

**Before the Zoning Administrator  
in and for the County of Monterey, State of California**

In the matter of the application of:

**WIDJAJA DARBANI & JUNI RUSLI  
(PLN190287) RESOLUTION NO. 23-005**

Resolution by the Monterey County Zoning  
Administrator:

1. Finding the project involves construction a multi-family dwelling of no more than four units, which qualify as Class 3 Categorical Exemptions pursuant to Section 15303(b) of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
2. Approving a Use Permit and Design Approval to allow the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor.

[11020 Pajaro Street, Castroville (Assessor's Parcel Number 030-184-002-000), Castroville Community Plan area.]

**The WIDJAJA & RUSLI application (PLN190287) came on for a public hearing before the Monterey County Zoning Administrator on January 26, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator 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) The project has been reviewed for consistency with the text, policies, and regulations in the:

- 2010 Monterey County General Plan (General Plan);
- Castroville Community Plan (CCP); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist with the General Plan, CCP, or Title 21. As conditioned, the project ensures compliance with the applicable text, policies, and regulations. No communications were received during the course of project review to indicate inconsistency with the text, policies, and/or regulations of the applicable Monterey County Code (MCC).

- b) Allowed Use. The subject property is located at 11020 Pajaro Street in Castroville (Assessor's Parcel Number 030-184-002-000), CCP. The parcel is zoned Community Plan (CP) and designated Mixed Use - Commercial (MU-C). MU-C designation in the CCP allows for the establishment of the first multi-family units (condominiums, townhomes, or apartments, 3 or more units) with a Use Permit and Design Approval. The project involves the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor. Therefore, the development is an allowed use for this site.
- c) Lot Legality. The subject property (0.149 acres in size), APN 030-184-002-000, is identified in its current configuration and under separate ownership as Lot 7 of Block 45 of the "Map of the town of Castroville" in Cities and Towns Book 1, Page 55. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design. Pursuant to the CCP, all of Castroville is designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed multi-family structure and accessory structure and fence will match in architectural style and colors and materials, which is Italianate/Mediterranean. This is one of the recommended architectural styles in the CCP Appendix A - Design Guidelines. Architectural details such as balconies and lighting fixtures are consistent with the project's architectural style and conform with the CCP Design Guidelines. The colors and materials are proposed to be tan colored stucco body and warm reddish-brown metal textured tile roof, and reddish-brown wood trim and doors; shallow balconies will have black painted steel guard rails and trellises. The design also includes approximately 200 linear feet of 6-foot-tall wood fence along the sides and rear of the property. The homes and apartment buildings in the Castroville area are eclectic in architecture, ranging from California-ranch to Mission style homes. The exterior finishes of the proposed development blend with the surrounding environment and are consistent with the surrounding neighborhood character. The plans demonstrate the intent for exterior lighting to be unobtrusive, down-lit, harmonious with the local area, located so that only the intended area is illuminated, and off-site glare is fully controlled (Condition No. 12). A preliminary Landscaping Plan is also demonstrated that will add trees and potted plants to beautify the site and shield windows for privacy (Condition No. 11). This is consistent with the Landscaping that is recommended for multiplexes in the CCP Design Guidelines.
- e) Review of Development Standards. The project meets all required development standards. The density is guided by the Mixed Use designation of Castroville (MU-C). The setbacks, height, and lot coverage are guided by CCP Appendix B, Development Standards. MU-C designation allows up to 30 dwelling units per acre density, and multiplexes are a permitted use. The parcel is 6,500 square feet,

or 0.149 acres, in size. The proposed multiplex building is within allowed density. The project is also consistent with CCP Appendix B, Development Standards. The setbacks shown for multiplexes in Table B-4 are 15 feet front (from the sidewalk), 5 feet sides, and 10 feet rear. However, an internal conflict within the CCP exists because CCP Appendix B section 3.2.3.a - Multi-family Home Setback states that the setback shall be a minimum of 10 feet from the street. The Zoning Administrator allows the 10-foot front setback due to the internal conflict in the CCP and the MU-C designation of the parcel. The proposed development will meet 10 feet front, 5 feet sides, and 10 feet rear setbacks. The height limit for multiplexes and similar lots is 35 feet, and the proposed building is 25 feet, 6 inches in height. The maximum lot coverage for multiplex housing is 60%; the project proposes 3,900 square feet which is 60% lot coverage. The maximum height of the project is 25 ½ feet. The project meets the development standards for the zoning district.

- f) Accessory Dwelling Unit. The development standards for an accessory dwelling unit (ADU) are identified in Title 21, Section 21.64.030. One ADU is allowed per lot in all zoning districts that allow multifamily dwellings and, although ADUs are restricted in the North County area, they are allowed in Castroville (MCC section 21.64.030.C Applicability). This will be the only ADU on the lot. ADUs must be less than 1200 square feet in size; the proposed ADU meets this standard at 976 square feet. ADUs are limited in height to 16 feet; that is met in the circumstance of this ADU on the first floor of a two-story building. The project meets the development standards for Title 21 ADU regulations.
- g) Parking Standards. The CCP requires two parking spaces per unit to be provided onsite and at least one guest parking space to be provided which can be in parallel parking on the street. Title 21 does not require a parking space for an ADU. The project provides seven spaces in a parking lot and two guest spaces along Pajaro Street. One parking spot is ADA compliant. The parking is sufficient for the project and meets CCP regulations for multiplex housing (Appendix B, section 3.2.2.c). The plans include two driveway openings, one on Pajaro Street and another on the business alley to the south. HCD-Engineering Services applied a condition of approval requiring the owner to paint the curbs red to indicate no parking is allowed for a distance of 15 feet beyond the end of the driveway aprons at the project exits on the alley and Pajaro Street (Condition No. 6).
- h) Archaeological Resources. Due to the location in an area of high sensitivity for archaeological resources, a Preliminary Archaeological Assessment report (LIB220207) was prepared for the project. The report results were negative for archaeological resources. Therefore, HCD-Planning applied a standard condition of approval to stop work in the event that resources are uncovered during ground disturbance (Condition No. 3).
- i) Castroville Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because

the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on August 15, 2022, at which all persons had the opportunity to be heard. The committee voted 5 – 0 to support the project as proposed. No public comments were received. One LUAC member raised one concern regarding the potential impact on parking in the business alley on the south side of the property. HCD-Engineering Services had similar concerns and applied a condition to the project for parking to be controlled in the business alley (Condition No. 4). See also Evidence “g” above.

- j) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN190287.

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

- EVIDENCE:**
- a) The project includes construction of a single-family dwelling and accessory dwelling unit in a residential neighborhood.
  - b) The project was reviewed by Housing and Community Development (HCD)-Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - c) The following technical reports have been prepared:
    - Preliminary Archaeological Assessment report (LIB220207) prepared by Susan Morley of Achasta Archaeological Services, Marina CA on June 1, 2022;
    - Transportation Impact Analysis report (LIB220174) prepared by Keith Higgins on September 7, 2021;
    - Soil Engineering Investigation (LIB220175) prepared by Brian Papurello of LandSet Engineers, Inc., Salinas CA, on January 8, 2021.

Upon independent review, staff concurs with conclusions of the reports. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- d) Staff conducted a site inspection on June 28, 2022, and confirmed the site is suitable for implementation of the proposed development.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190287.

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

- injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- b) The project was reviewed by HCD-Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Monterey County Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - c) All necessary public facilities are available to the subject property. Sewer service will be provided by the Castroville Community Services District (CCSD). The CCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. CCSD informed the applicant in a letter dated February 17, 2021, that the agency will provide water service, in accordance with the objectives and restrictions of the Castroville Community Plan Water Use.
  - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN190287.
4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190287.
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 single family and multi-family dwellings of four or fewer units and accessory structures.
  - b) The project includes construction of the first multi-family dwelling of no more than four units on a vacant lot designated for residential development, which meets this exemption.
  - c) No significant adverse environmental effects were identified during staff review of the development application or during a site visit by staff.
  - 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. There is no cumulative impact with prior successive projects of the same type in the same place, over time given the location of the project within a community plan area. 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. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a designated public access location or viewshed in the North County Area Plan.

- e) Staff conducted site inspections on June 28, 2022, to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190287.

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

**EVIDENCE:** Pursuant to Title 21, section 21.80.040, an appeal may be made to the Planning Commission by any public agency or person aggrieved by a decision of an Appropriate Authority.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

1. Find the project involves construction a multi-family dwelling of fewer than four units, which qualifies as Class 3 Categorical Exemption pursuant to Section 15303(b) of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Use Permit and Design Approval to allow the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor.

All in general conformance with the attached plans and subject to the attached thirteen conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of January, 2023.

DocuSigned by:  
*Mike Novo*  
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Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 01/30/2023.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 02/09/2023.

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

#### NOTES

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

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

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

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

# County of Monterey HCD Planning

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

PLN190287

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit and Design Approval (PLN190287) allows the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor.. The property is located at 11020 Pajaro Street in Castroville (Assessor's Parcel Number 030-184-002-000), Castroville Community 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 HCD Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit and Design Approval (Resolution Number 23-005) was approved by the Zoning Administrator for Assessor's Parcel Number 030-184-002-000 on January 26, 2023. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

### 4. PW0001 – FRONTAGE IMPROVEMENTS

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct a curb, gutter and sidewalk along the project frontage, together with accessible ramps at the alley as required to meet pedestrian ADA accessibility standards. Construct pedestrian sidewalk connection from the project, east to the existing sidewalk/ADA Ramp at McDougal Street. Construction is subject to the approval of the HCD-Engineering Services. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 5. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct a driveway connection(s) to Pajaro Street and the Alley. Paint existing curbs red (no parking) for a distance of 15 feet beyond the end of the driveway apron at the frontage of the project exit to provide sight visibility. The design and construction is subject to the approval of the HCD-Engineering Services. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD-Engineering Services prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 6. PW0024 - STOP SIGN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Install R1-1 stop sign and stripe with thermoplastic pavement marking on the Alley facing Pajaro Street and Mc Dougall Street.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval, obtain an encroachment permit from the HCD-Engineering Services prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-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.

## 8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

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

## 9. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-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.

## 10. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, owner/applicant shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

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

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

**Responsible Department:** RMA-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 an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture as part of the construction permit plan set. 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 an external lighting plan as part of the construction permit plan set for review and approval by HCD - Planning. Approved lighting plans shall be incorporated into final building plans.

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

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

## 12. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of four years, to expire on January 26, 2027 unless use of the property or actual construction has begun within this period.  
(HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the HCD-Director of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

## 13. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

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

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



NORTH - EASTEALY  
LEFT SIDE ELEVATION  
1/8"

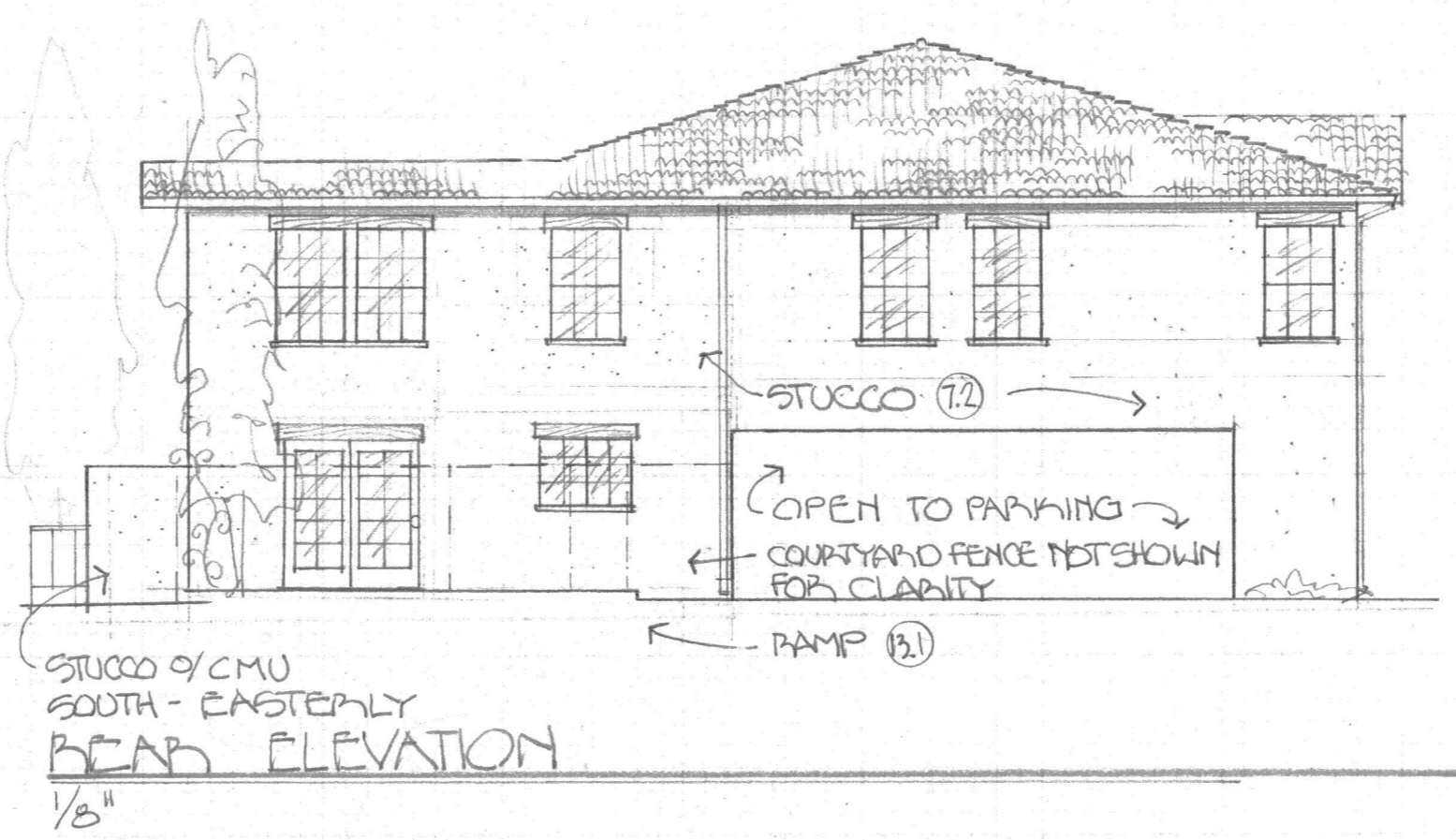


SOUTH - WESTERLY, ALLEY VIEW  
RIGHT SIDE ELEVATION  
1/8"

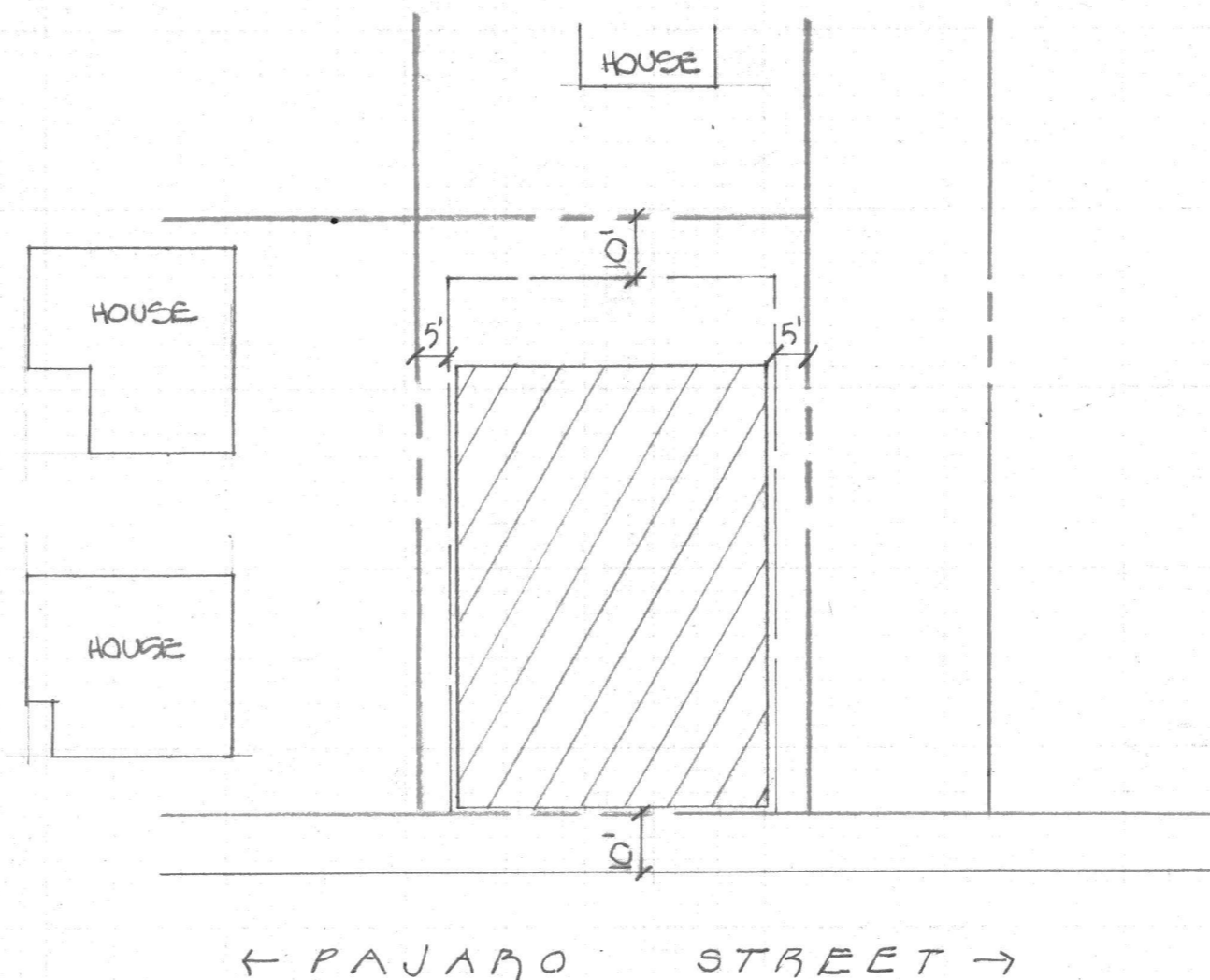


SITE PHOTO #1

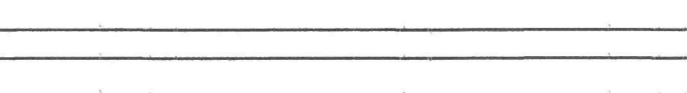
SITE PHOTO #2



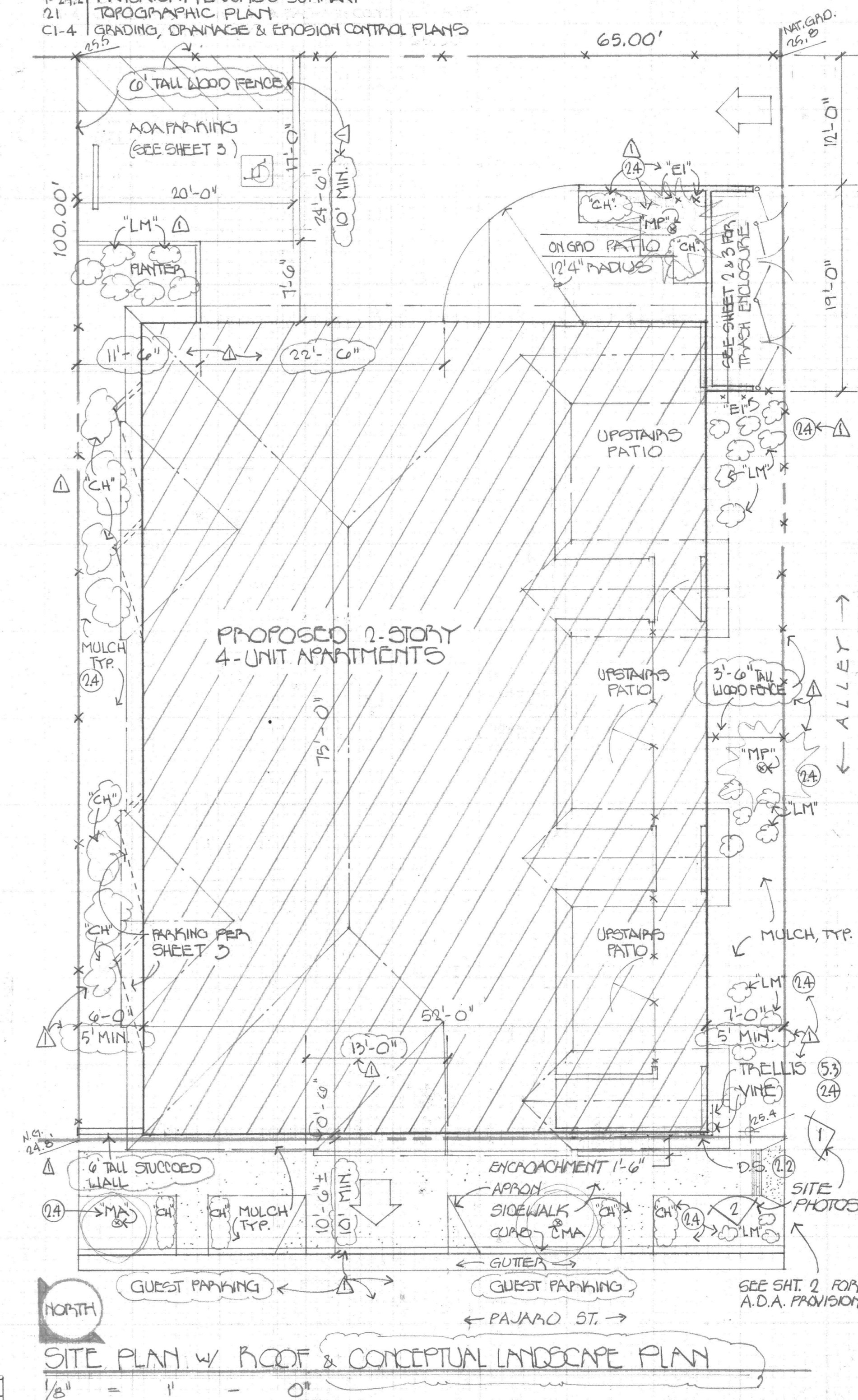
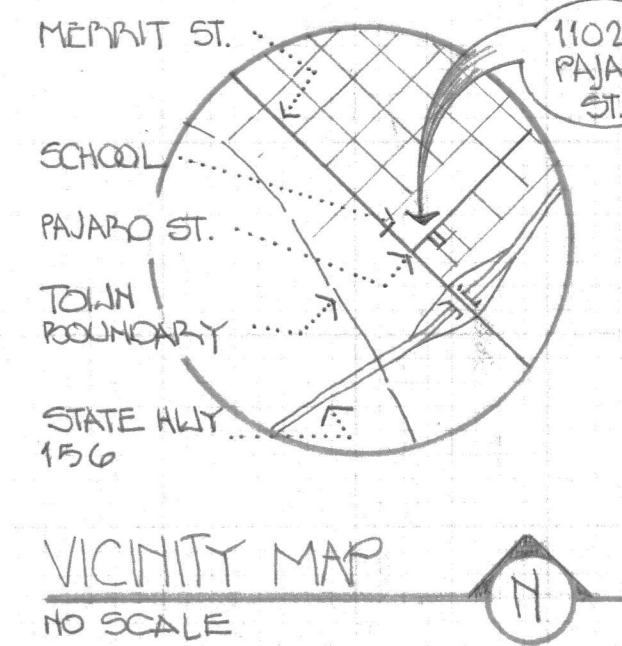
STUDIOS OF CMU  
SOUTH - EASTERLY  
BEAR ELEVATION  
1/8"



SITE PLAN & ADJACENT LOTS w/in 50'

REQUIRED SPECIAL FEATURES	
<p>The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.</p> <ul style="list-style-type: none"> <li>• PV System: 7.67 kWdc</li> <li>• No cooling system included</li> <li>• Non-standard duct location (any location other than attic)</li> </ul>	
HERS RATING SUMMARY	
<p>The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry</p> <p>Building-Level Verifications:</p> <ul style="list-style-type: none"> <li>• Quality insulation installation (QII)</li> <li>• Indoor air quality ventilation</li> <li>• Enclosure air leakage for each dwelling unit</li> <li>• Kitchen range hood</li> </ul> <p>Cooling System Verifications:</p> <ul style="list-style-type: none"> <li>• -- None --</li> </ul> <p>Heating System Verifications:</p> <ul style="list-style-type: none"> <li>• -- None --</li> </ul> <p>HVAC Distribution System Verifications:</p> <ul style="list-style-type: none"> <li>• Duct leakage testing</li> <li>• Ducts located within the conditioned space (except &lt; 12 linear ft)</li> </ul> <p>Domestic Hot Water System Verifications:</p> <ul style="list-style-type: none"> <li>• -- None --</li> </ul>	

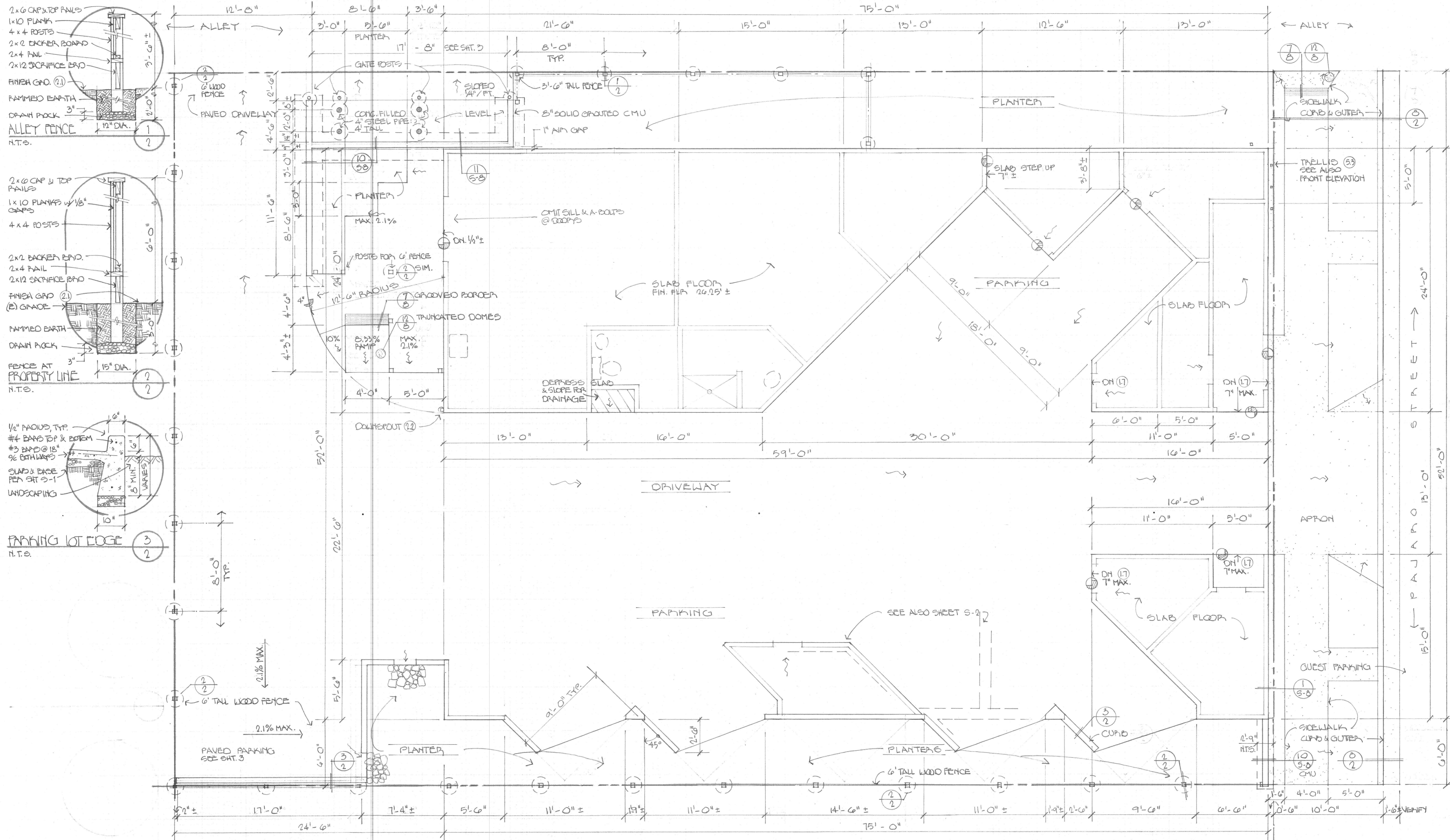
PLANS INDEX	
SHT.	CONTENTS
1	SITE & MOOF PLAN, EXTERIOR ELEVATIONS, NOTES
2	FOUNDATION PLAN (REFERENCE ONLY)
3	FIRST FLOOR PLAN, DETAILS
4	SECOND FLOOR PLAN, INTERIOR ELEVATIONS
5	FLOOR, FRAMING PLAN (REFERENCE)
6	MOOF & CEILING FRAMING PLAN, NOTES
7	FRAMING SECTIONS & DETAILS
8	ACCESSIBILITY DETAILS
9	NOTES
S-1&11	FOUNDATION PLAN
S-2	FLOOR, FRAMING PLAN
S-3	MOOF & CEILING PLAN
S-4	STRUCTURAL DETAILS
S5-9	ENERGY DOCUMENT CF-1P
T-24.1	MANORATORY FEATURES SUMMARY
T-24.2	TOPOGRAPHIC PLAN
21	GRADING, DRAINAGE & EROSION CONTROL PLANS
C1-4	



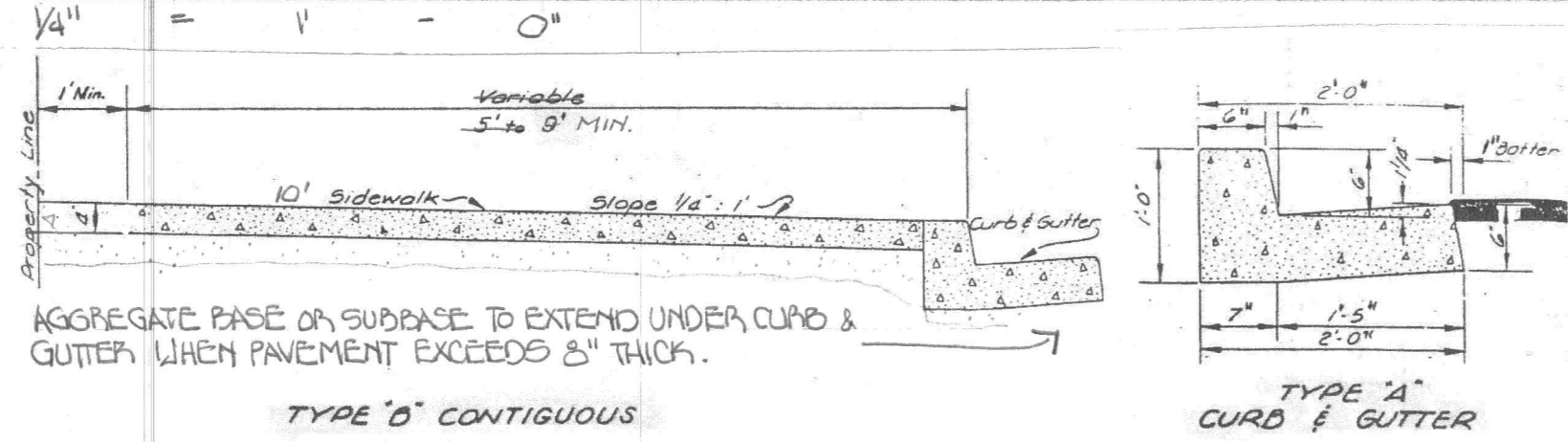
SITE PLAN w/ ROOF & CONCEPTUAL LANDSCAPE PLAN

## GENERAL NOTES

- 1.1 JOB DESCRIPTION:** 2 STORY, 3 UNIT APARTMENT BUILDING WITH AN ADU INCLUDING 3,650 SQF LIVING SPACE, 1,600 SQF STORAGE AND STAIRS, 2050 SQF COVERED PARKING, 730 SQF UNCOVERED PATIO AND 85 SQF COVERED PATIO. FEATURES IN ALL UNITS ARE THE SAME AS SHOWN IN UNIT "C" UNLESS NOTED OTHERWISE.
- 1.2 APN: 030-184-002-000.** NO TREES OR NATIVE VEGETATION REMOVED BY THIS PROJECT. LOT IS VACANT.
- 1.3 PROJECT DATA SUMMARY TABLE**
- | PARCEL SIZE:                      | 0.67 ACRES = 6,500 SQ. FT.                  | GENERAL PLAN AND USE DESIGNATION: | MIXED USE            | ZONING:  | CCP, M-U-C                      |   |
|-----------------------------------|---|-----------------------------------|----------------------|--|---------------------------------|---|
| <b>LOT COVERAGE CALCULATIONS:</b> | <b>LOT SIZE: 0.67 ACRES = 6,500 SQ. FT.</b> | <b>ALLOWED COVERAGE:</b>          | <b>3,900 SQ. FT.</b> | <b>60%.</b>                                      | <b>PROPOSED TOTAL COVERAGE:</b> | <b>3,900 SQ. FT. = 60% THEREFORE, OK. FLOOR AREA RATIO: N/A.</b>  |
| <b>IMPERVIOUS SURFACES:</b>       | <b>1,740 SQ. FT.</b>                        | <b>LOT IMPERVIOUS AREA:</b>       | <b>5,640 SQ. FT.</b> | <b>87%.</b>                                      | <b>IMPERVIOUS COVERAGE:</b>     | <b>BUILDING = 3,900 SQ. FT., OTHER IMPERVIOUS SURFACES = 1,740 SQ. FT., TOTAL IMPERVIOUS COVERAGE = 5,640 SQ. FT.</b> |
| <b>PARKING REQUIRED:</b>          | <b>7 SPACES.</b>                            | <b>PARKING PROVIDED:</b>          | <b>7 SPACES.</b>     | <b>2 GUEST PARKING SPACES ARE ON THE STREET.</b> |                                 |   |
- WATER AND SEWER SERVICES:** TO BE PROVIDED BY THE CASTROVILLE COMMUNITY SERVICES DISTRICT.
- MISCELLANEOUS:** THIS PROJECT DOES NOT INCLUDE WETLANDS OR OTHER BODIES OF WATER, AREAS SUBJECT TO INUNDATION, NON IDENTIFIED SENSITIVE HABITAT, ARCHAEOLOGICAL RESOURCES, HISTORICAL SITE, OR HAZARDS.
- Notes continued at left.



SEE ALSO SHEET S-2  
FOUNDATION PLAN



USE CLASS "B" PORTLAND CEMENT. PAVEMENT 1/4\"/>

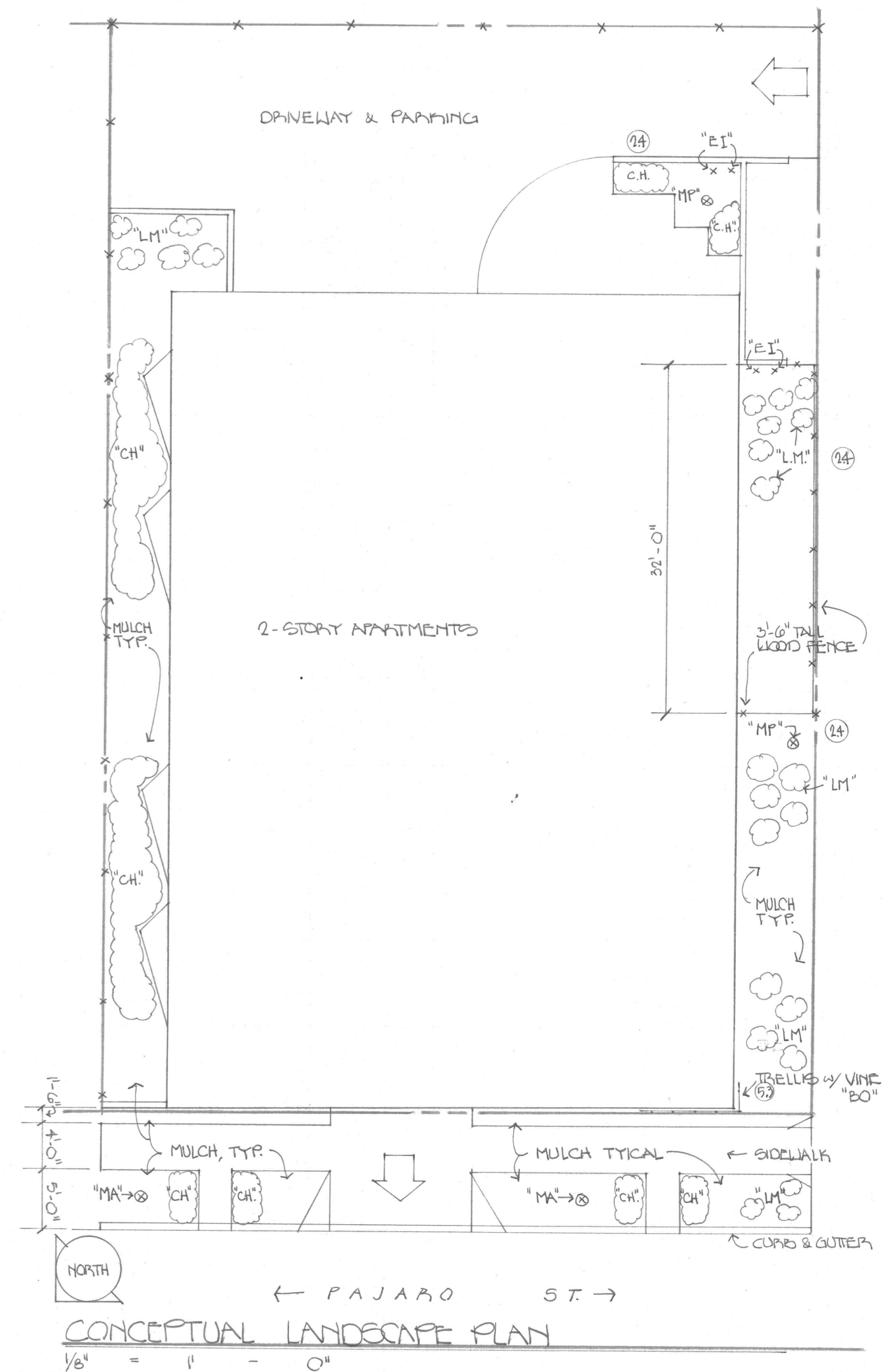


REVISION:  
1  
2  
3

DESIGN, DRAFTING & PERMIT EXPEDITIONS  
MARK EDWIN NORRIS  
424 - 2114

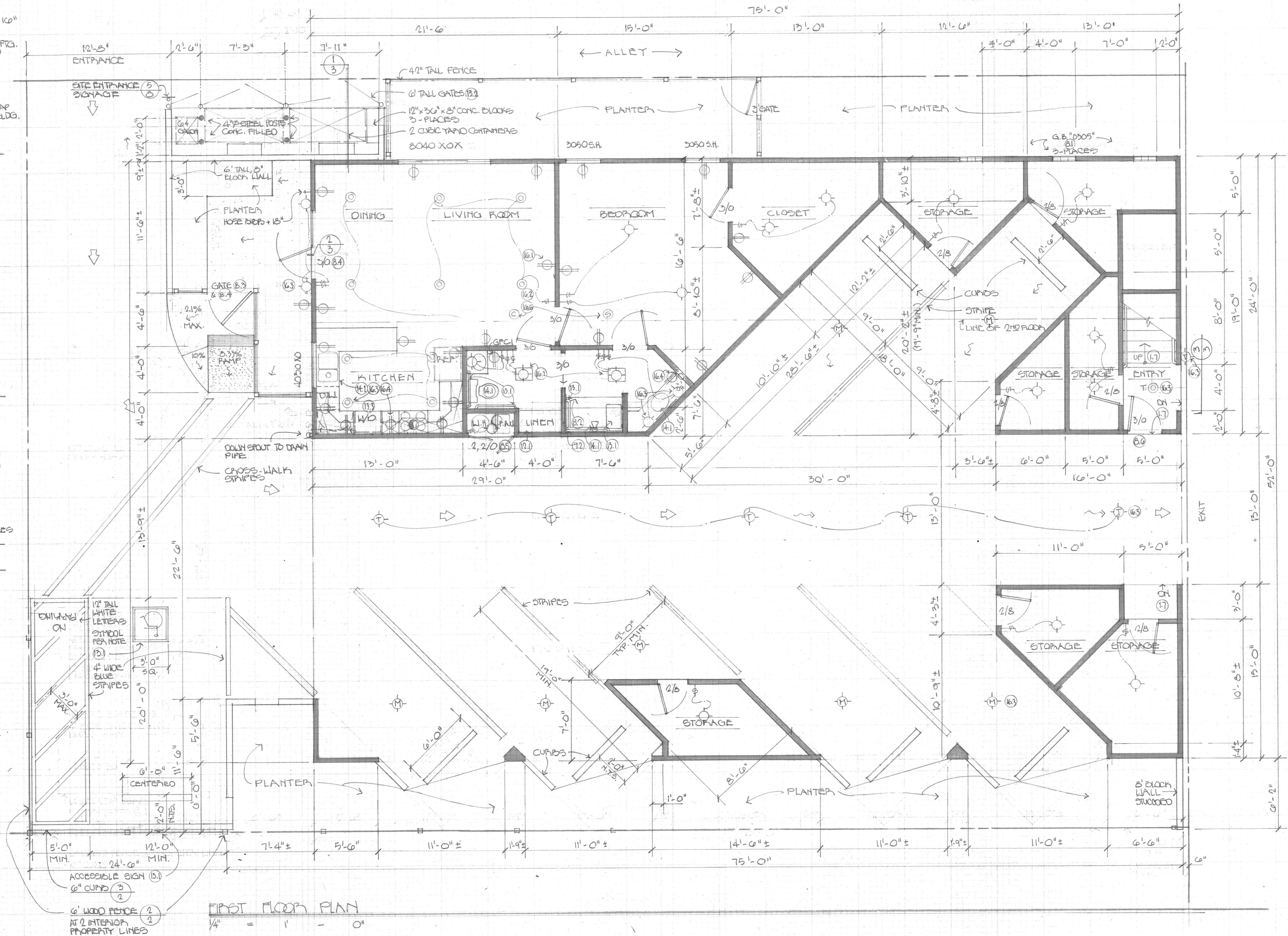
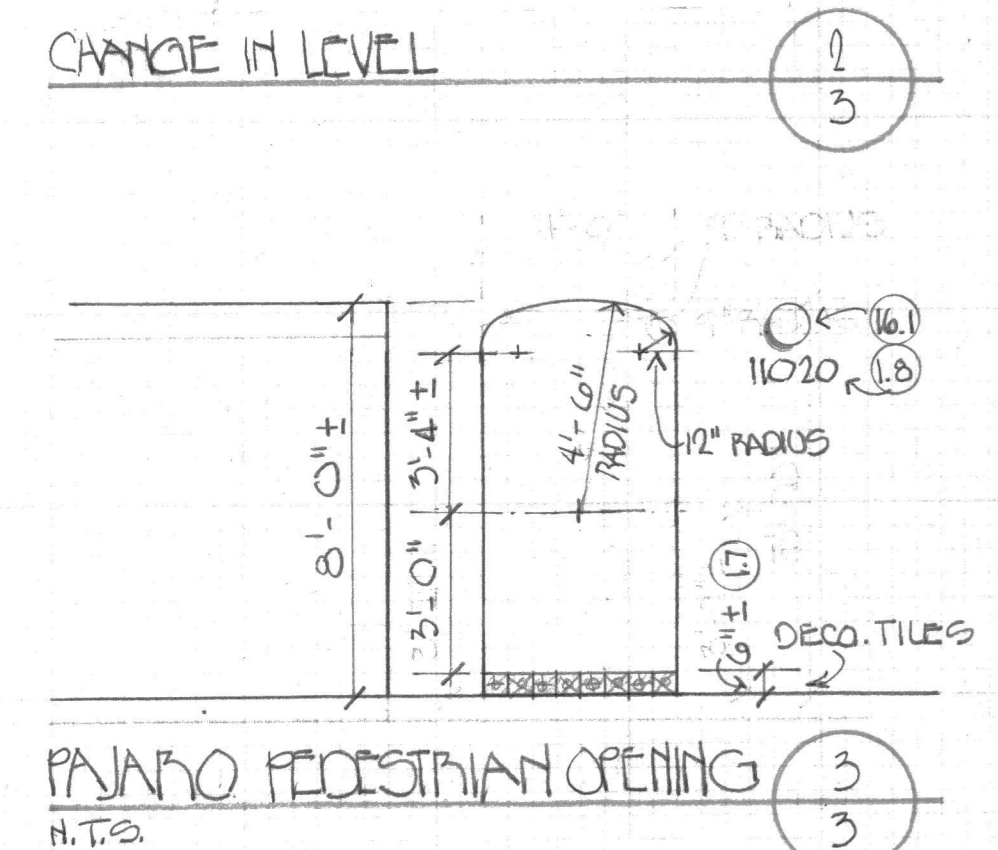
APARTMENTS  
WIDJAJA  
11020 PAJARO ST.

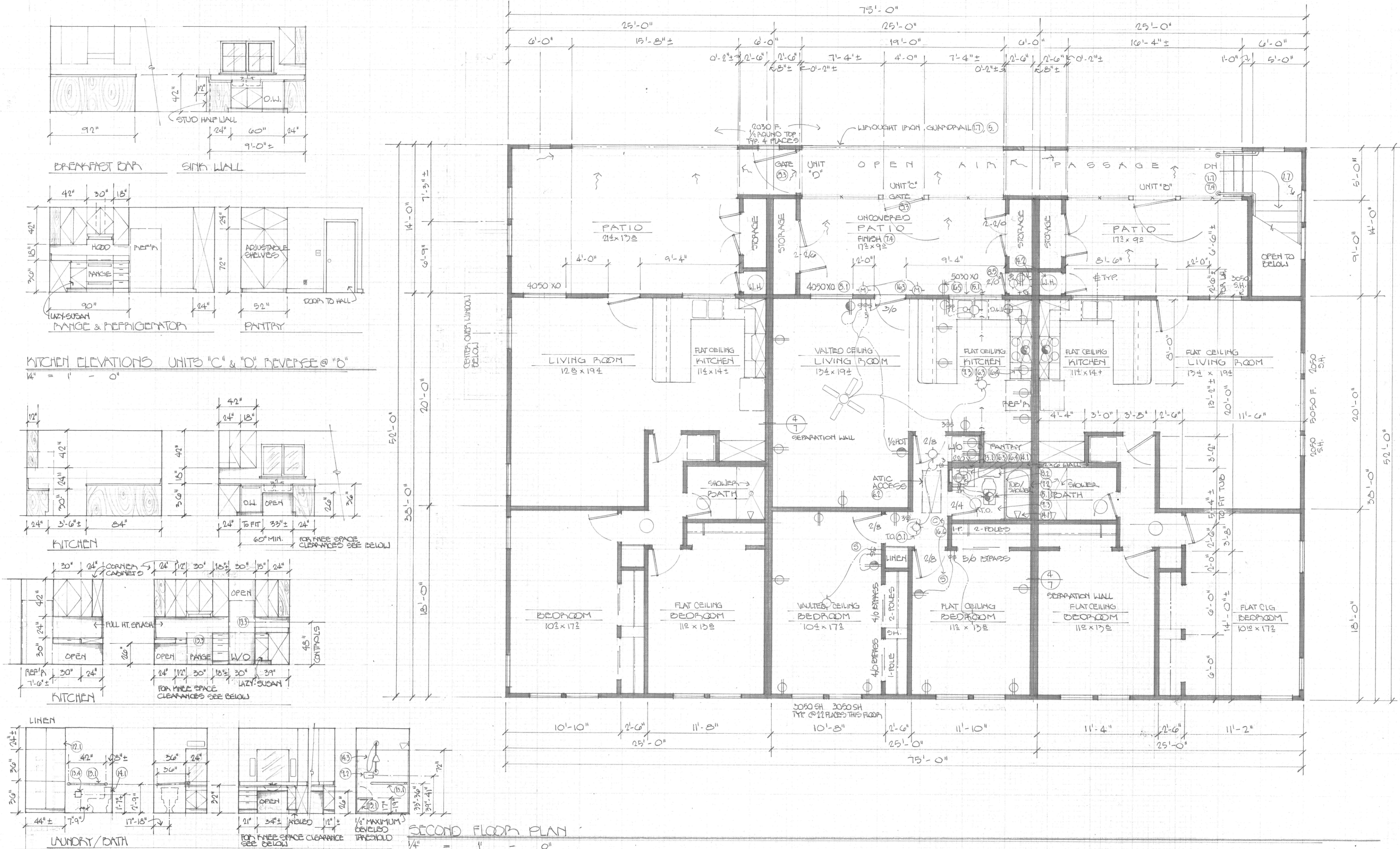
JOB 0741  
SHEET 21 OF 26

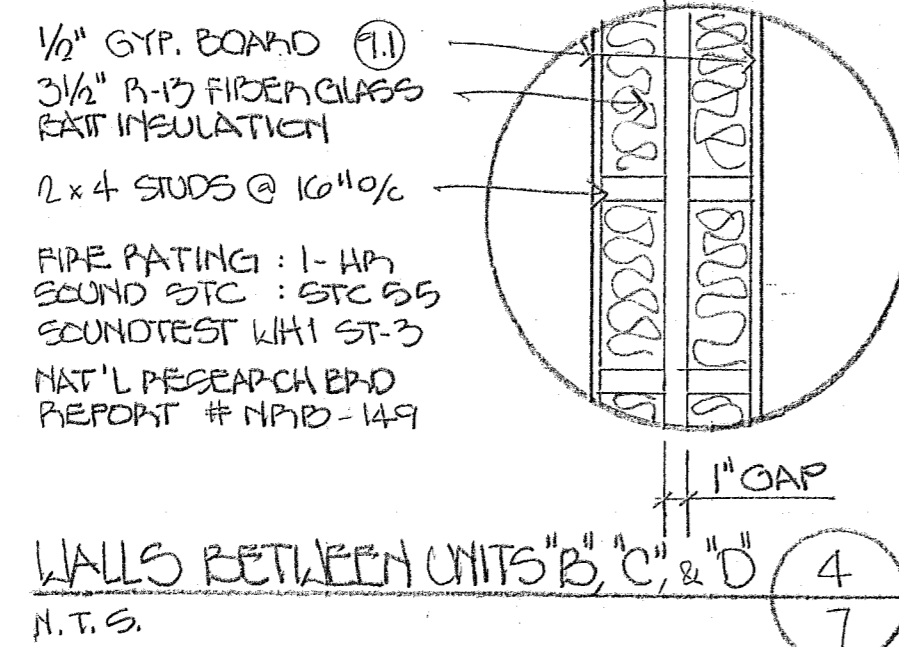


LANDSCAPE NOTES: CONCEPTUAL LANDSCAPE PLAN IS A GUIDE BASED ON THE CASTROVILLE COMMUNITY PLAN (SEC. A7, PGS A11-29) AND THE DROUGHT RESISTANT PLANTS FOR MONTEREY COUNTY BOOKLET. THE PERMEABLE AREAS WILL BE COVERED BY PERMEABLE PAVERS OR 3"-5" OF REDWOOD "GORILLA HAIR" MULCH. WATERING TO BE BY HAND ON AN AS NEEDED BASIS UNTIL THE PLANTS ARE ESTABLISHED, APPROXIMATELY 2 YEARS.

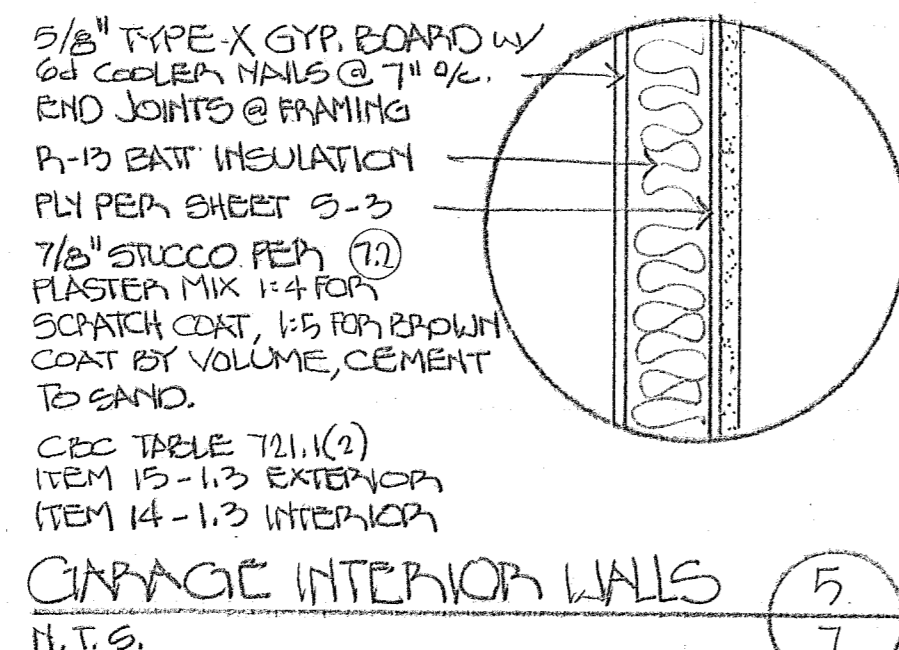
KEY	NUMBER	SIZE	TYPE	CULTIVAR OF NATIVE PLANT	WATER USE
MP	2	15 GAL.	TALL TREE	MONTEREY PINE (PINUS RADIATA)	LOW
MA	2	5 GAL.	SMALL TREE/SHRUB	MADRONE (ARBUTUS MENZIESII)	VERY LOW
LM	20	1 GAL.	GROUND COVER	LITTLE SUR MANZANITA (ARCTOSTAPHYLOS EDMUNDSII)	VERY LOW
CH	48	FLATS	GROUND COVER	CHAMOMILE (CHAMAEMELUM NOBILE)	LOW
BO	1	1 GAL.	VINE (SEE NOTE 5.3)	BARBARA KARST (BOUGAINVILLEA)	LOW
EI	4	1 GAL.	VINE	ENGLISH IVY (HEDERA HELIX)	MODERATE



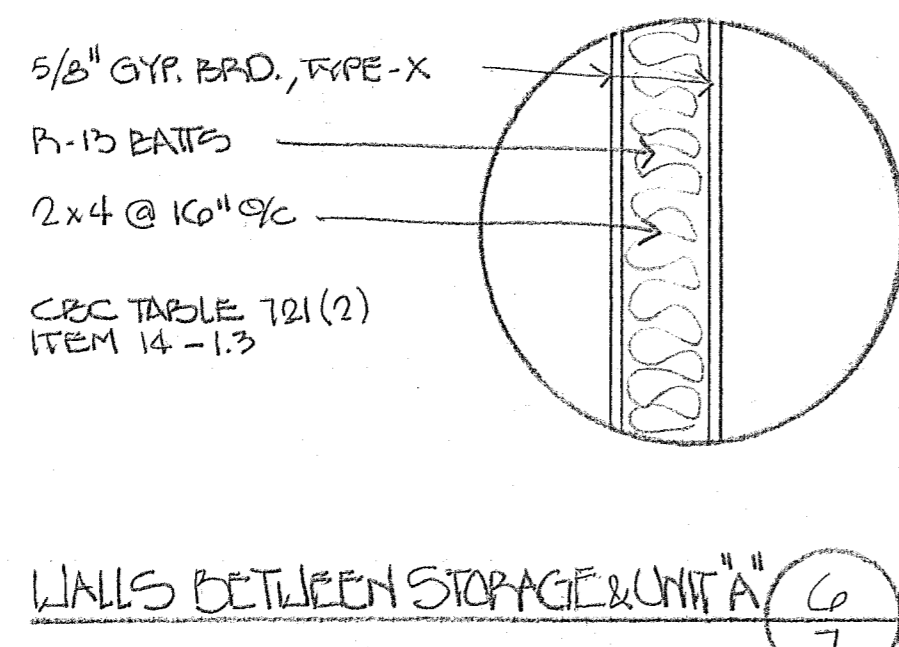




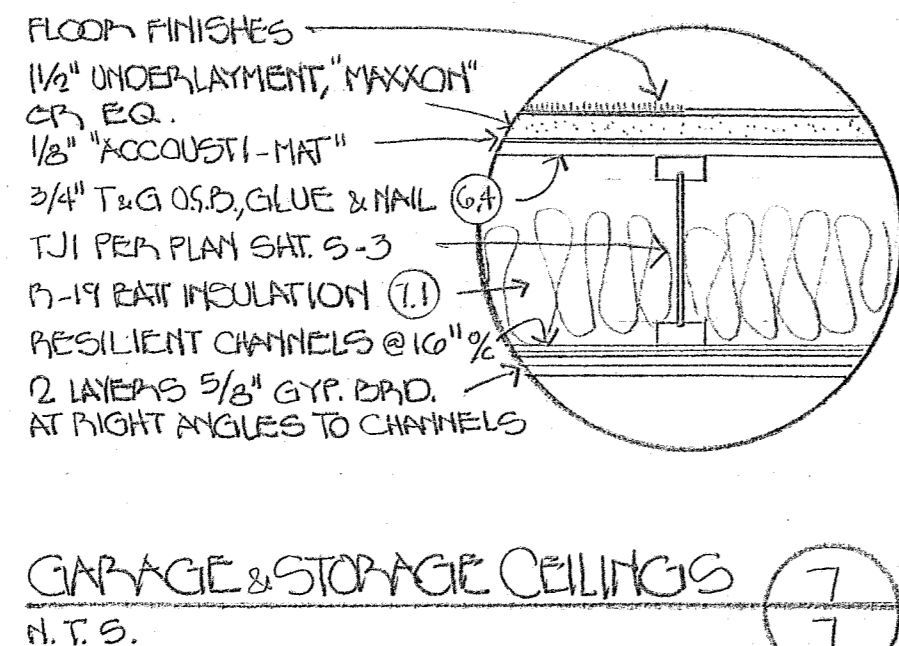
WALLS BETWEEN UNITS "B", "C", & "D" 4  
N.T.S.



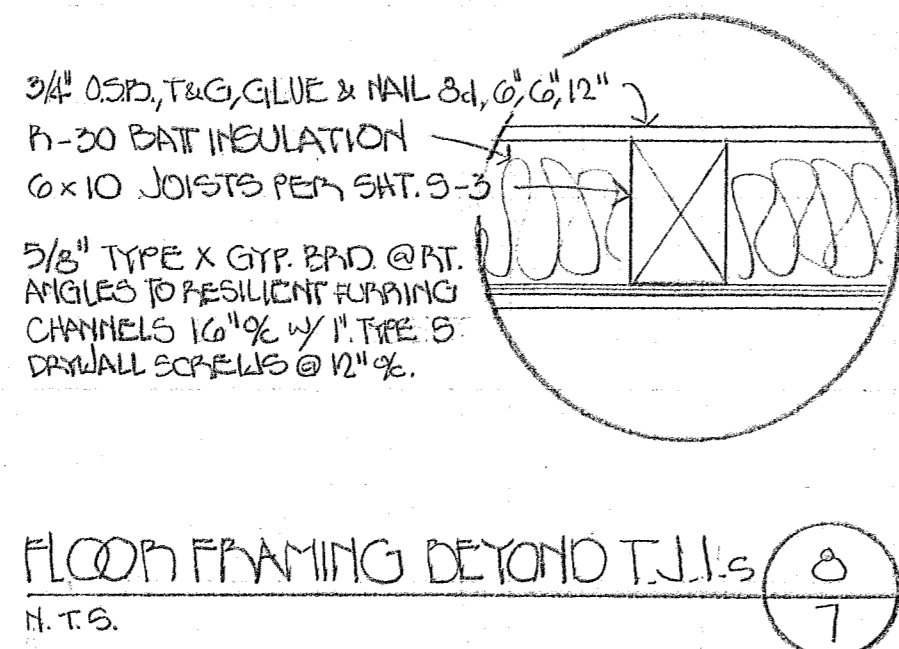
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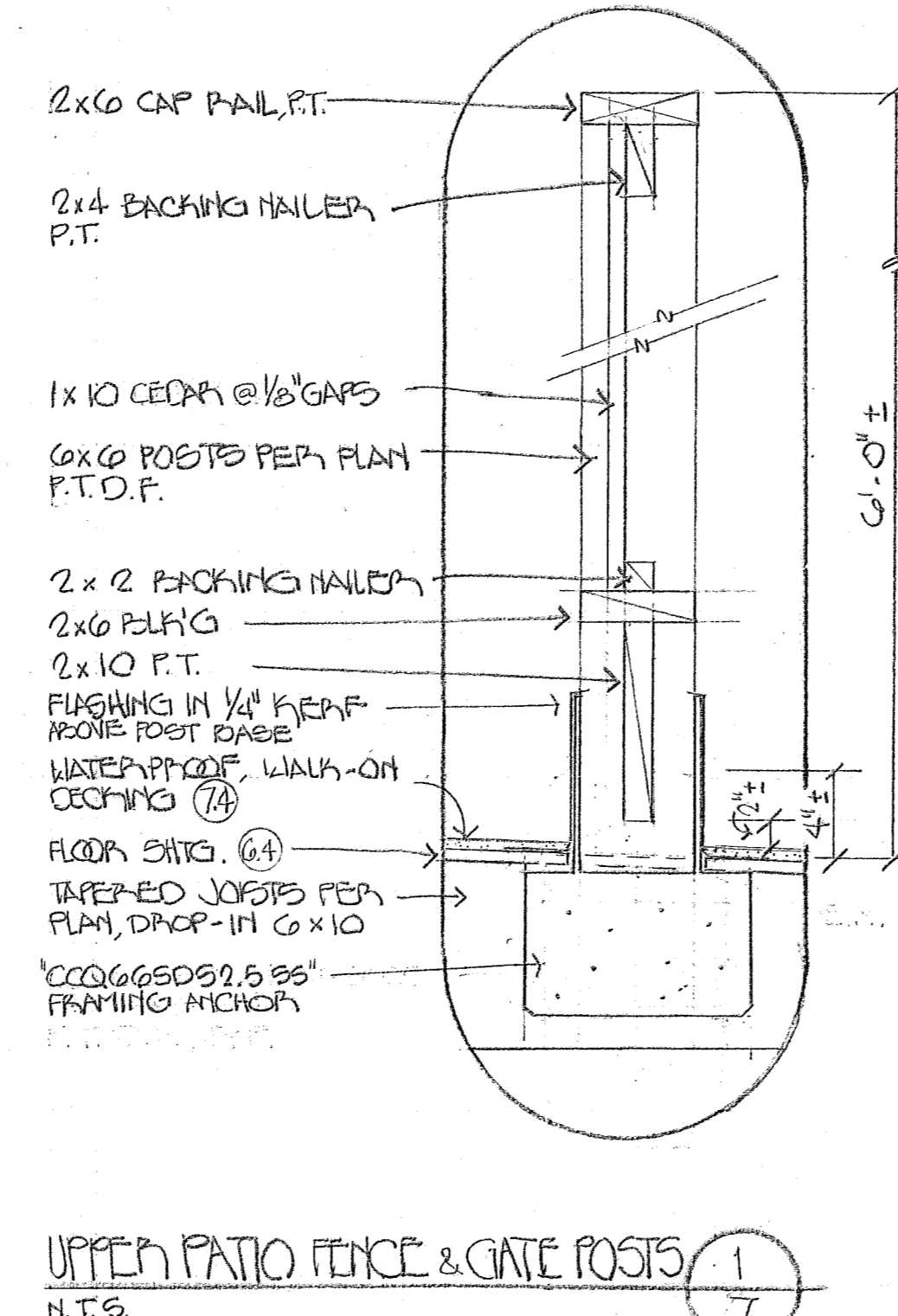
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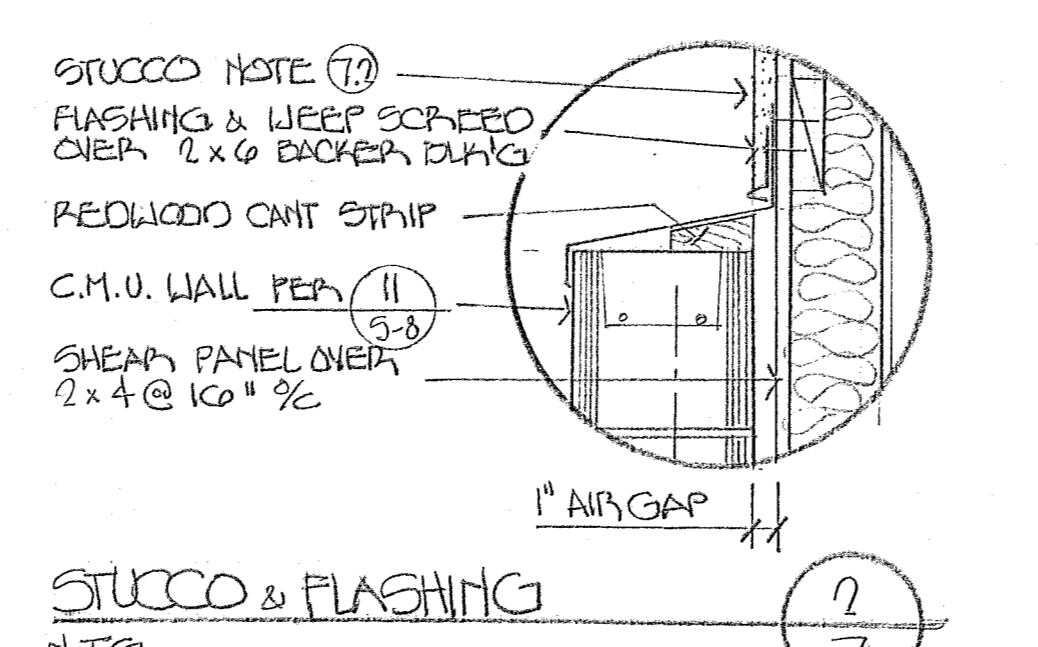
GARAGE & STORAGE CEILING 7  
N.T.S.



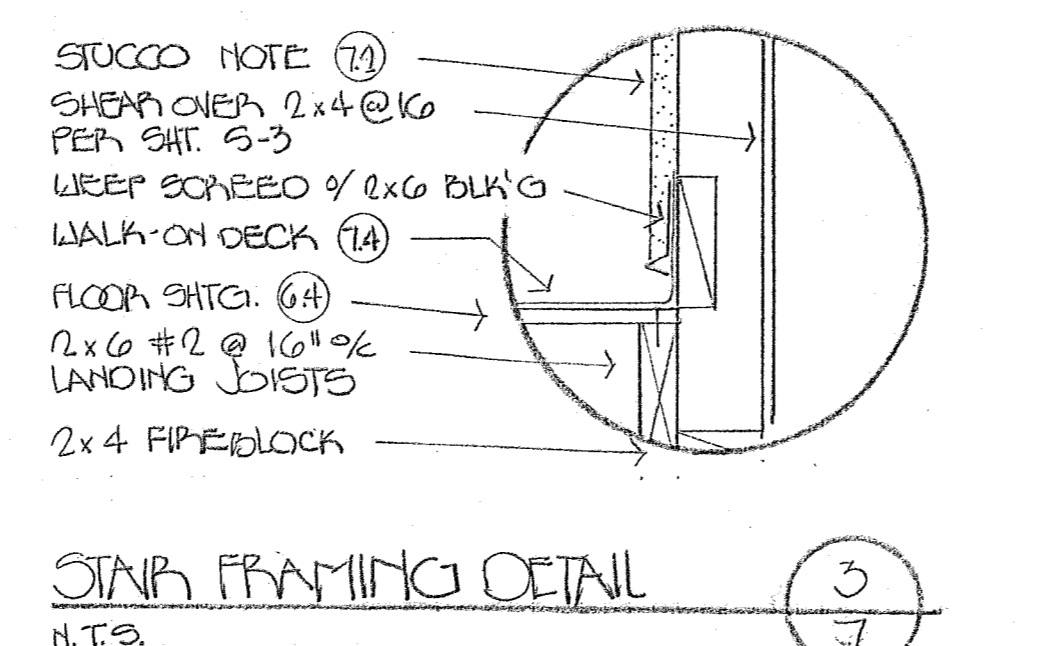
FLOOR FRAMING BEYOND T.J.I.s 8  
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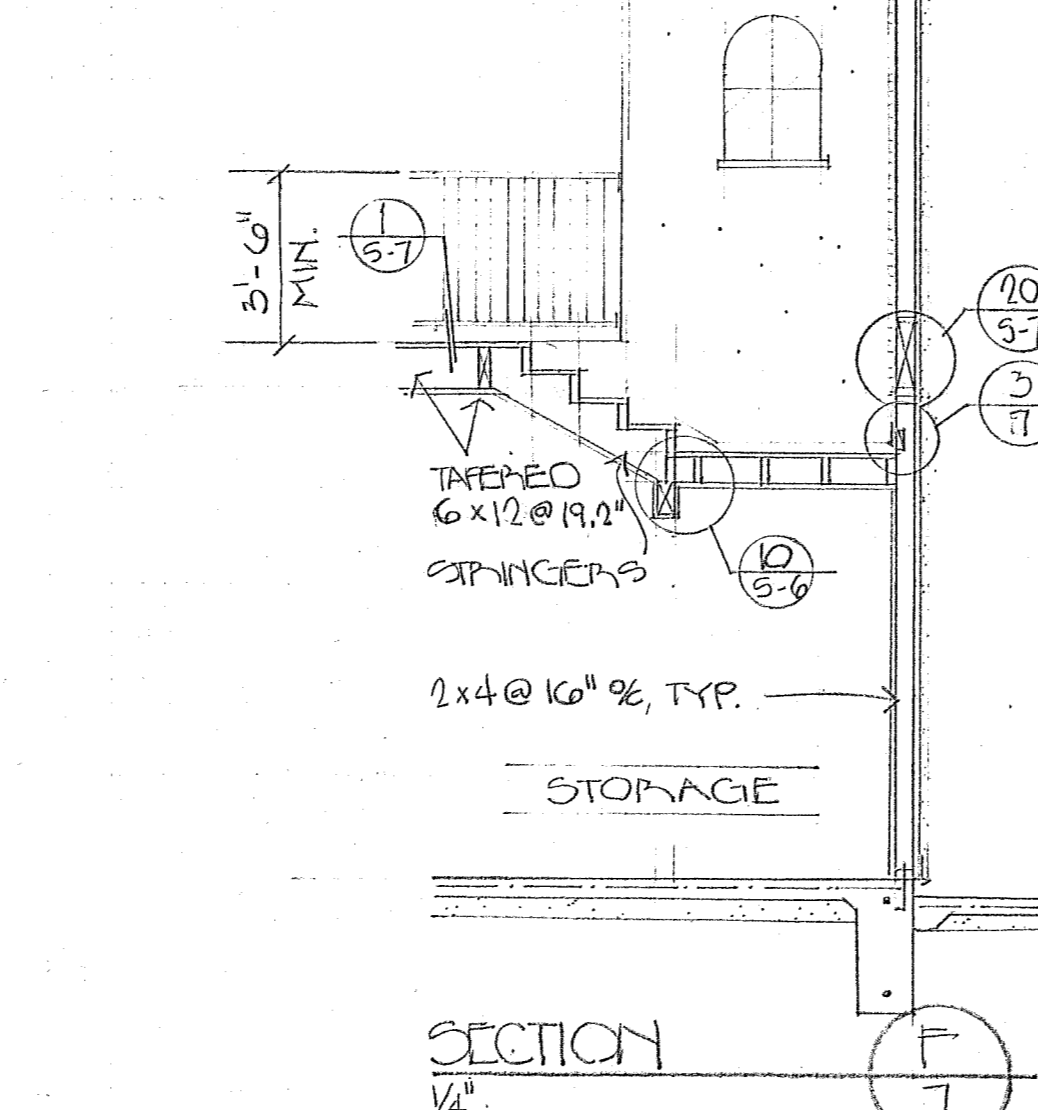
UPPER PATIO FENCE & GATE POSTS 1  
N.T.S.



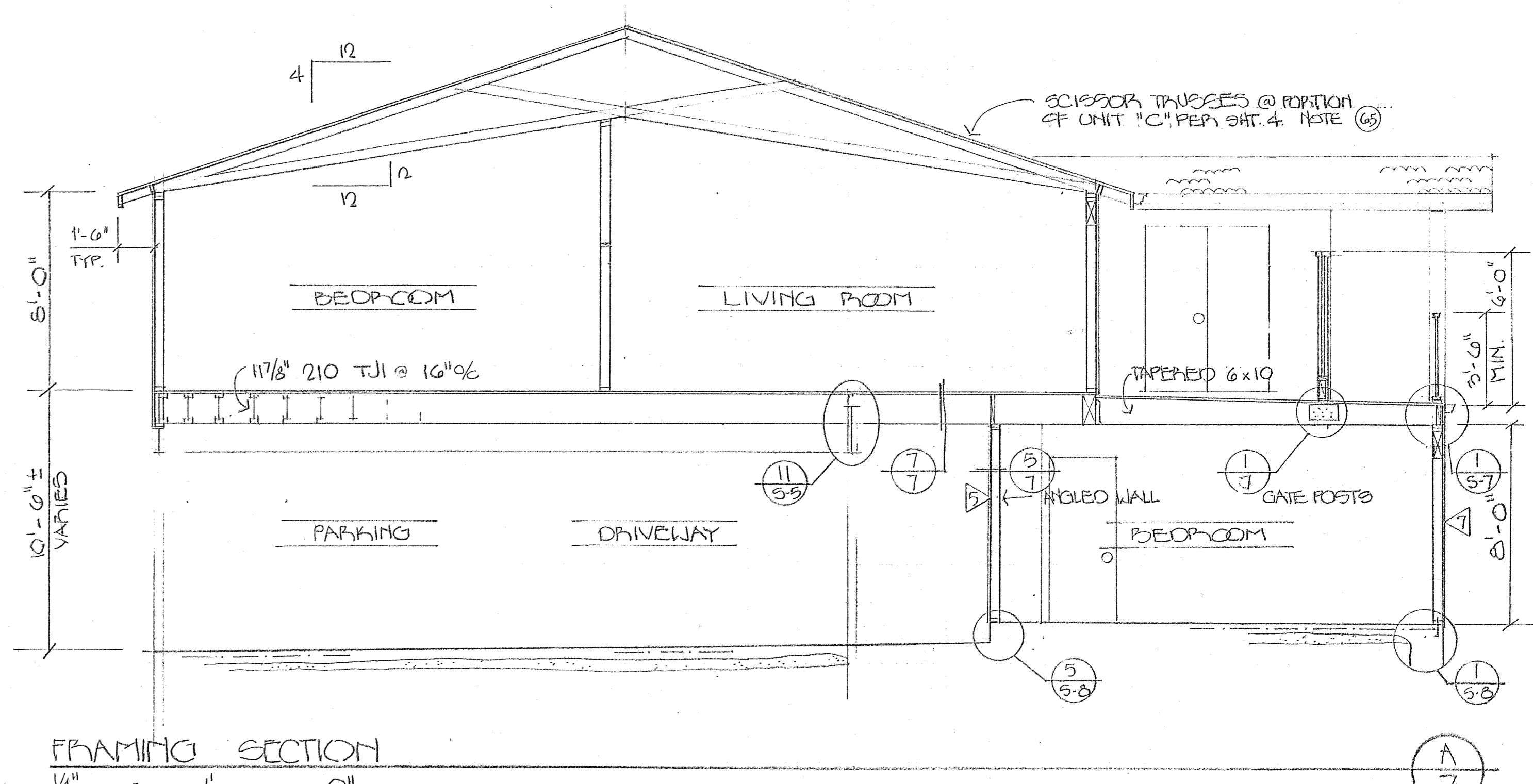
STUCCO & FLASHING 2  
N.T.S.



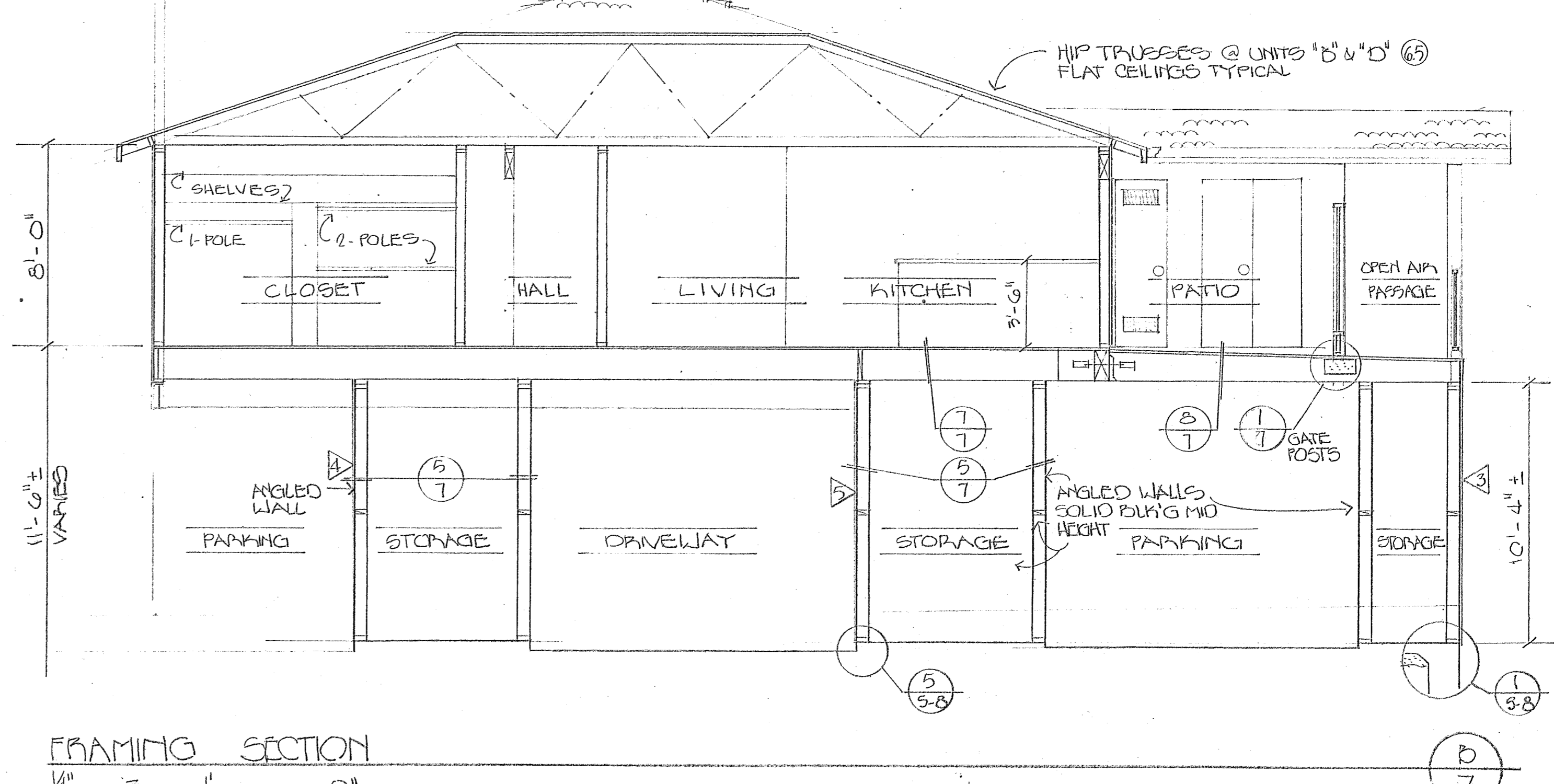
STAIR FRAMING DETAIL 3  
N.T.S.



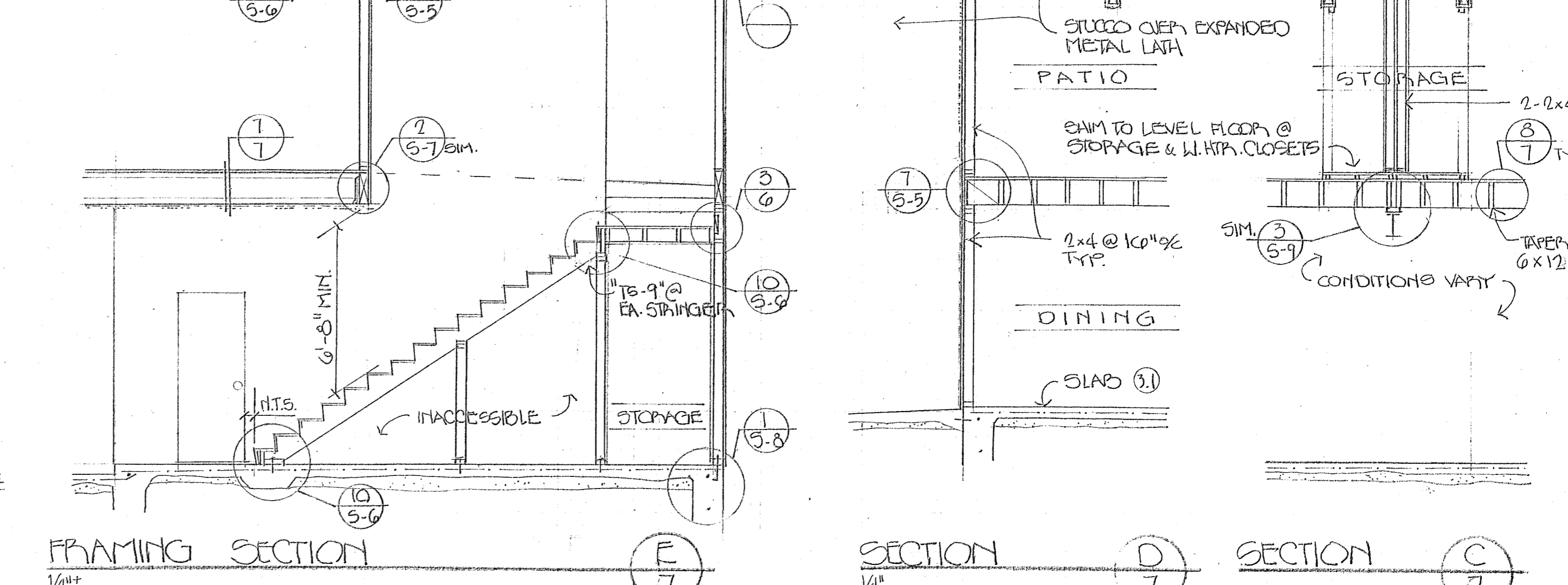
SECTION F 7  
1/4\"/>



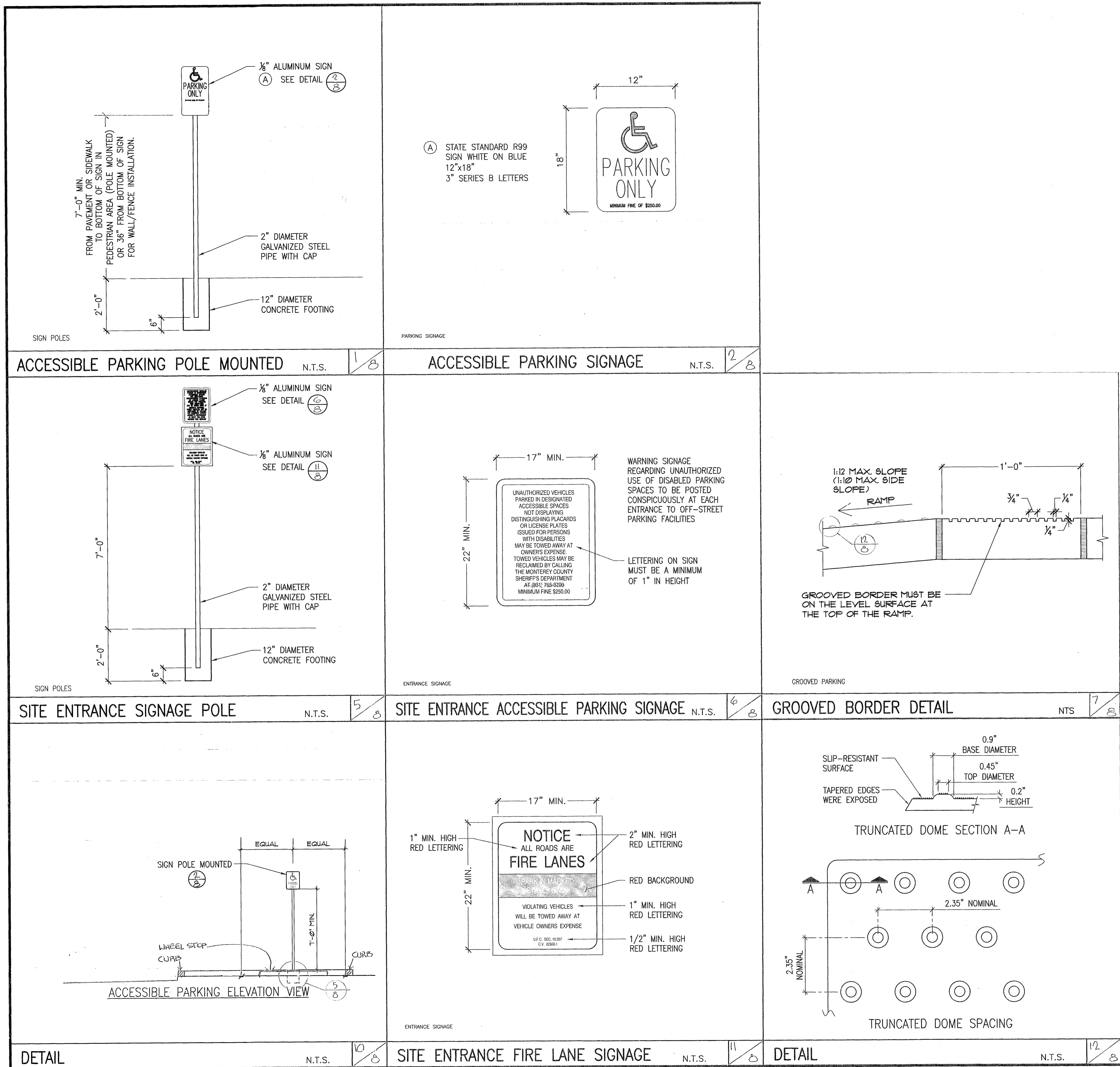
FRAMING SECTION 1  
1/4\"/>



FRAMING SECTION 2  
1/4\"/>



FRAMING SECTION 3  
1/4\"/>



PAJARO ST  
(A COUNTY ROAD)

BLOCK 44

MCDUGALL ST  
(A COUNTY ROAD)

SALINAS ST  
(A COUNTY ROAD)

A.P.N. 030-184-001

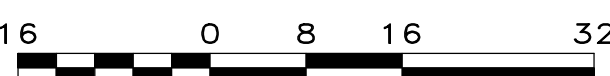
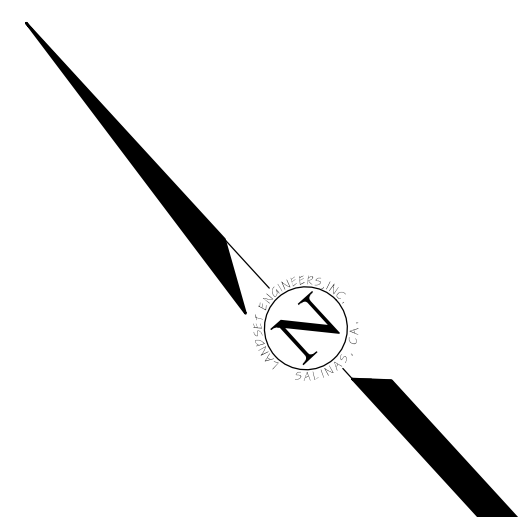
A.P.N. 030-184-002

A.P.N. 030-184-003

A.P.N. 030-184-009

A.P.N. 030-184-008

BLOCK 45



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- GAS VALVE
- FIRE HYDRANT
- PG&E BOX
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- WATER METER
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #101, A MAGNETIC NAIL LOCATED APPROXIMATELY 16.8' SOUTH AND 11.2' WEST OF THE MOST WESTERLY CORNER OF BLOCK 44, ELEVATION = 25.28' 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 (01/04/22) 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.

CONTACT INFORMATION:

CLIENT:  
MR. DARBANI WIDJAJA  
101 CYPRESS ST  
PACIFICA, CA 94044

SITE LOCATION:  
11020 PAJARO ST  
CASTROVILLE, CA



APPROVED BY:  
GUY R. GIRARDO  
P.L.S. No. 8703



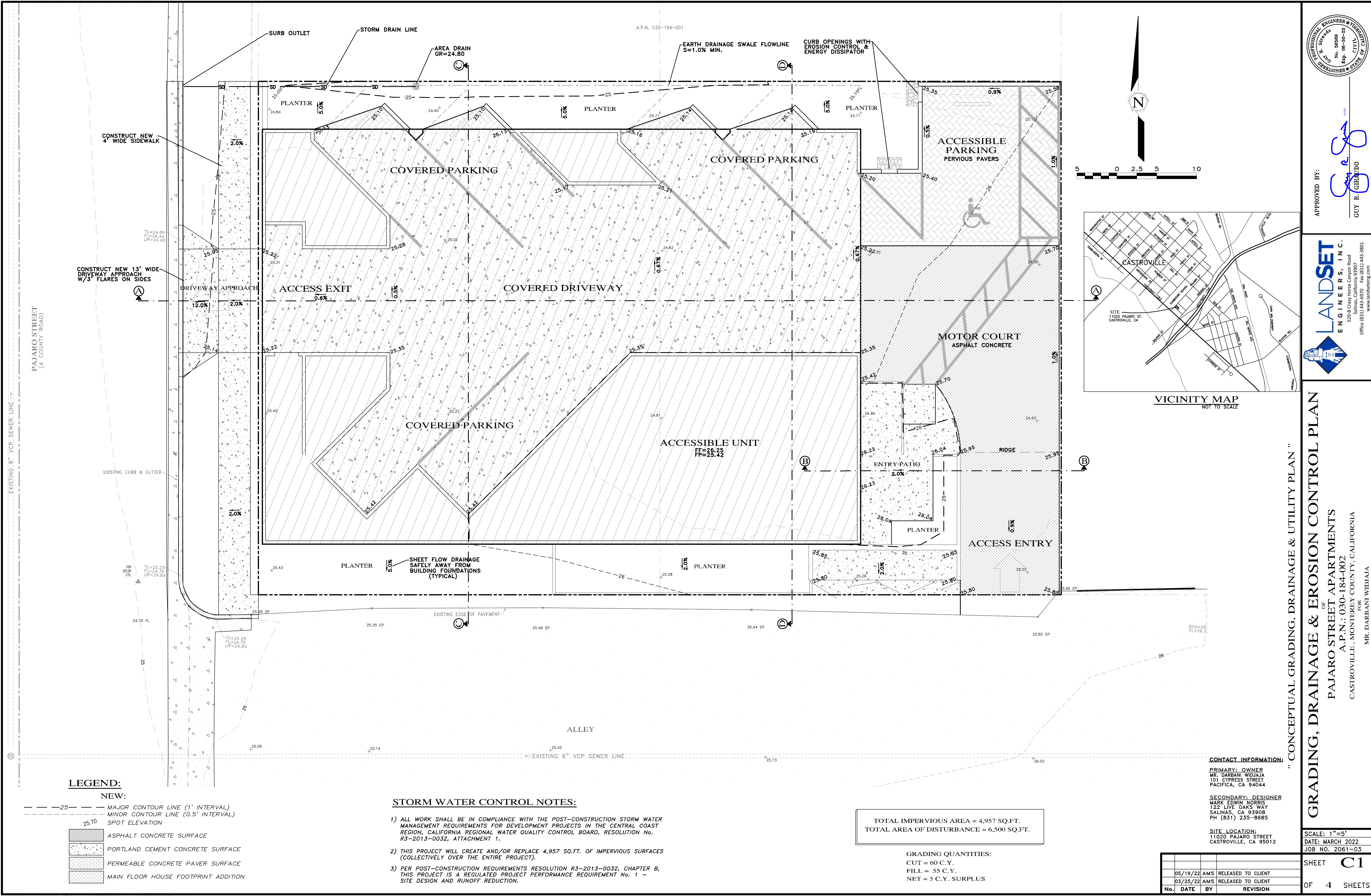
TOPOGRAPHIC MAP  
OF  
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2020050311  
OFFICIAL RECORDS OF MONTEREY COUNTY  
CASTROVILLE, CALIFORNIA  
FOR  
MR. DARBANI WIDJAJA

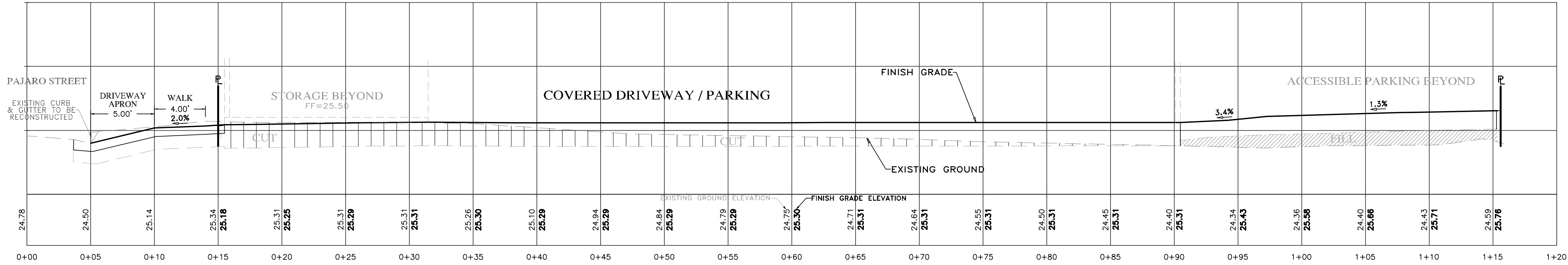
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DATE: JAN 2022  
JOB NO. 2061-03

SHEET 1

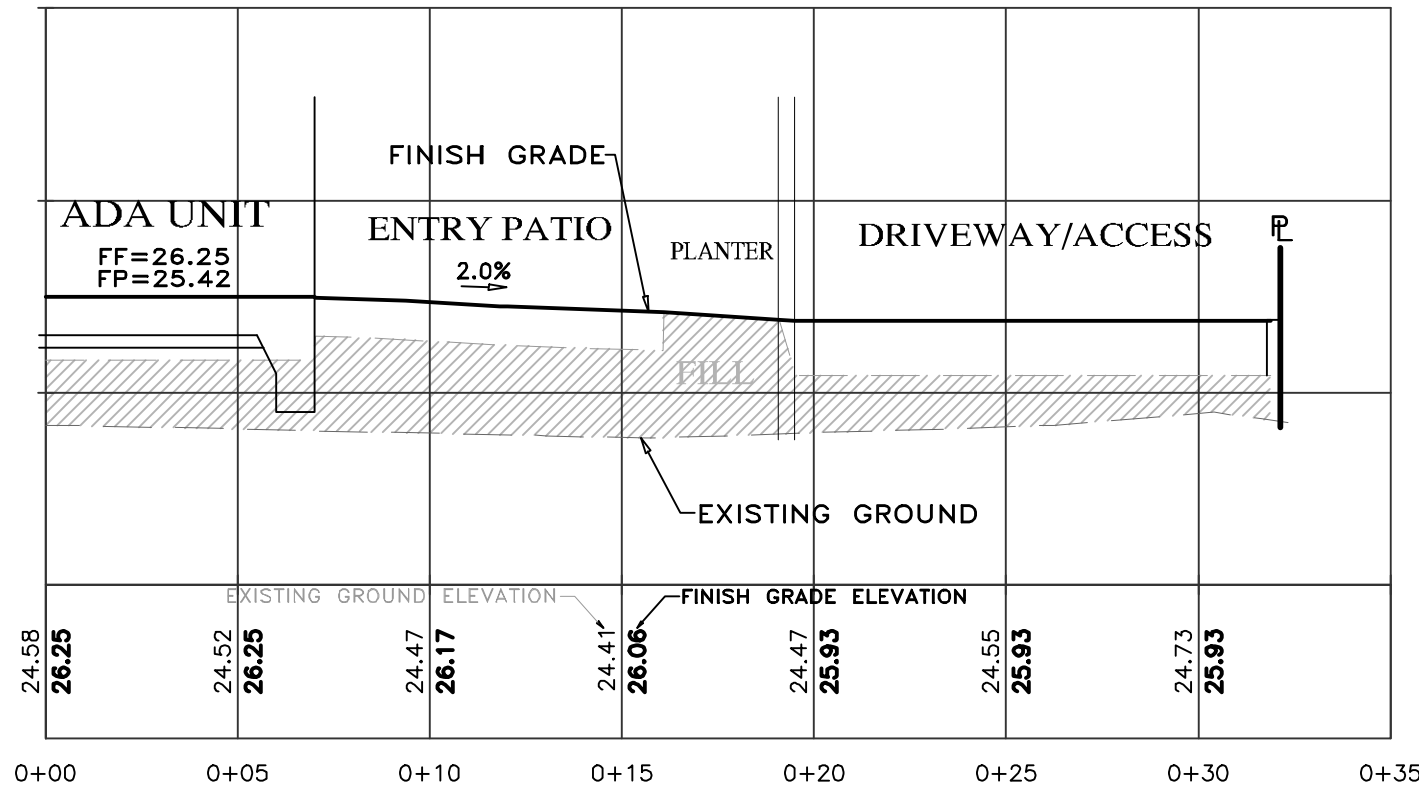
OF 1 SHEETS

No.	DATE	BY	REVISION
	01/25/22	JAN	RELEASED TO CLIENT

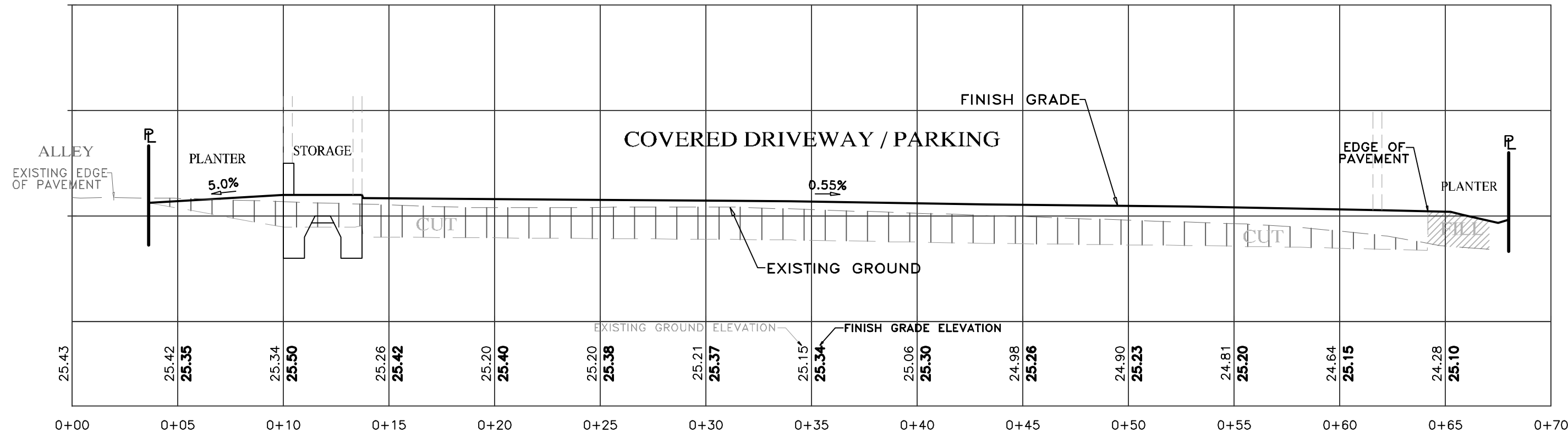




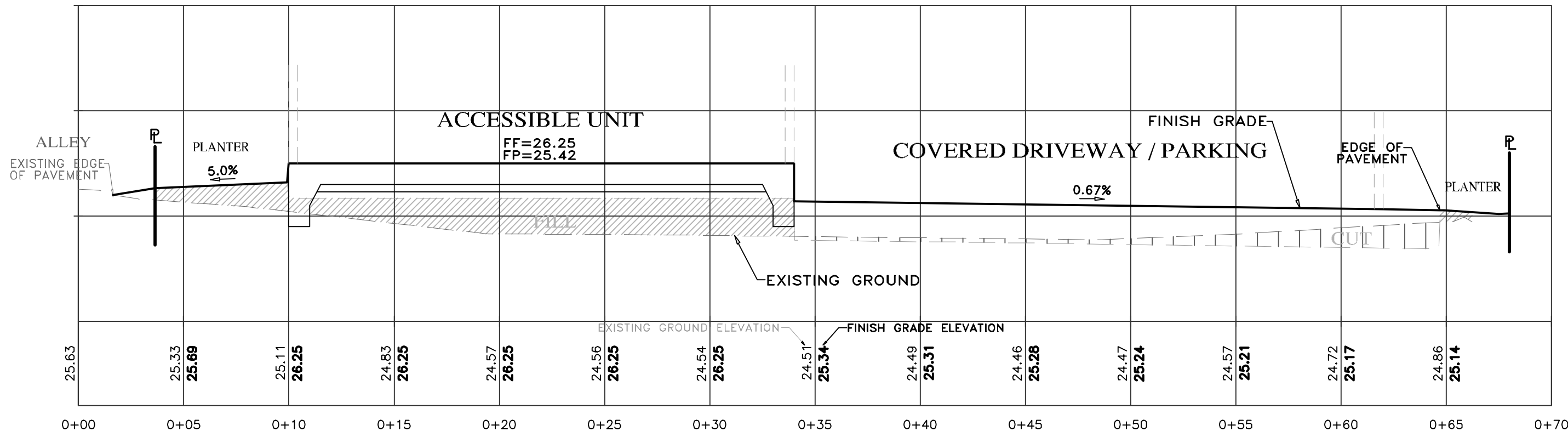
SECTION A-A  
SCALES: 1"=5' HOR.  
1"=10' VER.



SECTION B-B  
SCALES: 1"=5' HOR.  
1"=10' VER.



SECTION C-C  
SCALES: 1"=5' HOR.  
1"=10' VER.

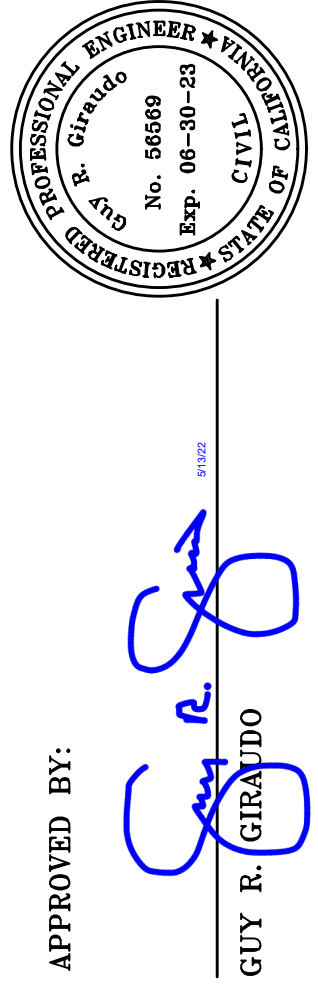


SECTION D-D  
SCALES: 1"=5' HOR.  
1"=10' VER.

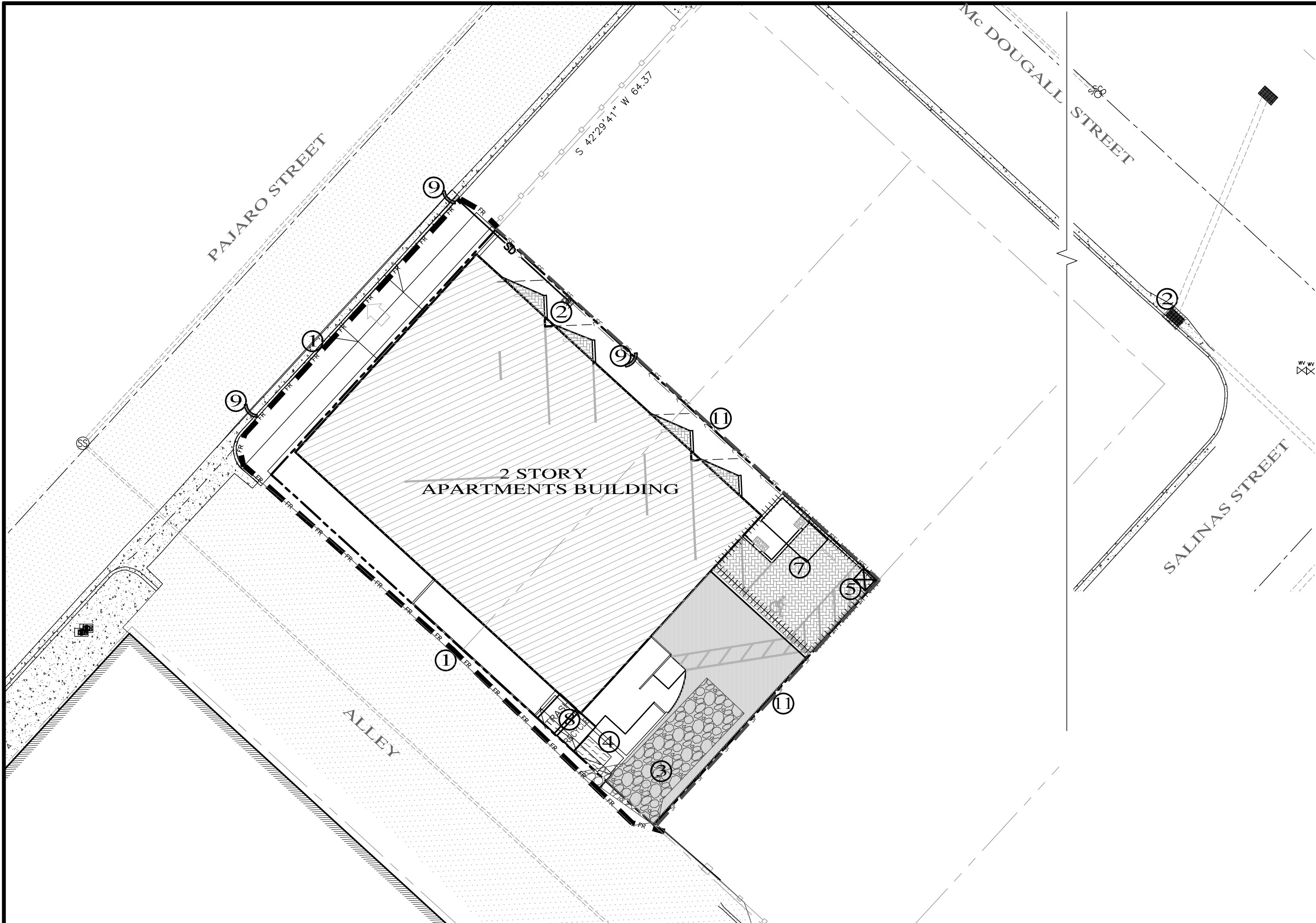
" CONCEPTUAL GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF  
PAJARO STREET APARTMENTS  
A.P.N.: 030-184-002  
FOR  
CASTROVILLE, MONTEREY COUNTY, CALIFORNIA  
MR. DARBANI WIDIJAJA



05/19/22	AMS	RELEASED TO CLIENT	
03/25/22	AMS	RELEASED TO CLIENT	
No.	DATE	BY	REVISION



LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

PLAN  
SCALE: 1"=16'

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

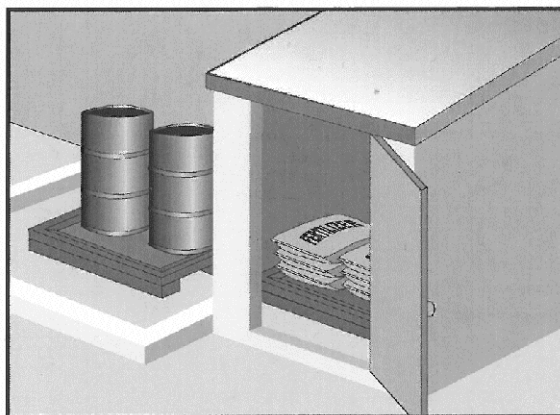
CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

EROSION & SEDIMENT CONTROL NOTES:

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

Material Delivery and Storage WM-1

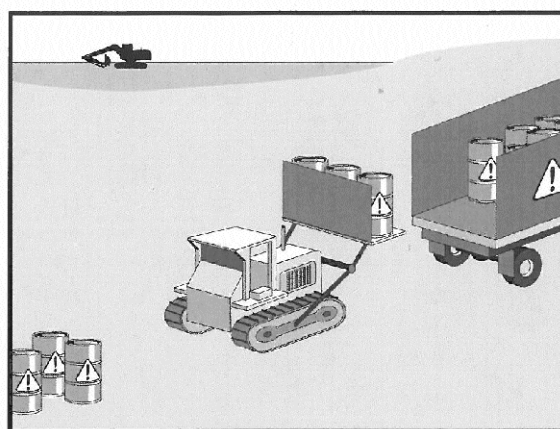


**Description and Purpose**  
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or waterreuses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated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

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

Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Potential Alternatives	
None	

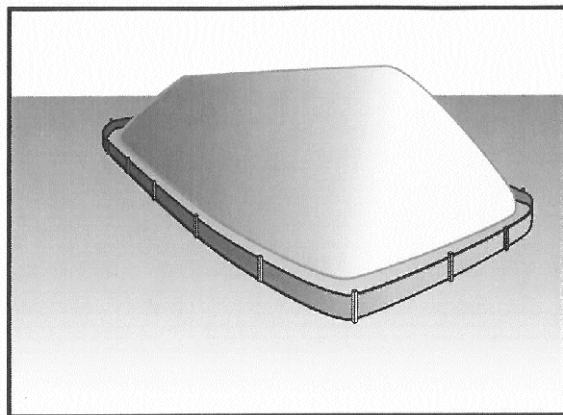
Hazardous Waste Management WM-6



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

Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Objective	
<input checked="" type="checkbox"/> Secondary Objective	
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Potential Alternatives	
None	

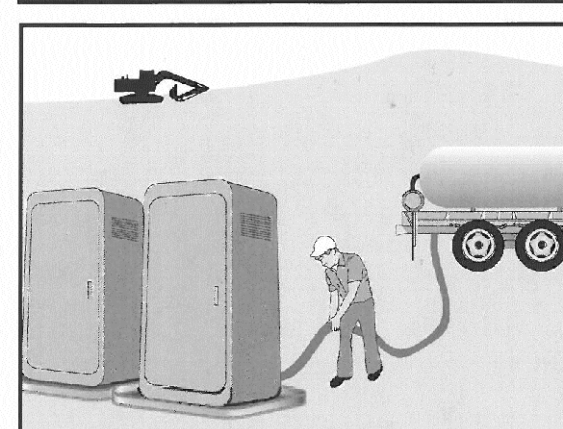
Stockpile Management WM-3



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

Categories	
EC Erosion Control	
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Potential Alternatives	
None	

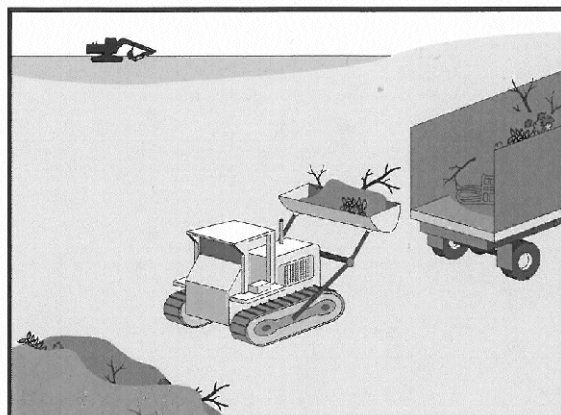
Sanitary/Septic Waste Management WM-9



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

Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Potential Alternatives	
None	

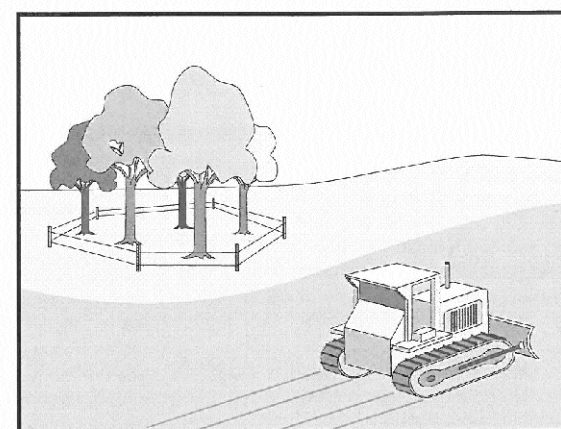
Solid Waste Management WM-5



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

Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Objective	
<input checked="" type="checkbox"/> Secondary Objective	
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Potential Alternatives	
None	

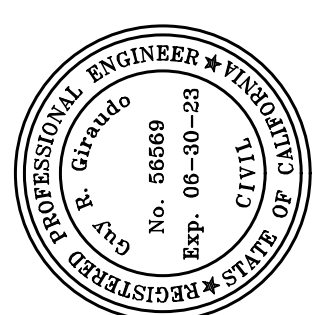
Preservation Of Existing Vegetation EC-2



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

Categories	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	
Legend:	
<input checked="" type="checkbox"/> Primary Objective	
<input checked="" type="checkbox"/> Secondary Objective	
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Potential Alternatives	
None	

" CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN "



APPROVED BY:

GUY R. GIRARD  
CIVIL  
Exp. 08-30-23



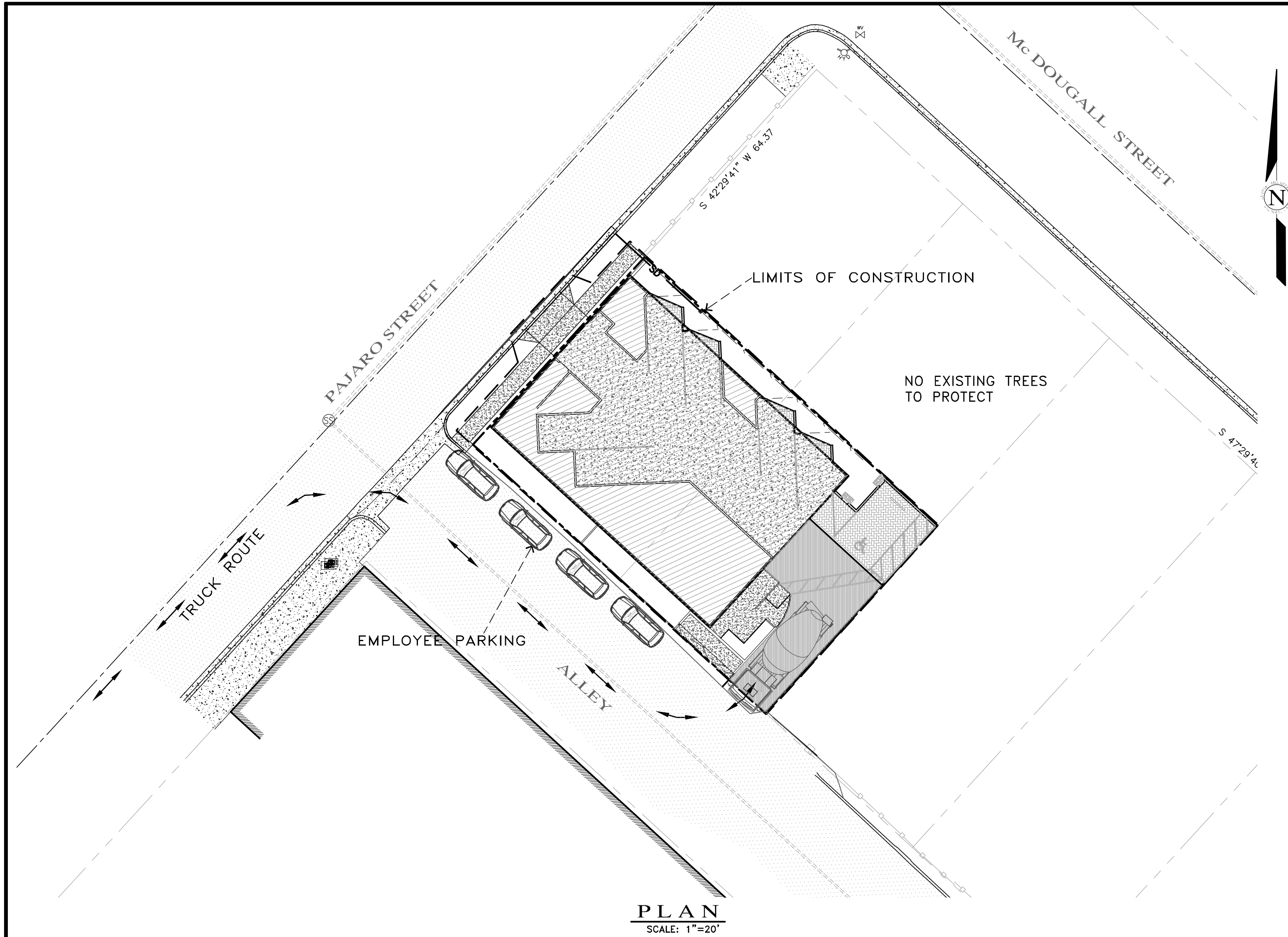
GRADING, DRAINAGE & EROSION CONTROL PLAN

PAJARO STREET APARTMENTS  
A.P.N.: 030-184-002  
CASTROVILLE, MONTEREY COUNTY, CALIFORNIA  
FOR MR. DARBANI WIDJAJA

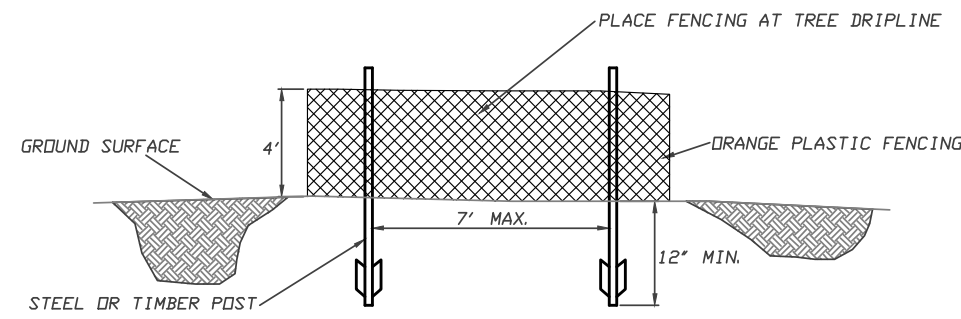
SCALE: AS SHOWN  
DATE: MARCH 2022  
JOB NO. 2061-03

SHEET C3

OF 4 SHEETS



PLAN  
SCALE: 1"=20'



FENCING (ESA) DETAIL  
Scale: NTS

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

CONSTRUCTION STAGING:

- A. MOBILIZE, CLEAR & GRAB.,  
B. SITE GRADING,  
C. UTILITY INSTALLATION,  
D. CONSTRUCT STRUCTURE,  
E. INSTALL PAVERS, AC PAVEMENT AND LANDSCAPING,  
F. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

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

HAUL ROUTES:  
HAUL TRUCKS ENTER THE SITE FROM THE HIGHWAY 156 TO PAJARO STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON THE PAJARO STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

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

EMPLOYEE PARKING:  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE PAJARO STREET AND/OR THE ALLEY AT THE SOUTH OF THE PROPERTY, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

A CONSTRUCTION STAGING PLAN  
SCALE: 1"=30'

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING/DEMO	3	3
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	6	6

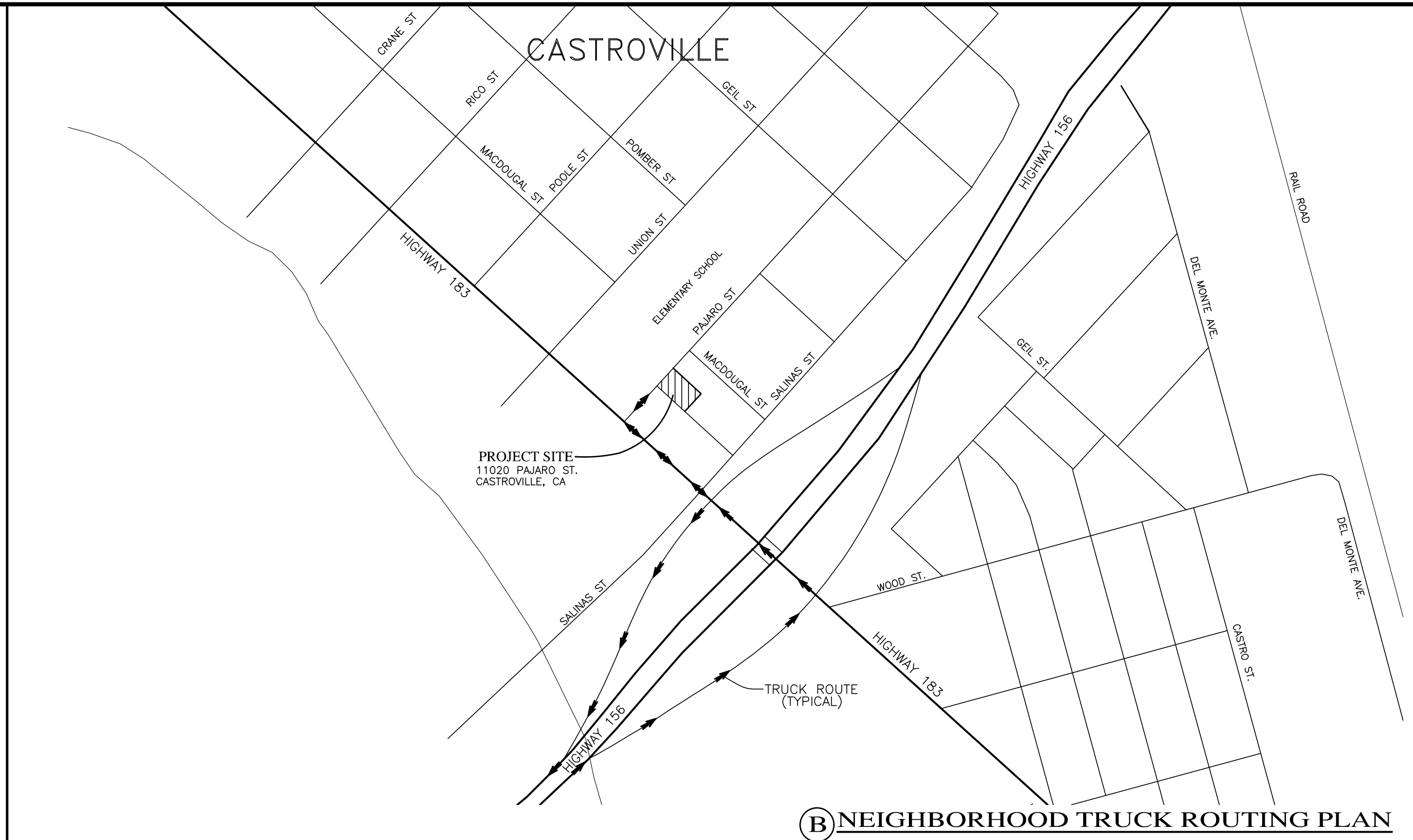
TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 5 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 60 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

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



B NEIGHBORHOOD TRUCK ROUTING PLAN



CONTACT INFORMATION:

PRIMARY: OWNER  
MR. DARBANI WIDJAJA  
101 CYPRESS STREET  
PACIFICA, CA 94044

SECONDARY: DESIGNER  
MARK EDWIN NORRIS  
122 LIVE OAKS WAY  
SALINAS, CA 93908  
PH (831) 235-8685

SITE LOCATION:  
11020 PAJARO STREET  
CASTROVILLE, CA 95012

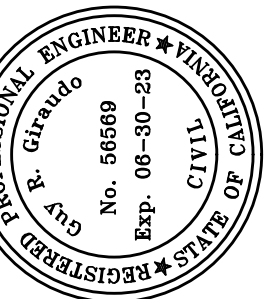
OVERALL TRUCK  
ROUTING PLAN  
NOT TO SCALE

No.	DATE	BY	REVISION
	05/19/22	AMS	RELEASED TO CLIENT
	03/25/22	AMS	RELEASED TO CLIENT

CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN

OF  
PAJARO STREET APARTMENTS  
A.P.N.: 030-184-002  
CASTROVILLE, MONTEREY COUNTY, CALIFORNIA

MR. DARBANI WIDJAJA



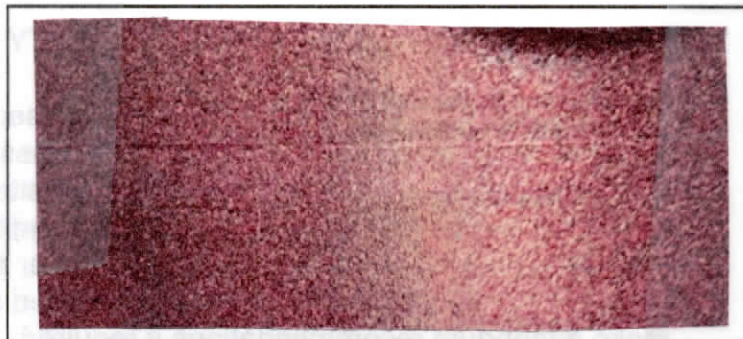
APPROVED BY:  
GUY R. GIRARDO



SCALE: AS SHOWN  
DATE: MARCH 2022  
JOB NO. 2061-03

SHEET C4  
OF 4 SHEETS

COLOR SAMPLES FOR PROJECT FILE NO. PLN190287



Materials: METAL, TEXTURED TILE  
Description: ROOFING

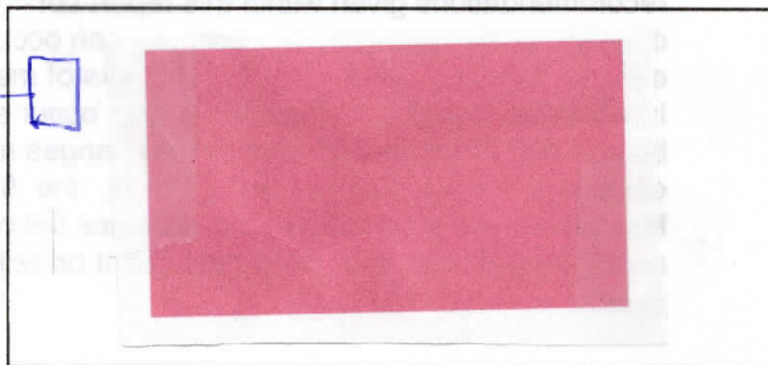
Colors: VENETIAN GOLD  
(BROWNS)



STEEL  
GUARD RAILS & TRELLIS  
BLACK

Materials: STUCCO  
Description: WALLS & SOFFITS

Colors: BEHR PAINT, DUNE MS-22  
TAN



WINDOWS TO BE  
WHITE VINYL

Materials: WOOD TRIM & DOORS  
Description: " " "

Colors: BEHR PAINT, MATADOR'S CAPE MS-06  
REDISH OR PINK - BROWN