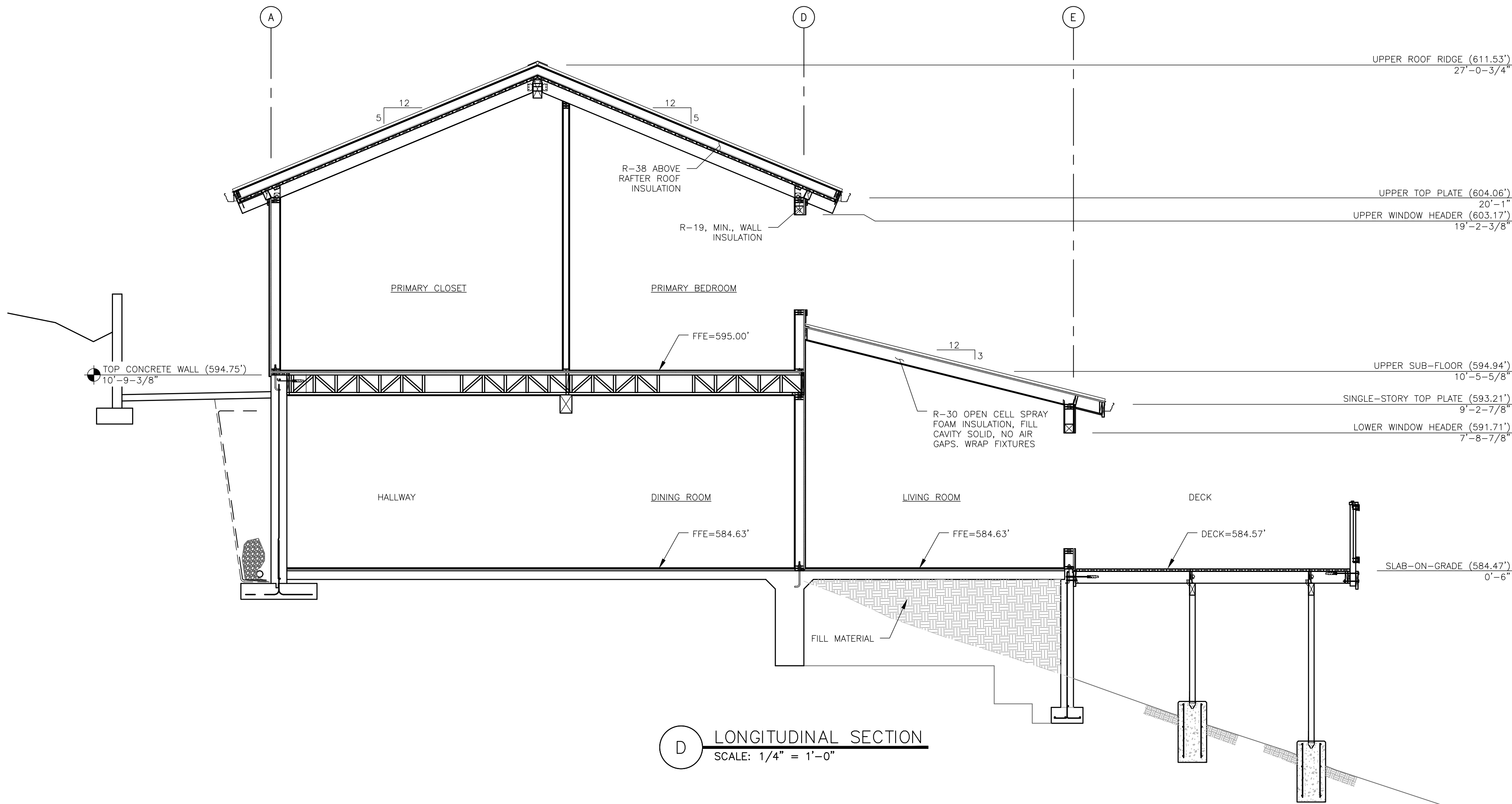
**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
 536 Abrego St., Monterey, CA 93940  
 Phone: 831.760.9944  
 e-mail: jcc@cccseng.com  
 www.cccseng.com

PELIOVA & BRADFORD  
**STRUCTURAL SECTIONS**  
 103A SAN BENANCIO CANYON RD  
 SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	S3.0



**E** LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"



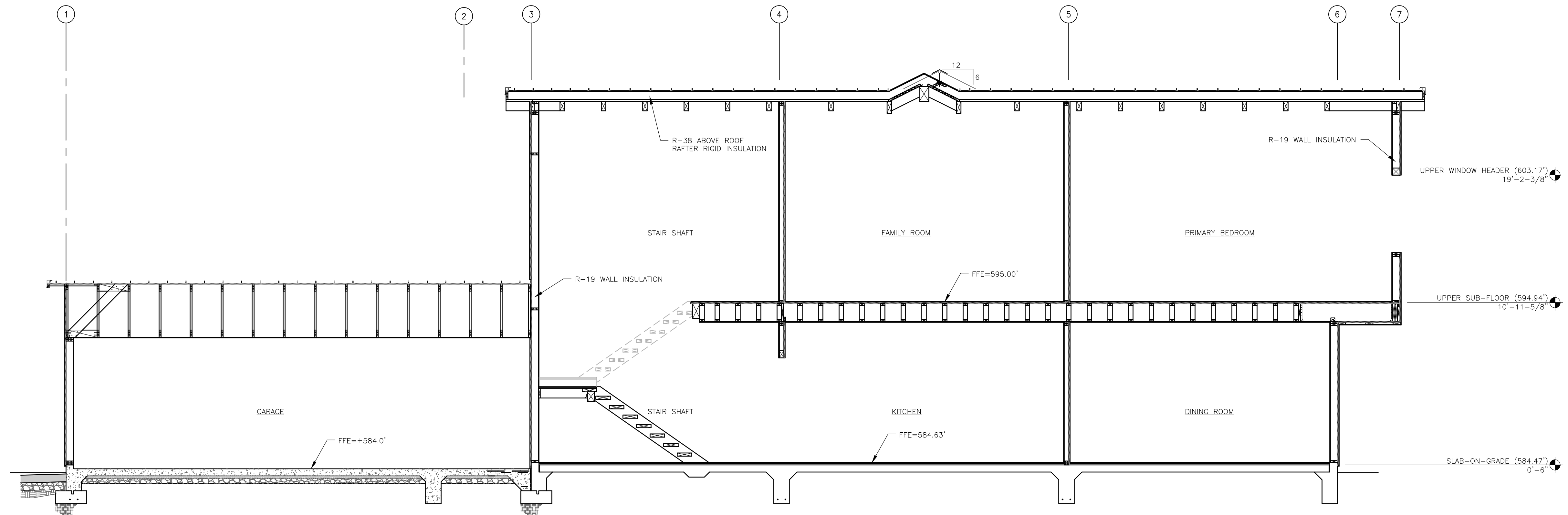
**D** LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"

Rev. No.	Date
1	
2	
3	
4	
5	
6	

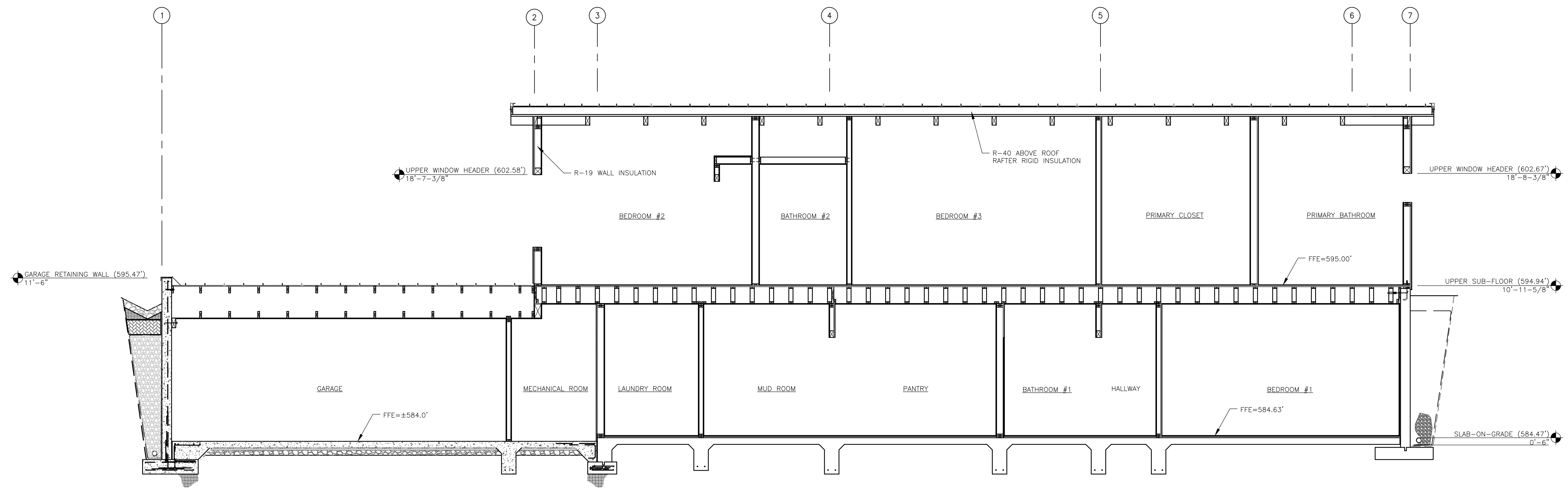
**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@cccseng.com  
www.cccseng.com

**PELOVO & BRADFORD**  
**STRUCTURAL SECTIONS**  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	S3.1



**G** LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"



**F** LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"

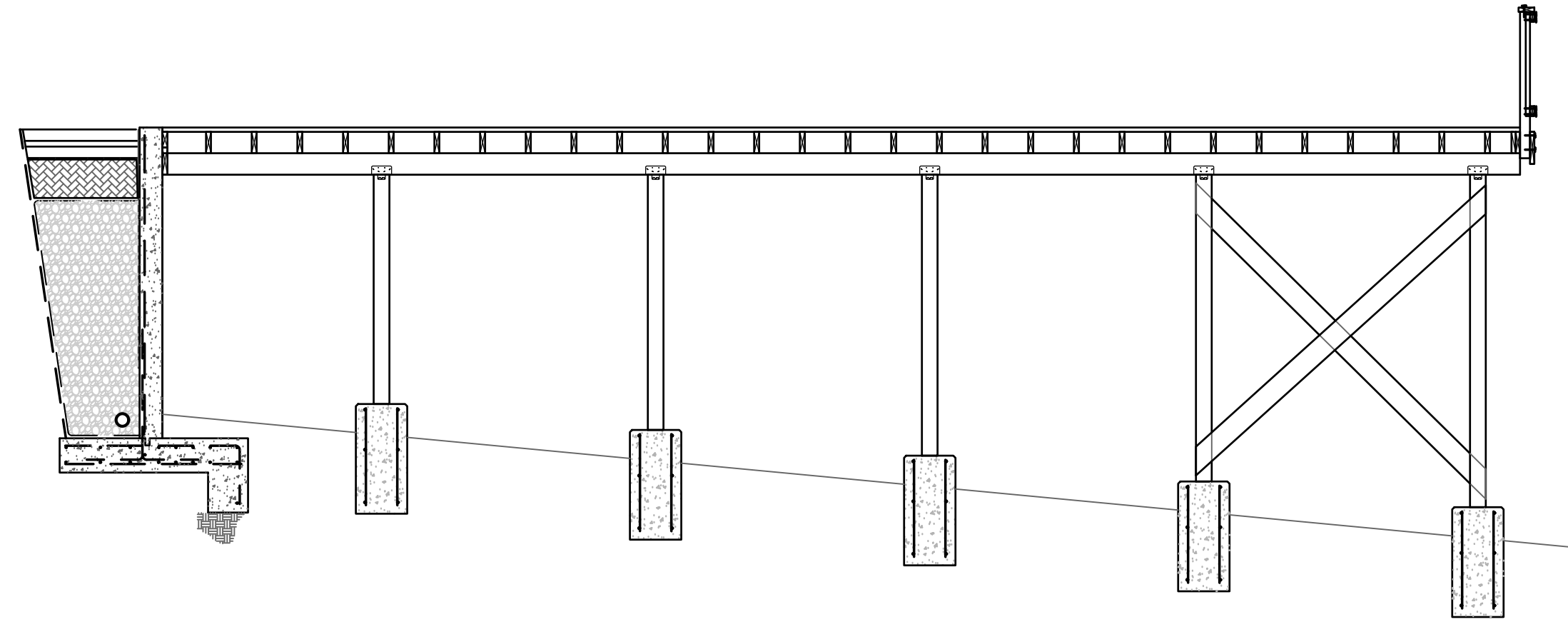
Rev. No.	Date
1	
2	
3	
4	
5	
6	

THIS DRAWING HAS NOT BEEN PUBLISHED, BUT RATHER HAS BEEN PREPARED BY CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC. FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK. CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC. IT SHALL NOT BE USED FOR ANY OTHER FACILITY OR FOR ANY OTHER PURPOSE.

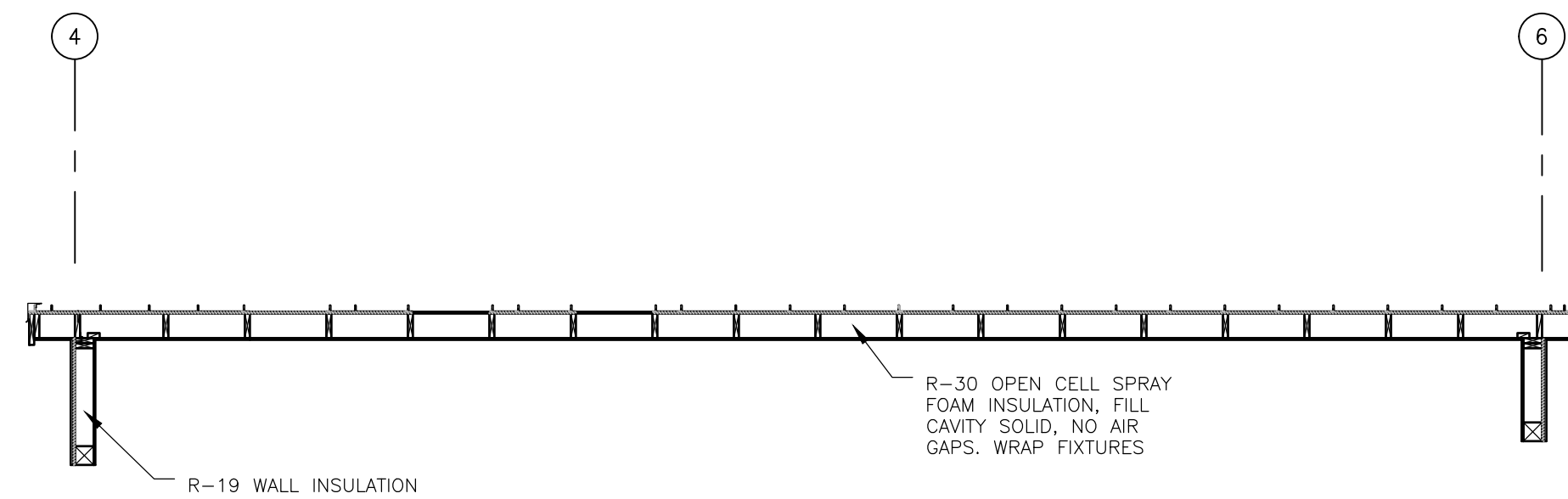
**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@cccseng.com  
www.cccseng.com

PELLOVA & BRADFORD  
STRUCTURAL SECTIONS  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-251-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	S3.2

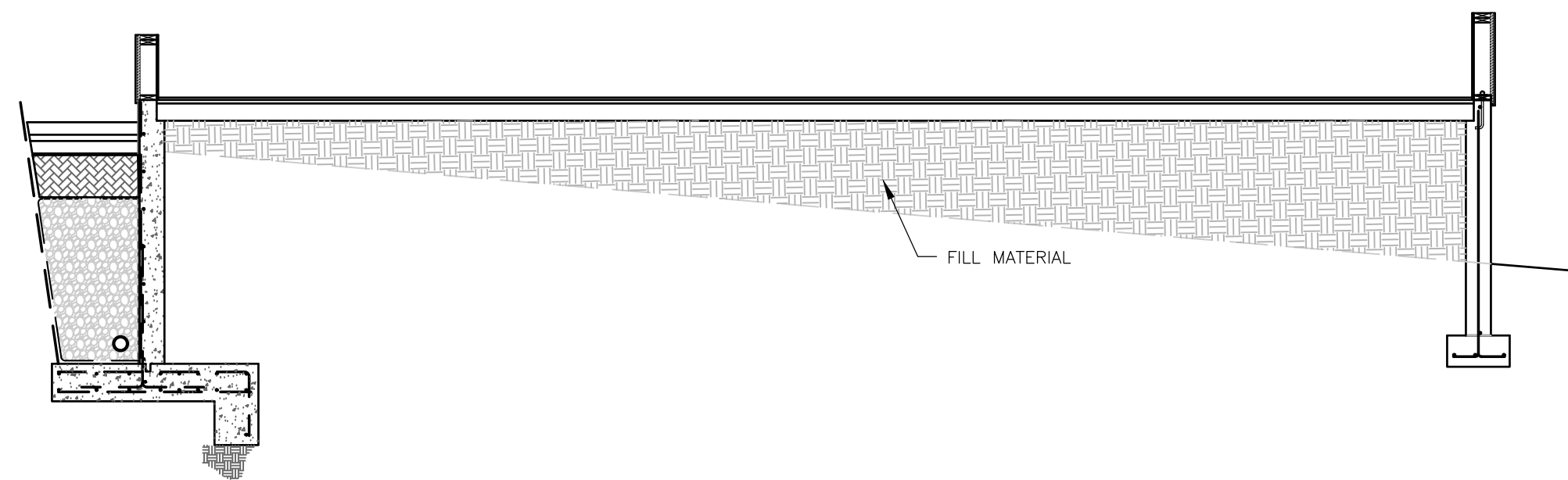


I LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"



R-19 WALL INSULATION

R-30 OPEN CELL SPRAY FOAM INSULATION, FILL CAVITY SOLID, NO AIR GAPS. WRAP FIXTURES



H LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"

Rev. No.	Date
1	
2	
3	
4	
5	
6	

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St., Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@cccseng.com  
www.cccseng.com

PELIOVA & BRADFORD  
STRUCTURAL SECTIONS  
103A SAN BENANCIO CANYON RD  
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	01/26/2024
SHEET:	S3.3

This drawing has not been prepared, by Central Coast Civil & Structural Engineering, Inc. for use by the client, named in the title block, construction, operation, and maintenance of the facility Central Coast Civil & Structural Engineering, Inc. shall not be drawing on another facility or for any other purpose.

# Exhibit B

This page intentionally left blank.



**MINUTES**  
**Toro Land Use Advisory Committee**  
**Monday, October 28, 2024**

1. Meeting called to order by: Weaver at 4:05 pm

2. Roll Call

Members Present: Mueller, Schwartz, Weaver, Bean

---

Members Absent: \_\_\_\_\_

---

3. Approval of Minutes:

A. August 12, 2024 minutes

Motion: Mueller (LUAC Member's Name)

Second: Schwartz (LUAC Member's Name)

Ayes: 4 Mueller, Schwartz Weaver, Bean

Noes: 0

Absent: 1 Keenan

Abstain: \_\_\_\_\_

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 (Refer to pages below)

B) Announcements

Ms. Amy Roberts, our Planning Commissioner, had concerns about the conduct of the Toro LUAC and said that complaints were received that the applicant for the “chicken farm” on Corral de Cielo felt “bullied” at the LUAC meeting. She stated that giving one’s name before speaking was not required and that there should be no dialog between the LUAC members and the hearing participants other than questions for clarification. After hearing all information, the LUAC

should deliberate among themselves. She also stated that site visits are not required for any project. She recommended that the chair position be rotated as is done on the Planning Commission. She also asked for recommendations for the Monterey Peninsula LUAC which is understaffed.

**7. Meeting Adjourned:** 5:31 pm

**Minutes taken by:** Bean

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

**Advisory Committee:** Toro

**1. Project Name:** PELIOVA CAROLYN & BRADFORD MATTHEW

**File Number:** PLN230131

**Project Location:** 103A SAN BENANCIO RD, SALINAS, CA 93908

**Project Planner:** Joseph Alameda

**Area Plan:** Toro Area Plan

**Project Description:** A Combined Development Permit consisting of 1) Design Approval to allow the construction of a two-level 3633 square foot Single family dwelling with a 742 square foot attached Garage and a 618 square foot deck; 2) Use Permit for the Removal of approximately ten (10) CoastLive Oak trees and two(2) Monterey Pine trees; and 3) Use Permit to allow development on slopes in excess of 25% and grading of approximately 334 cubic yards.

**Was the Owner/Applicant/Representative present at meeting?** Yes  X  No \_\_\_\_\_

**(Please include the names of the those present)**

Fionna Jensen County Planner; Jack Camp project engineer; Carolyn Peliova, applicant; Amy Roberts, Planning Commissioner

**Was a County Staff/Representative present at meeting?** Joseph Alameda \_\_\_\_\_ (Name)

**PUBLIC COMMENT:** None

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


**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc.)</b>	<b>Policy/Ordinance Reference (If known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc.)</b>
Colors proposed-attic white and black roof. Should be earth tones	Toro Area Plan	Change colors to earth tones
Concern with health of oak trees to be planted in a 1:1 replacement ratio		Weaver advises plant one gallon size trees and more than 1:1 so that at least 10 survive.
Use permit for slope in excess of 25%- Bean asked what is the reason for the regulation since it is regularly over ruled.	2010 General Plan	Jensen said the legal lot of record is prior to the 2010 General Plan and it says that the use permit is allowed if there is no feasible alternative.

**ADDITIONAL LUAC COMMENTS**

Weaver asked about maintaining the quality of darkness and was assured that downlighting is required. This project will go to the Planning Commission. \_\_\_\_\_

**RECOMMENDATION:**

Motion by:     Mueller     (LUAC Member's Name)

Second by:     Bean     (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

\_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 4 Mueller, Schwartz, Weaver, Bean \_\_\_\_\_

NOES: 0 \_\_\_\_\_

ABSENT: 1 Keenan \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

# Action by Land Use Advisory Committee Project Referral Sheet

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

**Advisory Committee:** Toro

2.           **Project Name:** RUSSELL ANNA TR  
               **File Number:** PLN24090  
**Project Location:** 2 PASEO DE VAQUEROS, SALINAS, CA 93908  
**Project Planner:** Christina Vu  
               **Area Plan:** Toro Area Plan  
**Project Description:** An application for an Administrative Permit for transient use of a residential property for remuneration (also known as short-term rental), TAP.

**Was the Owner/Applicant/Representative present at meeting?** Yes \_\_\_\_\_ No   X  

**(Please include the names of the those present)**

Fionna Jensen, County Planner; Steven Hooper, neighbor who lives on Paseo Second

**Was a County Staff/Representative present at meeting?** Fionna Jensen \_\_\_\_\_ (Name)

**PUBLIC COMMENT:** Fionna Jensen requested that the LUAC not deliberate on this project. It was sent in error to the LUAC due to confusion about review. Prior to adoption of the new Short Term Rental (STR) Ordinance, the Board of Supervisors required all STR applications to go to the LUAC. Since the Ordinance adoption this is no longer required. This applicant is operating without a permit and needs to apply for a permit under the new ordinance. All applications do receive individual hearing and annual permit renewal is required. Ms. Jensen took Mr. Hoopers contact information and Mr. Hooper was urged to participate when notified of the permit hearing for this STR.

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Steven Hooper	X		He is concerned that STR is inconsistent with the quiet, residential character of the neighborhood and that there is no getting rid of it once it is in place.

--	--	--	--

**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.)
Schwartz said that STRs make the existing housing crisis worse.		

**ADDITIONAL LUAC COMMENTS**

---



---



---



---

**RECOMMENDATION: No recommendation per Ms. Jensen’s explanation.**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

Reason for Continuance: \_\_\_\_\_

\_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

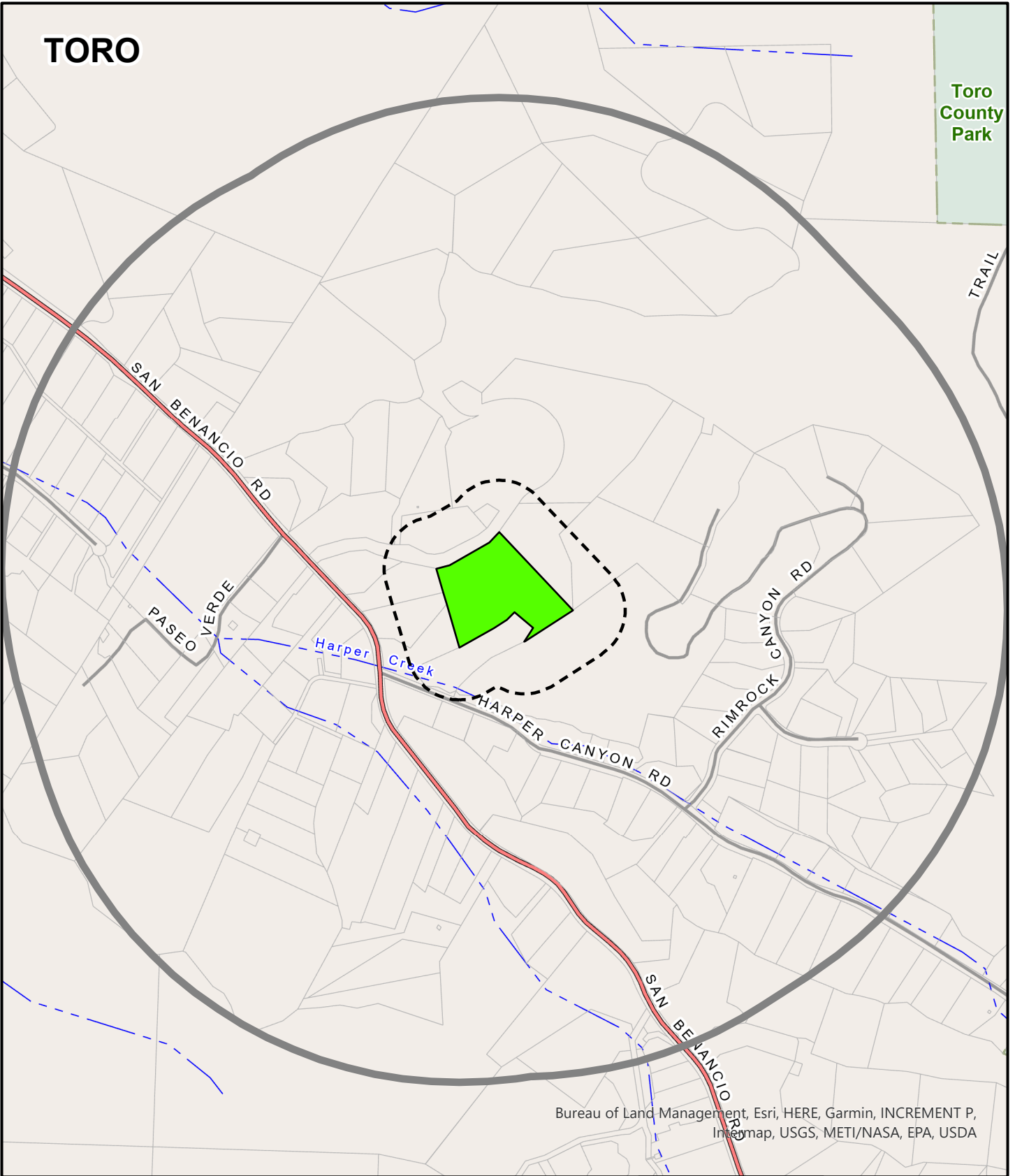


# Exhibit C

This page intentionally left blank.

# TORO

Toro  
County  
Park




Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


**APPLICANT:** PELIOVA

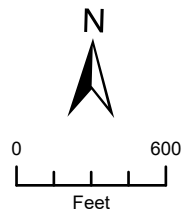
**APN:** 416231018000

**FILE #** PLN230131

 Project Site

 300 FT Buffer

 2500 FT Buffer



This page intentionally left blank

# Exhibit D

This page intentionally left blank.



ALBERT WEISFUSS  
ISA CERTIFIED ARBORIST #1388  
ISA TREE RISK ASSESSOR QUALIFIED  
(831) 869-2767  
[albertweisfuss@gmail.com](mailto:albertweisfuss@gmail.com)  
[montereybaytreeworks.com](http://montereybaytreeworks.com)

1/5/24

**ASSESSOR'S PARCEL #:** 416-231-018  
**TYPE OF CONSTRUCTION:** TYPE V-B NEW RESIDENCE  
**PROJECT DESCRIPTION:** 103A San Benancio Canyon Rd, Salinas CA 93908  
New two-story single family residence with attached garage.  
**Architect:** Central Coast Civil & Structural Engineering, Inc.

### SUMMARY

Monterey Bay Treeworks was requested to complete a walkthrough and review of site plans provided by Carolyn Peliova that proposes development of the site. Two site visits were completed that consisted of determining the location of the proposed project, documenting trees that are impacted by development and recording trees considered high risk due to current conditions with removal recommended.

Because the site is forested with protected trees that may or may not require removal, my services were requested to review the provided site plans and make available an objective assessment to monitor development of the property and minimize impacts during construction while securing the necessity of the flora and fauna habitat.

Ten trees are impacted by development and removal is requested based on the current site plans and site visits. Two old stumps are present from past failures. "Stump" refers to a portion of the tree, still in the ground with roots intact, that remains after the majority of the tree has been cut, felled, or has broken and fallen in a storm. The stump remains in the ground after the trunk and tree have separated.

The two stumps mentioned in this report referring to "dead stumps" have failed at unknown dates and for unknown reasons in an undeveloped lot. Both stumps are in a state of advanced decay with no sprouting of foliage present. Removal is an option for aesthetics only with no replacement required.

The proposed site is located approximately one mile south of Hwy 68 on San Benancio Road in unincorporated Salinas, Monterey County. The parcel is approximately 6.5 acres in size with topography sloping northwest. The site is an open undeveloped lot predominantly populated with *Quercus agrifolia*. Native and non-native grasses are the predominant ground cover.

The following was completed as requested.

- Site visits and field survey of all trees located within the boundary of the project.
- Inventory trees located within the boundary of the project that are protected or considered significant and 6" greater in diameter.
- Photo documentation, spreadsheets and preparation of site maps showing existing trees on proposed site map.
- Indication of trees for removal, if any, and mitigation purposes to allow for construction activities.
- Prepare a formal protected tree report as required for county submittal purposes.
- Prepare a formal Fuel Management Plan as required for county submittal purposes.

### ***Arborists Disclosure:***

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10<sup>th</sup> day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.



## **Introduction and Overview**

I, Albert Weisfuss conducted an assessment of regulated trees and prepared the following arborist's report for Carolyn Peliova, while meeting the requirements of the County of Monterey, and for use in preparation of development. Forest management is the application of appropriate technical forestry principles, practices, and techniques. The management of an urban forest is to achieve the owner's objectives. Monterey County's primary management objective is to balance wildlife habitat protection and enhancement. A tree on streets and on other publicly owned properties provides a multitude of aesthetic and environmental benefits. Beyond shade and beauty, trees also have practical benefits and a real monetary value that property owners sometimes are unaware of. Unlike other public infrastructure components, properly planted and maintained trees increase in value over time, which in turn increases the value of your property.

## **Methods / Limitations**

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

- **Inventory Methods**

The first site visit conducted consisted of a general walkthrough with the property owner and a review of site plans, tagging trees for inventory mapping. The second visit, story poles indicating the location of the proposed project were installed. The usage of drone photography for mapping purposes, Lufkin diameter tape, iPhone camera and recording condition of subject trees was completed. Using the above criteria all trees requested on property and within the scope of work were inventoried and numbered with aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was rated good, fair, poor or dead with "poor" meaning that that tree was failing due to a variety of conditions.

### **Limitations**

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).

The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.

Bird nesting is not visible on site within 300 feet.

- Assessment Methods

Subject tree(s) were assessed on 11/28 and 12/03. The data collection consisted of the following steps: The report was corrected 5/13/24 per the request of tree owner Ms. Peliova and CCC&SE Mr. Camp, regarding location of trees outside scope of work, stump clarification, addition of two trees and requested removal count. Trees that might require tree protection were noted within the tree inventory.

1. Identify the subject tree(s) as requested .
2. Tagging of subject tree(s) with an identifying number and recording findings of diameter and condition of subject tree(s).
3. Determine if the tree was within the footprint or impacted by development
4. Drone and iPhone documentation
5. Evaluating the health and structural condition using a scale of 0 – 5.
  - 5 A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
  - 4 Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
  - 3 Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
  - 2 Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
  - 1 Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
  - 0 Dead with no living foliage.

### **Suitability for Preservation**

As a qualified professional, it is important that I consider the quality of the subject tree(s) resource and viability itself. The purpose of this report will look at the issues of the trees condition and the association with the interaction of the surrounding residential dwellings and usage of the property. This report will seek to provide an integrated approach to assess the level of risk posed by the tree and make recommendations for its future care to you, the tree owner and manager. The report is intended to notify you about any risk that might be associated with the subject tree(s).

Field reconnaissance and inventory efforts found 23 regulated trees measuring six inches in diameter and larger measured at breast height on the property near the proposed development. Composition of the 23 inventoried trees includes the following species and accompanying aggregate diameter inches:

At this time, 23 *Quercus agrifolia* (Coast live oak) trees have been identified.

Ten trees are recommended for removal due to the nature of the proposed project noted at the time of field inventory efforts.

*The following trees have been recorded in the field and listed on table 1:1. Trees were rated as good, fair, poor and dead with poor and dead being recommended for removal. Trees rated fair may have some degree of health conditions or structural integrity limiting their development. Trees rated as good would be considered the best candidates on site for the age and condition of the stand.*

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Impacts	Suitable for Preservation	Tree Protection Zone TPZ 10 x diameter or 10' Whichever is greater
Quercus agrifolia	58	11	Pruning cuts are present for fire road clearance	3	No	Yes	10'
Quercus agrifolia	59	7	Pruning cuts are present for fire road clearance	3	No	Yes	6'
Quercus agrifolia	60	19	Advanced decay and oak bark beetle. No current target is present.	1	No	Yes	16'
Quercus agrifolia	61	14,11	Advanced decay and oak bark beetle. No current target is present.	1	No	Yes	10'
Quercus agrifolia	62	8,7	Oak bark beetle No current target is present.	2	No	Yes	13'
Quercus agrifolia	63	9,9,7		4	No	Yes	21'
Quercus agrifolia	64	10		4	No	Yes	9'
Quercus agrifolia	65	Multi		4	No	Yes	12'
Quercus agrifolia	66	14,14	Oak bark beetle and canker to bark No current target is present.	3	No	Yes	12'
Quercus agrifolia	67	Stump sprout	Stump sprout. Advanced decayed pruning cut with decay	1	No	Yes	
Quercus agrifolia	68	14		3	No	Yes	12'
Quercus agrifolia	69	22	Impact from development	3	Yes	No	
Quercus agrifolia	70	21	Decay present Impact from development	1	Yes	No	
Quercus agrifolia	71	13		3	No	Yes	11'
Quercus agrifolia	72	15		3	No	Yes	12'
Quercus agrifolia	73	16	Impact from development	3	Yes	No	
Quercus agrifolia	74	17,11,11	Advanced decay present Impact from development	1	Yes	No	
Quercus agrifolia	75	13	Impact from development	3	Yes	No	
Quercus agrifolia	76	11	Impact from development	3	Yes	No	
Quercus agrifolia	77	24	Decay present Impact from development	1	Yes	No	
Quercus agrifolia	78	24	Poor form with beginning decay. Impact from development	2	Yes	No	

Quercus agrifolia	79	19	Impact from development	3	Yes	No	Multiple stem failures with decay
Quercus agrifolia	80	14	Impact from development	3	Yes	No	Suppressed

Table 1:1

**TREE REMOVAL & TREE RETENTION PLANS**

***Removal is based on condition or impacts from development of trees at the time of this assessment.***

Zero trees assessed in the excellent category.  
 Fifteen trees assessed in the fair category  
 Eight trees assessed in there poor category  
 Zero trees assessed in the dead category  
 Ten trees are requested for removal

***Retention is based on condition of trees at the time of the assessment. Future maintenance of the trees is recommended.***

Trees retained within the scope of work and will require tree protection prior to any work.  
 Twelve trees are recommended for retention.

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:

1. Soil erosion.
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

**Conditions of Approval:**

In granting any permit as provided herein, the appropriate authority may attach reasonable conditions to mitigate environmental impacts and ensure compliance with the provisions of this Section, including but not limited to replacement of trees removed.

**Summary and Conclusion**

Monterey County Resource Management Agency requires a 1:1 ratio replacement for protected trees measuring less than 24” in diameter and 2:1 ratio replacement for protected trees measuring greater than 24” in diameter. The subject trees removed will be replanted in locations on the property in areas that allow for optimum canopy and root development. Spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months.

Replant list			
<i>Species</i>	<i>Common name</i>	<i>Size</i>	<i># of trees replanted</i>
Quercus agrifolia	Coast live oak	5 gallon	12

**Tree protection**

Planning Phase

1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.
2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase

3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
  - ⇒ Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
  - ⇒ Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
  - ⇒ Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

⇒ Construction Phase

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ⇒ Stockpiling of any type, including construction material, debris, soil, and mulch
  - ⇒ Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
  - ⇒ Trenching for utility installation or repair and irrigation system installation
  - ⇒ Attaching anything to trunks or use of equipment that causes injury to the tree
7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.
  8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

## Trenching, Excavation and Equipment Use

**Notification.** Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. **Root Severance.** Roots that are encountered shall be cut to sound wood and repaired. Roots 2-inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1-foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
  - **Structural design.** If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

### Tree Removal

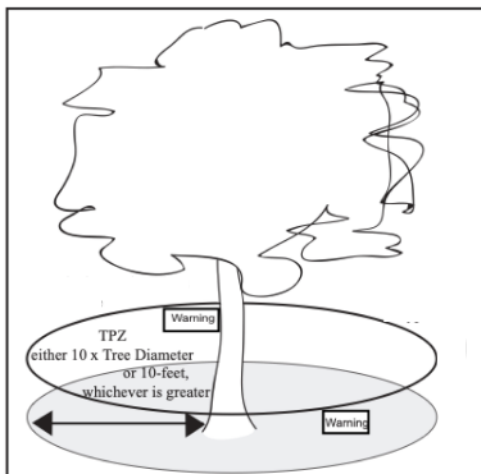
- Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

## INSPECTION SCHEDULE

The project arborist or landscape architect retained by the applicant shall conduct inspections of proposed construction site containing protected and designated trees. Inspections shall verify that the type of tree protection and/or plantings are consistent with the standards outlined within this arborist assessment.

### Tree Protection Zone (TPZ) shown in grey

(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



Tree protection has three primary functions,

- Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
- Preserve roots and soil conditions in an intact and non-compacted state.
- Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

## **Fuel Management - Introduction**

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 103A San Benancio Canyon Rd, Salinas. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

### California Public Resource Code 4291

Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

## **Non-Combustible Zone:**

### **(0-5 feet)**

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non-combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

## **Landscape Zone:**

### **(5-30 feet)**

Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

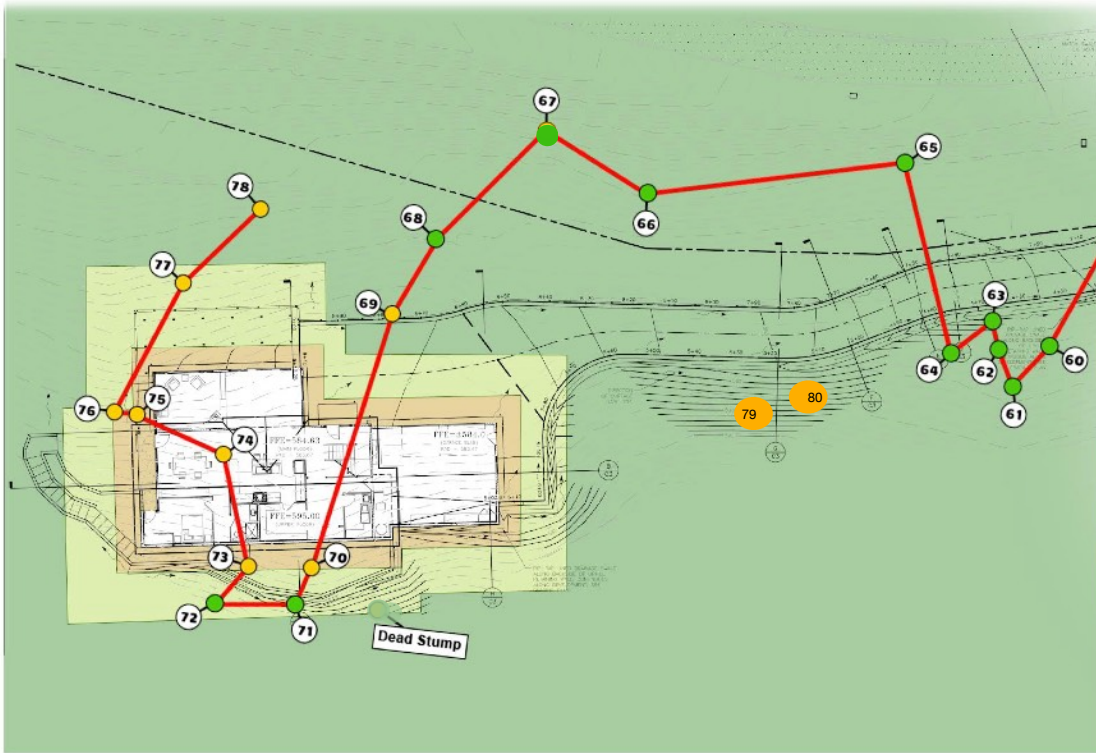
## **Management Zone**

### **(30-100 feet)**

Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Fuel management map including inventory of trees within the project boundaries.  
 Retained trees will be maintained as needed according to I.S.A. Best Management Practices (pruning).



- NON-COMBUSTIBLE ZONE
- LANDSCAPE ZONE
- MANAGEMENT ZONE

**130A San Benancio Canyon Rd  
 Fuel Management - Introduction**

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residential identified as 130A San Benancio Canyon Rd. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

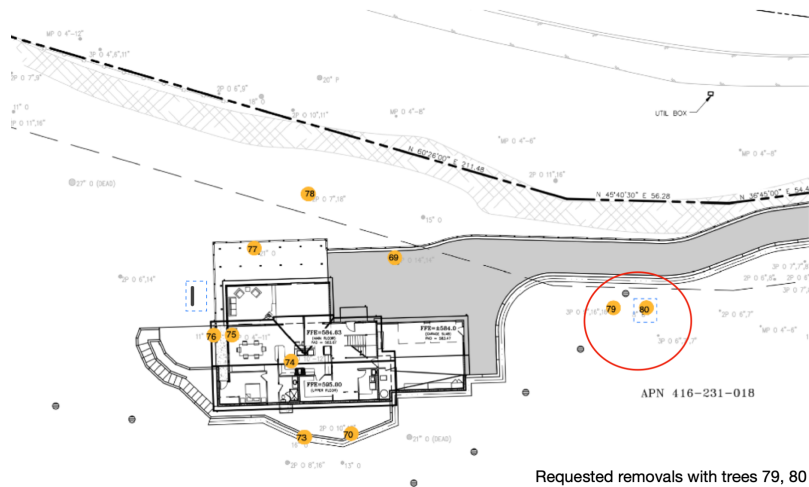
California Public Resource Code 4291  
 Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building materials, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

- Non-Combustible Zone:**  
 (0-5 feet)
- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non-combustible surfaces.
  - Successful plant species are examples of non-combustible plant materials.
  - Plant placement is the most important criteria for fire-resistant plant selection.
  - No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
  - No combustible mulch, rock mulch is acceptable and has the greatest fire resistance.

**Landscape Zone:**  
 (5-30 feet)  
 Landscape zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing, posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape shrubs.

- Safe access must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grass and the understorey of all oak woodland vegetation should be mowed within 10 feet of the pavement edge.
- All chaparral, coastal scrub and oak shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

- Management Zone:**  
 (30-100 feet)  
 Understorey plants must be kept short, and small lower tree branches must be removed. The understorey of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understorey of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller branches of trees up to 8 feet above the ground and to reduce density and stature of understorey shrubs. Annual maintenance could be required to maintain this recommended height.
- Understorey vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
  - Native understorey shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
  - Leaf litter depth should be kept no greater than 4 inches.
  - Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.



Requested removals with trees 79, 80 added.



103A Proposed project.





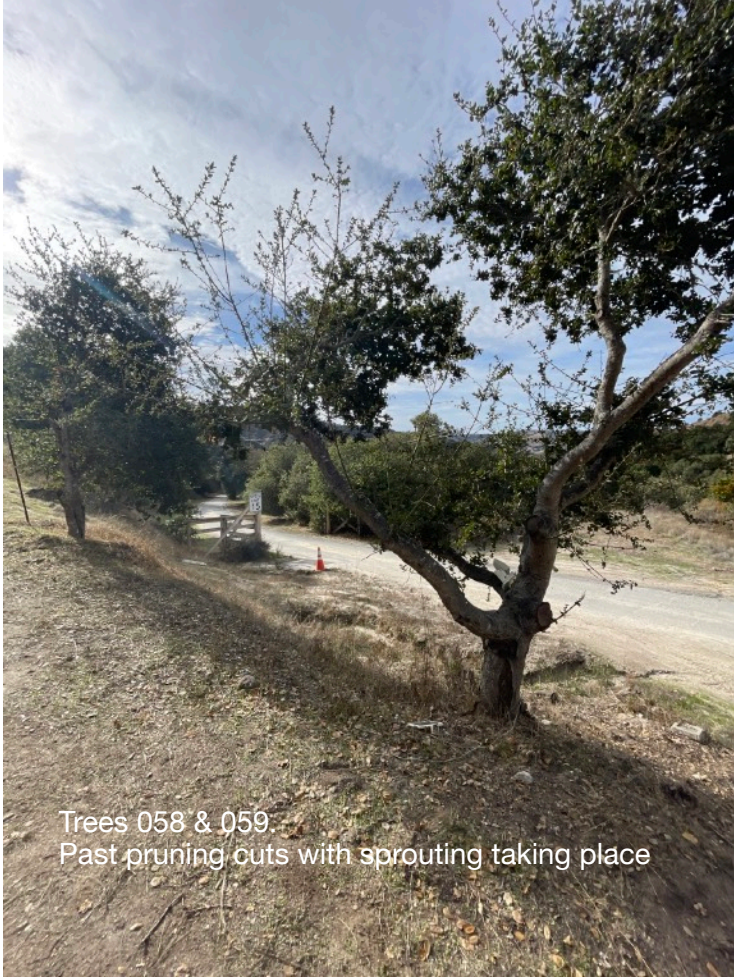








Not all trees were photographed



Trees 058 & 059  
Past pruning cuts with sprouting taking place



Trees 060 -064  
No impacts from development.





Tree 067  
outside scope of work



069

Both trees 069 &  
070 impacted by  
development

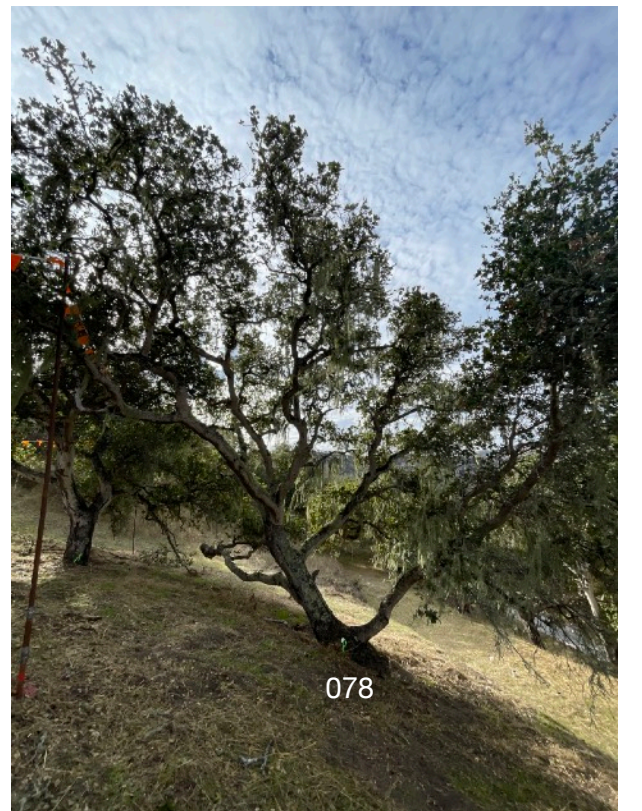


070

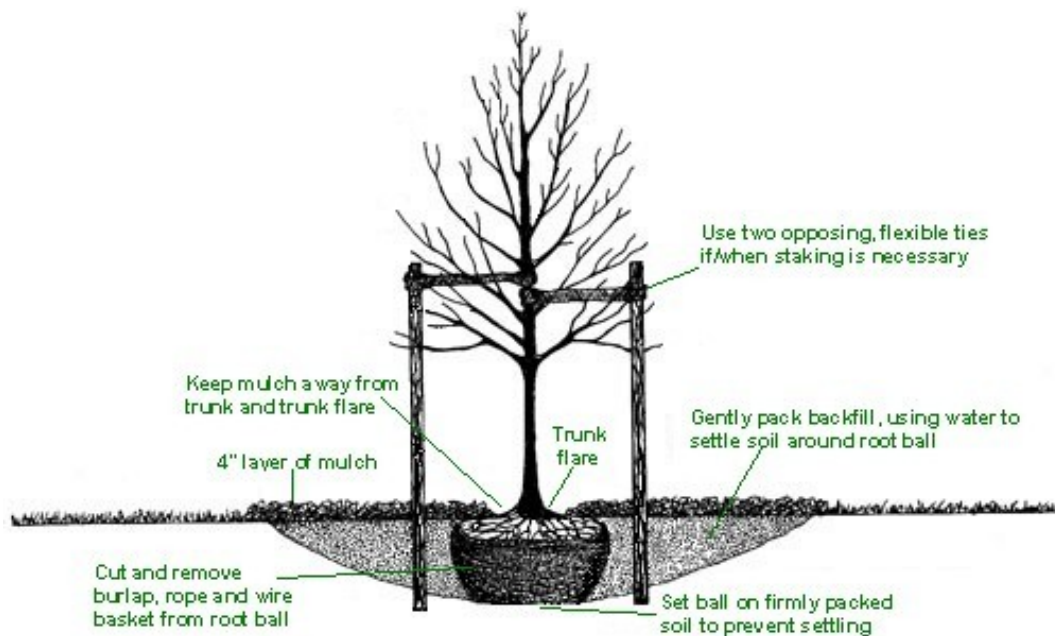




All four trees are impacted and / or have decay noted.







Planting Detail If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.

Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
<b>Three days after planted</b>	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
<b>First three weeks after planting</b>	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
<b>Two - Six months following planting</b>	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
<b>Remainder of first year</b>	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
<b>Year Two</b>	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
<b>Year Three-Five</b>	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.



---

Albert Weisfuss

Date

January 5, 2024

Amended May 13, 2024







Tree 79



Tree 80

This page intentionally left blank



# County of Monterey

## Item No.2

### Board Report

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

Legistar File Number: PC 25-013

February 12, 2025

**Introduced:** 2/3/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### PLANNING COMMISSION REFERRALS

## Monterey County Planning Commission Referrals

<b>MEETING:</b>		2/12/2024 v2					
<b>SUBJECT:</b>		Planning Commission Referrals					
<b>DEPARTMENT:</b>		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 informtaiton on approved and pending ADU applications. Staff presented addiitional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission in 2024 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing in 2024.	Pending
2	18.11	10/31/18	Dufflock/Diehl	Gonzales/Fowler (EHB)	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently, including information specific to the number of rebuilds, determining where rebuilding hurdles may exist, and brainstorming on ways to improve.	Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024. Staff recommend this become a recurring annual summer update report and discussion at the Planning Commission. Staff anticipates returning to the Commission in July 2025.	Ongoing (Annual)
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.	Reports were brought before the Planning Commission on March 13, 2024 and June 26, 2024. Staff recommends making this a semi-annual report, combining it with the annual housing element report that comes to the Planning Commission in February each year and bringing a mid-year status update in July/August each year.	Ongoing (Semi-Annual)



Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
4	21.1	9/8/21	Getzelman	Beretti	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 Telecommunication Ordinance is a priority item on the Long-Range Planning Work Program for the current Year 2023-2024, however, this item has not been assigned to a Planning staff member due to other higher priority assignments and is not active. The Wireless Telecommunications Ordinance will remain a priority task for Year 2024-2025, and 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.	Ongoing
5	22.2(a)	3/9/22	Diehl	Price/Scariot	Request for information related to the 1982 General Plan (Coastal Zone) implementation and its approach to an update.	Staff is conducting analysis of the 1982 General Plan and Big Sur Coast Land Use Plan (BSLUP) compared to state general plan law, as part of the BSLUP comprehensive update, to evaluate which general plan mandatory requirements may be out of date or deficient. A report will be provided to the Planning Commission tentatively planned for the first half of 2025 to share the outcome of this analysis and options.	Pending
6	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. Next July 2025.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
7	22.3	3/30/22	Diehl	Sanchez	Request for quarterly progress on drafting a Development Evaluation System as directed by General Plan policy.	<p>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 quarterly update a list of projects that processed/are in process that would have used DES if it were in place.</p> <p>Quarterly status updates to be provided February, May, August, and November each year. First quarterly of 2025 tentatively planned February 26, 2025.</p>	Ongoing (Quarterly)
8	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public involvement.	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.	Ongoing
9	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 revisit 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
10	22.7	3/29/23	Diehl & Mendoza	Sanchez	Request a presentation then quarterly updates on Pajaro River Levee improvement plans and Pajaro Community flood recovery efforts.	A quarterly report will be provided to the Planning Commission on an ongoing basis. The last quarterly report came before the Planning Commission on December 11, 2024. The next anticipated quarterly report is planned for March 12, 2025 to the Commission.	Ongoing (Quarterly)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
11	23.1	11/8/23	Shaw	Beretti	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
12	24.1	5/29/24	Mendoza/Work	Sanchez	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive	Planning staff provided a status update report at the January 29, 2025 Planning Commission meeting. The PC requested that staff inform the Commission when there are major activities/status changes regarding the demolition and redevelopment of the property.	On-Going (As Appropriate)
13	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. Staff plans to provide the Commission with semi-annual updates.	Ongoing (Semi-Annual)
14	24.3	6/5/24	Shaw	Beretti	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
15	24.5	8/28/24	Daniels	Price	Keep the Planning Commission apprised regarding the Vacation Rental regulations status and discussions for the Coastal Zone.	Staff will provide updates to Planning Commission as Vacation Rental Ordinance (Title 20) is submitted to and considered by the California Coastal Commission. Coastal Commission staff has preliminarily reviewed the County regulations, have scheduled an extension of the County application for its 2/5/25 meeting, and tentatively plan to present to the Coastal Commission for consideration at its July 2025 meeting in the Monterey Area.	On-Going
16	24.6	9/11/24	Daniels	Beretti	Request to evaluate and consider San Benancio Road and Corral de Tierra for possible higher priority maintenance by County.	This referral arose out of community feedback and discussion related to agricultural operations on Corral del Cielo Road (Abalone Creek Ranch). HCD staff will discuss with Public Works, Facilities and Parks Department to consider this referral request.	Pending

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
17	24.7	Summer 2024	Daniels/Diehl	Scariot/Beretti	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".	On-going
18	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	Staff anticipates providing a report to the Planning Commission February 12, 2025.	12-Feb-25





# County of Monterey

## Item No.3

### Board Report

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

Legistar File Number: PC 25-012

February 12, 2025

**Introduced:** 2/3/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **REFERRAL 24.8 - REGULATIONS AND ENFORCEMENT EFFORTS TO CURB UNPERMITTED FOOD VENDORS**

Consider receiving a report from staff regarding the regulations and enforcement efforts to curb unpermitted food vendors and provide input to staff.

**Project Location:** Unincorporated Monterey County

**Proposed CEQA action:** Statutory Exemption pursuant to Section 15262 of the CEQA.

#### RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Receive a report from staff on regulations and enforcement efforts to curb unpermitted food vendors; and
- b. Provide input to staff.

#### SUMMARY/DISCUSSION

Referral No. 24.08 is a request from the Planning Commission for staff to return with information on regulations and enforcement strategies to curb unpermitted food vendors throughout unincorporated Monterey County. On October 25, 2024, the Planning Commission requested Referral No. 24.8 requesting a report on the regulations and enforcement efforts to curb unpermitted food vendors.

#### Health Regulations and Enforcement

Unpermitted food vendors are people who are selling or peddling food from a cart, truck, trailer, table, trunk of their cars, or from their home without a permit from the Department of Environmental Health.

The Environmental Health Bureau (EHB) has an established Mobile Food Facility (MFF) permitting process that requires MFF operators to complete and submit a health permit application, mobile food facility packet application, a food menu, commissary form (identifying where is food bought, prepared and stored), a plan check if a new MFF truck, and a MFF inspection. This permitting process covers multiple MFF types including full preparation MFF, limited food preparation MFF, compact mobile food operation (CMFO), ice cream trucks, produce trucks and MFF pre-packaged food catering trucks

EHB has received an influx of complaints related to unpermitted food vendors in unincorporated Monterey County. These complaints have been centered primarily on pop up taco vendors in Soledad, Greenfield, Pajaro, Castroville, Prunedale, Crazy Horse/San Juan area, and on San Miguel Canyon Road. Since July 1, 2024, EHB has received 66 complaints related

to unpermitted food vendors. Response to these complaints includes site visits which also include requests for law enforcement presence prior to arrival, providing food safety education, requesting operator identification to issue a citation if law enforcement is present and having vendors cease food operations, pack up their operation and vacate the area.

Numerous health risks are associated with unpermitted food vendors including food from unapproved sources, poor personal hygiene, no handwashing on site, undercooked food, no restroom facilities, little to no food safety knowledge, and unsanitary food preparation stations. However, there has been no known food borne illness complaints due to pop up taco vendors reported at this time.

EHB operates under the regulatory responsibilities of the California Retail Code (CRR) which states that food vendors who wish to prepare and sell food must apply for a health permit with the Environmental Health Department. A health permit application must be submitted for review and an EHB inspector will assist with issuing the correct type of permit depending on food operations. The CRR addresses the following key essentials:

- Food in good condition/ safe and unadulterated - All food shall be from an approved source, and shall be produced, prepared, compounded, packed, transported, kept for sale, and served so as to be pure, free from adulteration and spoilage.
- Compliance with food law - Food shall be obtained from sources that comply with all applicable laws.
- Permits, fees, and posting: A Food facility shall not be open for business without a valid Health Permit.
- Hands clean/properly washed - Employees are required to wash their hands before handling food, during food preparation when necessary, and after using the toilet or anytime when contamination may result.
- Toilet and handwashing Facilities - A Food Facility shall be operated within 200 feet travel distance of an APPROVED and readily available toilet and handwashing facility, or as otherwise approved by the enforcement agency to ensure that restrooms facilities are available to facility employees.
- Food Contact Surface/Utensils Washing - All food contact surfaces of utensils and equipment shall be cleaned and sanitized at the required frequencies. All food facilities handling open food shall be equipped with a ware washing sink with dish soap and sanitizer unless otherwise approved.
- Food preparation area, protection from contamination - All food shall be thawed, washed, sliced, and cooled, within an approved fully enclosed food facility.

#### Land Use/Zoning Regulations and Enforcement

The County of Monterey Housing and Community Development Department (HCD) processes permits pursuant to and enforces the County's land use and zoning regulations. Monterey County Code (MCC) is silent to mobile food facilities, yet MCC does include regulations associated with "restaurants" and "eating and drinking establishment". If a MFF is considered a restaurant or an eating and drinking establishment, then the MFF would be subject to County zoning regulations. HCD is currently drafting a mobile food facility interpretation to identify when a MFF is considered a restaurant or eating and drinking establishments, and therefore

subject to County zoning regulations and land use permitting. .

If a MFF results in the gathering of large assemblages of people, and may require a separate Use Permit or Coastal Development Permit. In addition, MFFs are subject to the County's noise regulations (MCC Title 10.060), which requires that the operation of machinery shall not exceed 70 dBA it is prohibited to make, assist in making, allow, continue, create, or cause to be made any loud and unreasonable sound any day of the week from 9:00pm to 7:00am the following morning.

Public Land and Right of Way

MCC section 12.08.040 of MCC does not allow for vendors to sell from parked vehicles or structures on public roads or within the public right-of-way. Vendors may receive a violation or an infraction according to Section 12.75.020 of MCC.

Enforcement Collaboration

Effective enforcement of unpermitted food vendors and MFFs requires coordinated enforcement effort amongst Monterey County Sheriff's Office (MCSO), local law enforcement agencies, the Environmental Health Bureau, and HCD Code Compliance. Environmental Health is leading coordination efforts and has requested additional resources from HCD Code Compliance, MCSO, and local city law enforcement in affected areas (Soledad, Greenfield and King City). Collaboration with these local law enforcement agencies will allow the authority to request operator identification to issue violation notice and citations, run license plate numbers, confiscate food and equipment and potential vehicle impoundment.

ENVIRONMENTAL REVIEW

This presentation is Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines.

OTHER AGENCY INVOLVEMENT

This report was developed in collaboration between County Environmental Health Bureau and HCD, and with participation from HCD Code Compliance and MCSO.

Prepared by: Armando Gonzalez, EHB; Katie Scariot, HCD Assistant Planner x 6093

Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy, Planning Commission, Monterey County District 1, Monterey County District 2, Monterey County District 3, Monterey County District 4, Monterey County District 5, Supervisor Church, Supervisor Alejo, Supervisor Askew, Supervisor Daniels, Supervisor Lopez.



# County of Monterey Planning Commission

**Item No.3**

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

**Legistar File Number: PC 25-012**

February 12, 2025

**Introduced:** 2/3/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

## **REFERRAL 24.8 - REGULATIONS AND ENFORCEMENT EFFORTS TO CURB UNPERMITTED FOOD VENDORS**

Consider receiving a report from staff regarding the regulations and enforcement efforts to curb unpermitted food vendors and provide input to staff.

**Project Location:** Unincorporated Monterey County

**Proposed CEQA action:** Statutory Exemption pursuant to Section 15262 of the CEQA.

### RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Receive a report from staff on regulations and enforcement efforts to curb unpermitted food vendors; and
- b. Provide input to staff.

### SUMMARY/DISCUSSION

Referral No. 24.08 is a request from the Planning Commission for staff to return with information on regulations and enforcement strategies to curb unpermitted food vendors throughout unincorporated Monterey County. On October 25, 2024, the Planning Commission requested Referral No. 24.8 requesting a report on the regulations and enforcement efforts to curb unpermitted food vendors.

### Health Regulations and Enforcement

Unpermitted food vendors are people who are selling or peddling food from a cart, truck, trailer, table, trunk of their cars, or from their home without a permit from the Department of Environmental Health.

The Environmental Health Bureau (EHB) has an established Mobile Food Facility (MFF) permitting process that requires MFF operators to complete and submit a health permit application, mobile food facility packet application, a food menu, commissary form (identifying where is food bought, prepared and stored), a plan check if a new MFF truck, and a MFF inspection. This permitting process covers multiple MFF types including full preparation MFF, limited food preparation MFF, compact mobile food operation (CMFO), ice cream trucks, produce trucks and MFF pre-packaged food catering trucks

EHB has received an influx of complaints related to unpermitted food vendors in unincorporated Monterey County. These complaints have been centered primarily on pop up taco vendors in Soledad, Greenfield, Pajaro, Castroville, Prunedale, Crazy Horse/San Juan area, and on San Miguel



Canyon Road. Since July 1, 2024, EHB has received 66 complaints related to unpermitted food vendors. Response to these complaints includes site visits which also include requests for law enforcement presence prior to arrival, providing food safety education, requesting operator identification to issue a citation if law enforcement is present and having vendors cease food operations, pack up their operation and vacate the area.

Numerous health risks are associated with unpermitted food vendors including food from unapproved sources, poor personal hygiene, no handwashing on site, undercooked food, no restroom facilities, little to no food safety knowledge, and unsanitary food preparation stations. However, there has been no known food borne illness complaints due to pop up taco vendors reported at this time.

EHB operates under the regulatory responsibilities of the California Retail Code (CRR) which states that food vendors who wish to prepare and sell food must apply for a health permit with the Environmental Health Department. A health permit application must be submitted for review and an EHB inspector will assist with issuing the correct type of permit depending on food operations. The CRR addresses the following key essentials:

- Food in good condition/ safe and unadulterated - All food shall be from an approved source, and shall be produced, prepared, compounded, packed, transported, kept for sale, and served so as to be pure, free from adulteration and spoilage.
- Compliance with food law - Food shall be obtained from sources that comply with all applicable laws.
- Permits, fees, and posting: A Food facility shall not be open for business without a valid Health Permit.
- Hands clean/properly washed - Employees are required to wash their hands before handling food, during food preparation when necessary, and after using the toilet or anytime when contamination may result.
- Toilet and handwashing Facilities - A Food Facility shall be operated within 200 feet travel distance of an APPROVED and readily available toilet and handwashing facility, or as otherwise approved by the enforcement agency to ensure that restrooms facilities are available to facility employees.
- Food Contact Surface/Utensils Washing - All food contact surfaces of utensils and equipment shall be cleaned and sanitized at the required frequencies. All food facilities handling open food shall be equipped with a ware washing sink with dish soap and sanitizer unless otherwise approved.
- Food preparation area, protection from contamination - All food shall be thawed, washed, sliced, and cooled, within an approved fully enclosed food facility.

#### Land Use/Zoning Regulations and Enforcement

The County of Monterey Housing and Community Development Department (HCD) processes permits pursuant to and enforces the County's land use and zoning regulations. Monterey County Code (MCC) is silent to mobile food facilities, yet MCC does include regulations associated with "restaurants" and "eating and drinking establishment". If a MFF is considered a restaurant or an eating and drinking establishment, then the MFF would be subject to County zoning regulations. HCD is

currently drafting a mobile food facility interpretation to identify when a MFF is considered a restaurant or eating and drinking establishments, and therefore subject to County zoning regulations and land use permitting. .

If a MFF results in the gathering of large assemblages of people, and may require a separate Use Permit or Coastal Development Permit. In addition, MFFs are subject to the County's noise regulations (MCC Title 10.060), which requires that the operation of machinery shall not exceed 70 dBA it is prohibited to make, assist in making, allow, continue, create, or cause to be made any loud and unreasonable sound any day of the week from 9:00pm to 7:00am the following morning.

Public Land and Right of Way

MCC section 12.08.040 of MCC does not allow for vendors to sell from parked vehicles or structures on public roads or within the public right-of-way. Vendors may receive a violation or an infraction according to Section 12.75.020 of MCC.

Enforcement Collaboration

Effective enforcement of unpermitted food vendors and MFFs requires coordinated enforcement effort amongst Monterey County Sheriff's Office (MCSO), local law enforcement agencies, the Environmental Health Bureau, and HCD Code Compliance. Environmental Health is leading coordination efforts and has requested additional resources from HCD Code Compliance, MCSO, and local city law enforcement in affected areas (Soledad, Greenfield and King City). Collaboration with these local law enforcement agencies will allow the authority to request operator identification to issue violation notice and citations, run license plate numbers, confiscate food and equipment and potential vehicle impoundment.

ENVIRONMENTAL REVIEW

This presentation is Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines.

OTHER AGENCY INVOLVEMENT

This report was developed in collaboration between County Environmental Health Bureau and HCD, and with participation from HCD Code Compliance and MCSO.

Prepared by: Armando Gonzalez, EHB; Katie Scariot, HCD Assistant Planner x 6093

Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy, Planning Commission, Monterey County District 1, Monterey County District 2, Monterey County District 3, Monterey County District 4, Monterey County District 5, Supervisor Church, Supervisor Alejo, Supervisor Askew, Supervisor Daniels, Supervisor Lopez.