Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
EVERS JEFFREY H & ROSEMARIE L TRS (PLN260127)

RESOLUTION NO. 26-

Resolution by the Monterey County Zoning Administrator to:

1) Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions pursuant to section 15300.2;
2) Approve a Design Approval to allow the construction of a 4,127-square-foot single-family dwelling with an attached 864-square-foot garage and associated site improvements; and
3) Approve allocating 0.25 AFY from the County's "First Come First Served" category pursuant to Board Policy No. G-269.

[PLN260127, Evers Jeffrey H & Rosemarie L, 202 Estrella D'Oro, Monterey, Greater Monterey Peninsula Area Plan. (APN: 173-073-027-000)]

The EVERS JEFFREY H & ROSEMARIE L TRS application (PLN260127) came on for a public hearing before the Monterey County Zoning Administrator on August 27, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the 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);
- Greater Monterey Peninsula Area Plan (GMP); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 1982 Monterey County General Plan does not apply.

b) Project Scope. The proposed project involves the construction of a new 4,127 square foot two-story single family dwelling with an attached 864 square foot garage and associated site improvements.

c) Allowed Use. 202 Estrella D'Oro, Monterey, (Assessor's Parcel Number 173-073-027-000), Greater Monterey Peninsula Area Plan. Low-Density Residential with a B-6 Overlay and Design Control Overlay or "LDR/B-6D", which allows a single-family dwelling and non-habitable accessory structures to any permitted use, as principally allowed uses. The proposed project includes construction of a 4,127 square foot single-family dwelling with an attached 864 square foot garage, a 152 square foot porch, and a 976 square foot patio. Implementation of the project would require 250 cubic yards of cut and 160 cubic yards of fill. Pursuant to Title 21, Chapter 21.44, single-family dwellings and accessory structures within the 'D' District require design approval. As such, the proposed project is an allowed land use for this site.

d) Lot Legality. The subject parcel (0.83 acres), APN: 173-073-027-000, is identified as Parcel 57, as shown in its current size and configuration and described in the 1998 Cities & Towns Map Volume 20 Page 7. Therefore, the County recognizes the property as a legal lot of record.

e) Review of Development Standards. The property is subject to the site development standards for the LDR zoning district, which are identified in Title 21 sections 21.14.060. The required setbacks for main structures are 30 feet from the front property line, 20 feet from side, and 20 feet from the rear. The proposed setbacks of the main residence and attached structure comply with these requirements. The proposed main structure and attached garage meet the required 30-foot height maximum with a proposed maximum height of 23.6 feet from the average natural grade. The property is 36,053 square feet (0.83 acres). The maximum allowed building coverage is 25%. The proposed site coverage is 11% (4,127 square feet), which is well under the allowable maximum. Therefore, the proposed project meets the required site development standards for low-density residential.

f) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single-family dwelling would have a Spanish architectural style with mixed materials consisting of earthy tones, including a beige semi-smooth stucco with dark brown trim, with a clay roof, and black front door and iron gate. The proposed colors and materials are compatible with those commonly found in the surrounding neighborhood, which also features earth-tones, clay roofing, and traditional architectural elements. The two-story configuration is consistent with the scale and bulk of other nearby residences, as similar two-story homes exist within the vicinity. Consistent with Title 21 Chapter 21.14.060.H and General Plan Policy LU-1.13, a standard exterior lighting plan (Condition No. 4) has been applied. This will require that the all-exterior lighting on the property 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 subject property is not along a scenic highway corridor or in the critical viewshed. The site is not prominently visible from major public viewing corridors, and views from adjacent public streets would not be adversely affected, as the structure would blend with the established residential pattern. 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.

g) Development on Slopes in Excess of 25%. Pursuant to General Plan Policy OS-3.5, the project requires over 5,000 square feet of total site disturbance; it may disturb up to 500 square feet of steeper slopes without requiring a Use Permit. Here, the project includes approximately 498 square feet of development on slopes in excess of 25%.

h) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has moderate archaeological sensitivity. Pursuant to General Plan section OS-6.3 and Title 21 section 21.66.050.C.1.a, a Phase I Archaeological Survey is not required. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geotechnical & Geological Hazards Report (County of Monterey Library No. LIB260114), this site is suitable for the residential use this project proposes and there are no geological or seismic hazards that would preclude this property from being developed. Therefore, the project complies with General Plan Safety Element Policies S-1.5 and 1.6. See Finding 2, evidence "c".

j) Land Use Advisory Committee. The project could not be referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) because the committee currently lacks a quorum, preventing it from convening and conducting review.

k) Water Allocation. The applicant has demonstrated that the proposed project will not demand more than 0.25 acre-feet of water per year. Therefore, the project complies with Board Policy No. G-269 and the Zoning Administrator does hereby approve allocating 0.25 AFY from the "County's First Come First Served" category for the project site for a period not exceeding the time limits of this Resolution, as may be extended or amended by separate discretionary action. See Finding No. 3, Evidence "b"

l) The project planner conducted a site inspection to verify that the project on the subject property conforms to the plans submitted.

m) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN260127.

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

EVIDENCE: a) The project was reviewed by HCD- Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, HCD- Environmental Health Review, and HCD-Public Works. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared and submitted with the application:

- "Geotechnical & Geological Hazards Report" (County of Monterey Library No. LIB260114), prepared by Lawernce E. Grice, P.E., Salinas, CA, February 20th, 2026.

County staff independently reviewed this report and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. A letter was provided by the project consultants confirming that the prepared Geotechnical Soils and Foundation Report verifies that the proposed development will not involve any excavation on or beyond the steep exterior slopes along the ridgeline of the house. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with this report.

c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to General Plan Policy S-1.7 and Title 21 section 21.66.040.C, a Geological Hazards Assessment and Geotechnical Report (LIB260114) were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, geotechnical drilling, material evaluation and analysis of hazard properties, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas, including the limited portions of the project that extend onto existing slopes. The report states the nearest fault line is the Ord Terrace Fault, approximately 2,270 feet southwest of the project site. The proposed structures and driveway locations do not contain any geological strain, which could be attributable to ground rupture, failure, or potential slope instability. As a result, surface rupture from fault activity across the site is considered improbable. Therefore, the likelihood of surface rupture from lateral spreading is considered low. According to the prepared Geologic Hazards & Geotechnical Report (County of Monterey Library No. LIB260114), the site is determined to be suitable for the residential use proposed by the project, and no geological or seismic hazards have been identified that would preclude development of the property. All recommendations of the

Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.

d) Staff conducted a site inspection on May 8th, 2026, to verify that the site is suitable for this use.

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 PLN260127.

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

EVIDENCE:

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

b) Necessary public facilities will be implemented on the subject property. The property is within the CalAm water service area but does not currently have available water credits or allocation. The project complies with Board Policy No. G-269 in that the proposed project is for a single-family dwelling, where water usage will not exceed 0.25 AFY, consistent with allowable uses under the "First Come First Served" category for water allocation. Therefore, the Zoning Administrator does hereby approve allocating 0.25 AFY from the County's First Come First Served category for the project site for a period not exceeding the time limits of this Resolution, as may be extended or amended by separate discretionary action.

c) Staff conducted a site inspection on May 8th, 2026, to verify that the site is suitable for this use.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN260127.

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

EVIDENCE:

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

b) Staff conducted a site inspection on May 8th, 2026, to verify that the site has no violations.

c) 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 PLN260127.

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 new construction of small structures, inclusive of the first single-family dwelling and accessory structures.

b) As proposed, the project involves the construction of a single-family dwelling with an attached garage and associated site improvements. Therefore, the project meets the Class 3 criteria.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 8th 2026

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact.

e) 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 PLN260127.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to section 21.44.070 of Title 21 the decision on this Design Approval may be appealable to the Board of Supervisors.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made;
2. Approve a Design Approval to allow the construction of a 4,127 square-foot single-family dwelling with an attached 864 square-foot garage and associated site improvements; and
3. Approve allocating 0.25 AFY from the County's "First Come First Served" category pursuant to Board Policy No. G-269.

PASSED AND ADOPTED this 30th day of July, 2026:

_____

Mike Novo, AICP
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS .

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN260127

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN260127) allows the construction of 4,127 square foot two-story single family dwelling with an attached 864 square foot garage and associated site improvements. The property is located at 202 Estrella D'Oro, Monterey (Assessor's Parcel Number 173-073-027-000), Greater Monterey Peninsula Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 173-073-027-000 on August 27th, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. 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.

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

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

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FIRE SAFETY FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of house and garage shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and garage shall be removed.

"MANAGEMENT ZONE" : Grassland 30 feet to 100 feet from house and garage shall be mowed as follows:

- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live OakTrees within 100 feet of house and garage shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

"EMERGENCY VEHICLE ACCESS" Existing A.C. paved roadway Estrella d'Oro, and proposed paver Driveway designed accommodate fire apparatus in accordance with Monterey County Fire Marshal.

SITE PLAN NOTES

1. Landscape design will be provided by owner and shall conform with local codes and H.O.A.
2. Exterior lighting to be dark sky per Monterey County and H.O.A.
3. Fire sprinkler system required by Fire Department.
4. All CMU retaining walls shall be finished with cement plaster (stucco) and match finish of house U.O.N.
5. Water Service: California American Water Company
6. Sewer Service: California American Water Company
7. 2:1 maximum cut & fill slopes.

Zoning: LDR/B-6-D
Planning Area: Greater Monterey Peninsula
Fire District: Monterey County Regional FPD
Construction Type: VB-Sprinklered
Occupancy Group: House R-3, Garage U

Landscape Note:

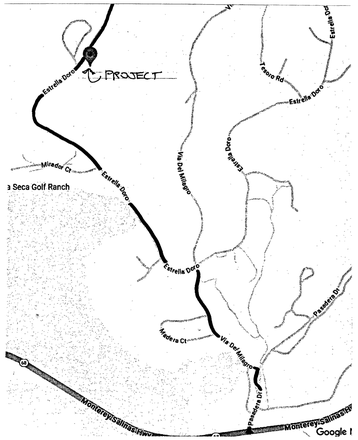
This project includes landscaped areas exceeding 500 s.f. (and less than 2500 s.f.) and shall comply with local water efficient landscape ordinance or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Projects with landscape areas less than 2500 s.f. may comply with the MWELO's Appendix D Prescriptive Compliance Option

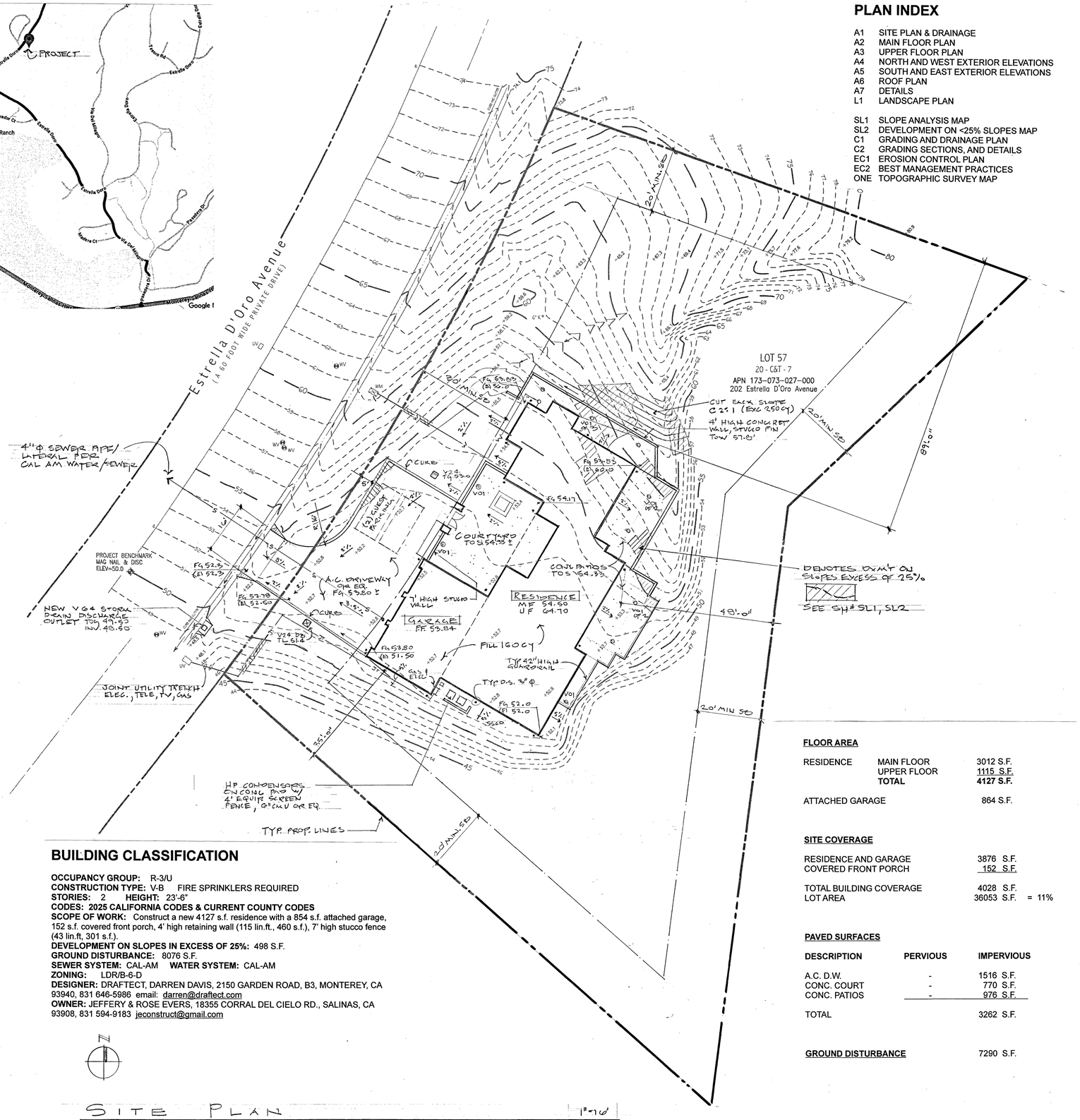
Legend:

EXISTING PROPERTY LINES
EXISTING CONTOURS
PROPOSED CONTOURS

DRAINAGE NOTES

1. Roof drain downspouts shall be installed on all roof gutters, and shall connect to underground 4" dia ADS closed conduit and discharge at distribution box at Southwest corner of property per HOA standards, ultimately directed to street gutter via closed conduit and discharge catch basin.
2. All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
   Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (concrete, etc..) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.
   All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
4. Area Drains to be connected to 4" dia ADS closed conduit and discharge at distribution box at Southwest corner of property per HOA standards, ultimately directed to street gutter via closed conduit and discharge catch basin.
5. Driveway shall sheet drain at 2% minimum gradiant toward formed gutter at edge of private road.
6. See sheet #EC1-EC2 for erosion control and BMP's.
7. Excavate 250 cubic yards
   Fill 160 cubic yards
   Export 90 cubic yards
8. See sheet #C1 for additional grading and drainage notes.





BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B FIRE SPRINKLERS REQUIRED
STORIES: 2 **HEIGHT:** 23'-6"
CODES: 2025 CALIFORNIA CODES & CURRENT COUNTY CODES
SCOPE OF WORK: Construct a new 4127 s.f. residence with a 854 s.f. attached garage, 152 s.f. covered front porch, 4' high retaining wall (115 lin.ft., 460 s.f.), 7' high stucco fence (43 lin.ft, 301 s.f.).
DEVELOPMENT ON SLOPES IN EXCESS OF 25%: 498 S.F.
GROUND DISTURBANCE: 8076 S.F.
SEWER SYSTEM: CAL-AM **WATER SYSTEM:** CAL-AM
ZONING: LDR/B-6-D
DESIGNER: DRAFTECT, DARREN DAVIS, 2150 GARDEN ROAD, B3, MONTEREY, CA 93940, 831 646-5986 email: darren@draftect.com
OWNER: JEFFERY & ROSE EVERS, 18355 CORRAL DEL CIELO RD., SALINAS, CA 93908, 831 594-9183 jeconstruct@gmail.com

PLAN INDEX

A1 SITE PLAN & DRAINAGE
A2 MAIN FLOOR PLAN
A3 UPPER FLOOR PLAN
A4 NORTH AND WEST EXTERIOR ELEVATIONS
A5 SOUTH AND EAST EXTERIOR ELEVATIONS
A6 ROOF PLAN
A7 DETAILS
L1 LANDSCAPE PLAN

SL1 SLOPE ANALYSIS MAP
SL2 DEVELOPMENT ON <25% SLOPES MAP
C1 GRADING AND DRAINAGE PLAN
C2 GRADING SECTIONS, AND DETAILS
EC1 EROSION CONTROL PLAN
EC2 BEST MANAGEMENT PRACTICES
ONE TOPOGRAPHIC SURVEY MAP

FLOOR AREA

RESIDENCE	MAIN FLOOR	3012 S.F.
	UPPER FLOOR	1115 S.F.
	TOTAL	**4127 S.F.**
ATTACHED GARAGE		864 S.F.

SITE COVERAGE

RESIDENCE AND GARAGE	3876 S.F.
COVERED FRONT PORCH	152 S.F.
TOTAL BUILDING COVERAGE	4028 S.F.
LOT AREA	36053 S.F. = 11%

PAVED SURFACES

DESCRIPTION	PERVIOUS	IMPERVIOUS
A.C. D.W.	-	1516 S.F.
CONC. COURT	-	770 S.F.
CONC. PATIOS	-	976 S.F.
TOTAL		3262 S.F.

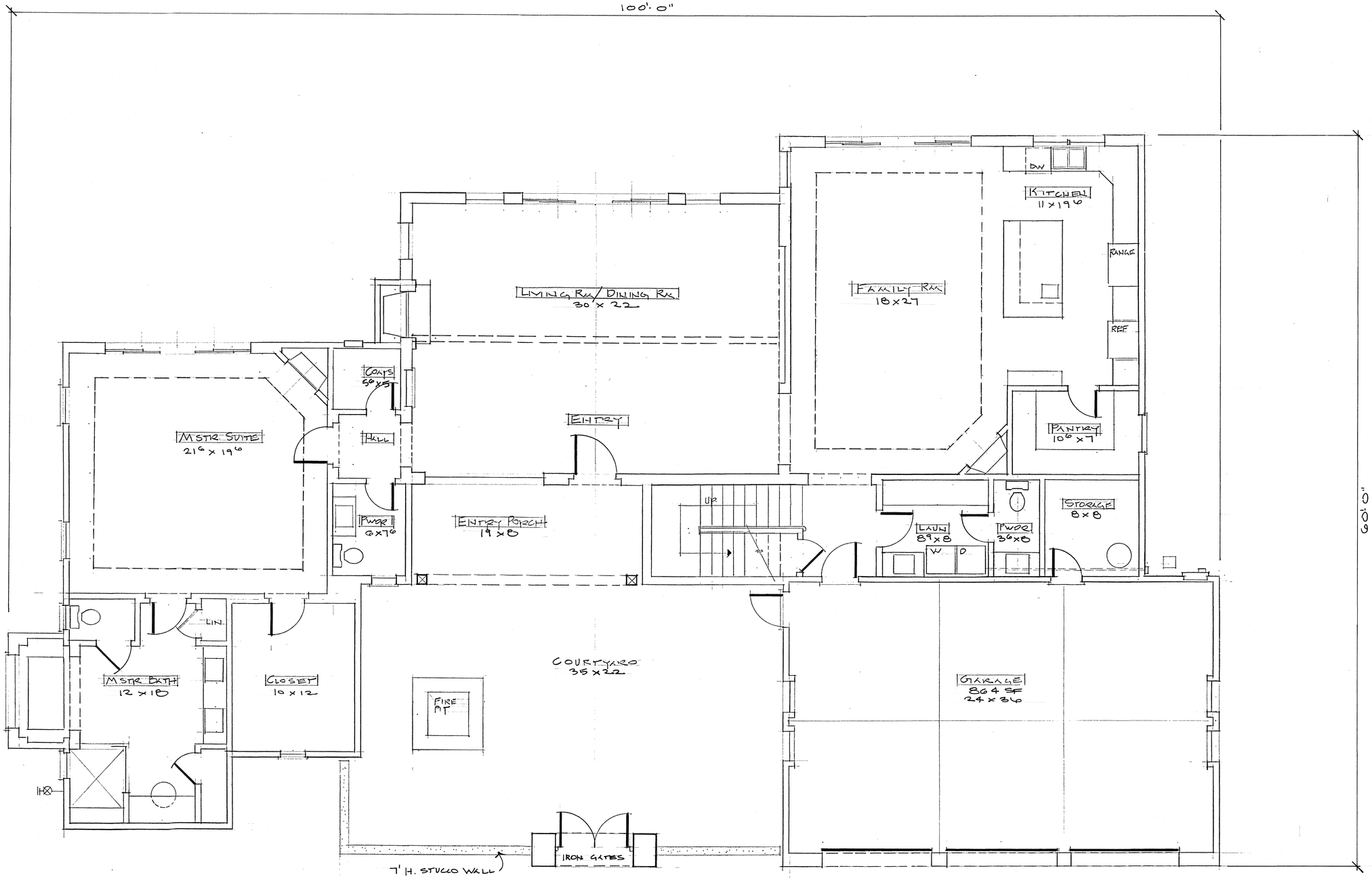
GROUND DISTURBANCE 7290 S.F.

REVISIONS	BY
2-9-26	D
2-23-26	D
6-9-26	D
6-11-26	D

BUILDING DESIGN & CONSULTING
draftect
2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5986 FAX 646-5988

EVERS RESIDENCE LOT 57
202 ESTRELLA D'ORO PASADERA COUNTRY CLUB, MONTEREY
APN: 173-073-027-000 PH: 831 594-9183

Date 12-31-25
Scale
Drawn
Job 12-2025
Sheet A1
Of 15 Sheets



MAIN FLOOR 3012 SF 1/4"=1'-0"

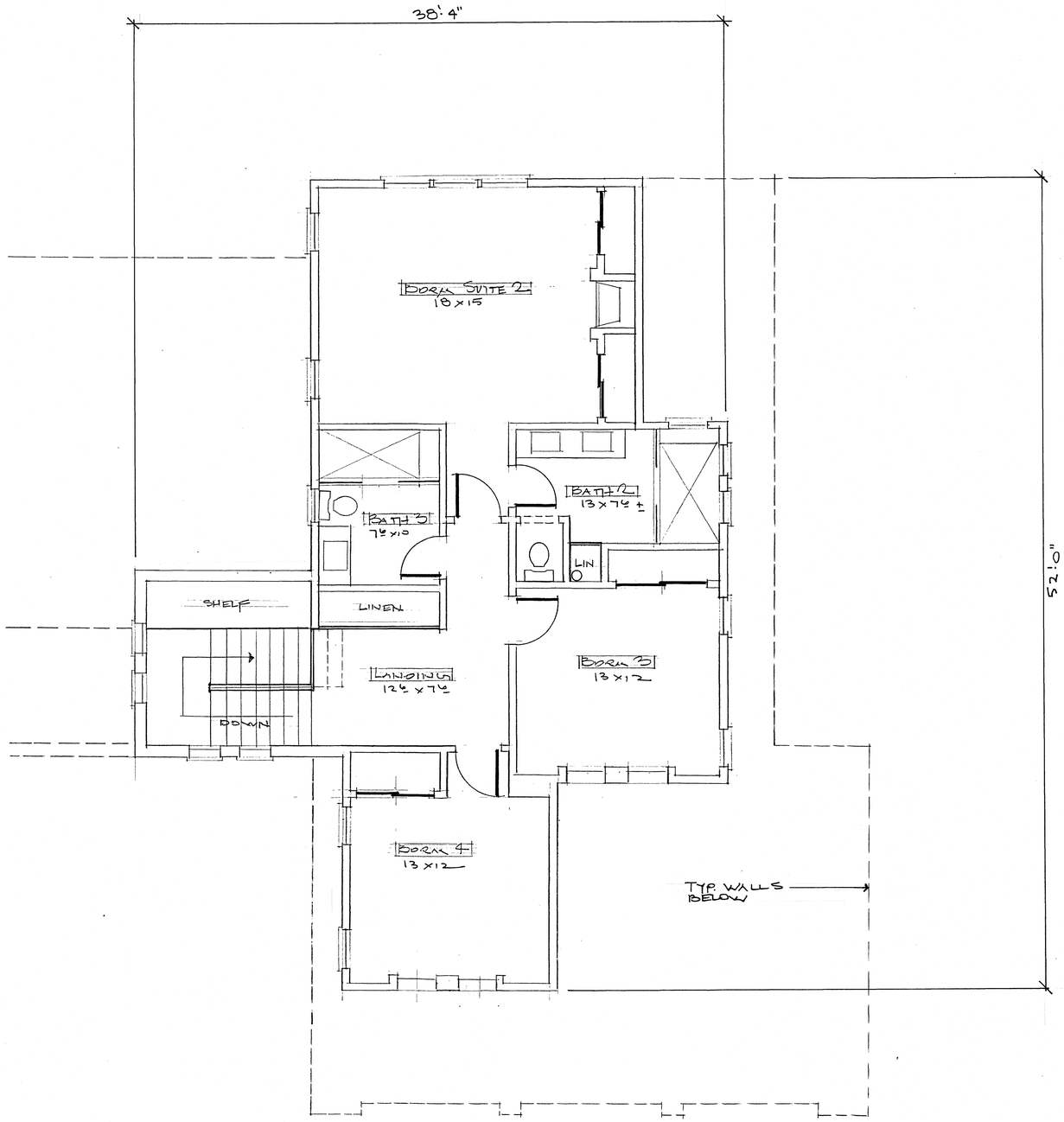
REVISIONS	BY
2.9.26	D
2.21.26	D

draftect
BUILDING DESIGN & CONSULTING
2150 GARDEN RD., SUITE B3 / MONTEREY, CA. 93940
(831) 646-5988 FAX 646-5988

EVERS RESIDENCE LOT 57
202 ESTRELLA D'ORO
PASADERA COUNTRY CLUB, MONTEREY
APN: 173-073-027-000 PH: 831 594-9183

Date	12-31-25
Scale	
Drawn	
Job	12-2025
Sheet	A2
Of	Sheets

24 X 36 CLEARPRINTs



UPPER FLOOR 1115 S.F. 1/4"=1'-0"

REVISIONS	BY
2.9.26	D
2.21.26	D

BUILDING DESIGN & CONSULTING
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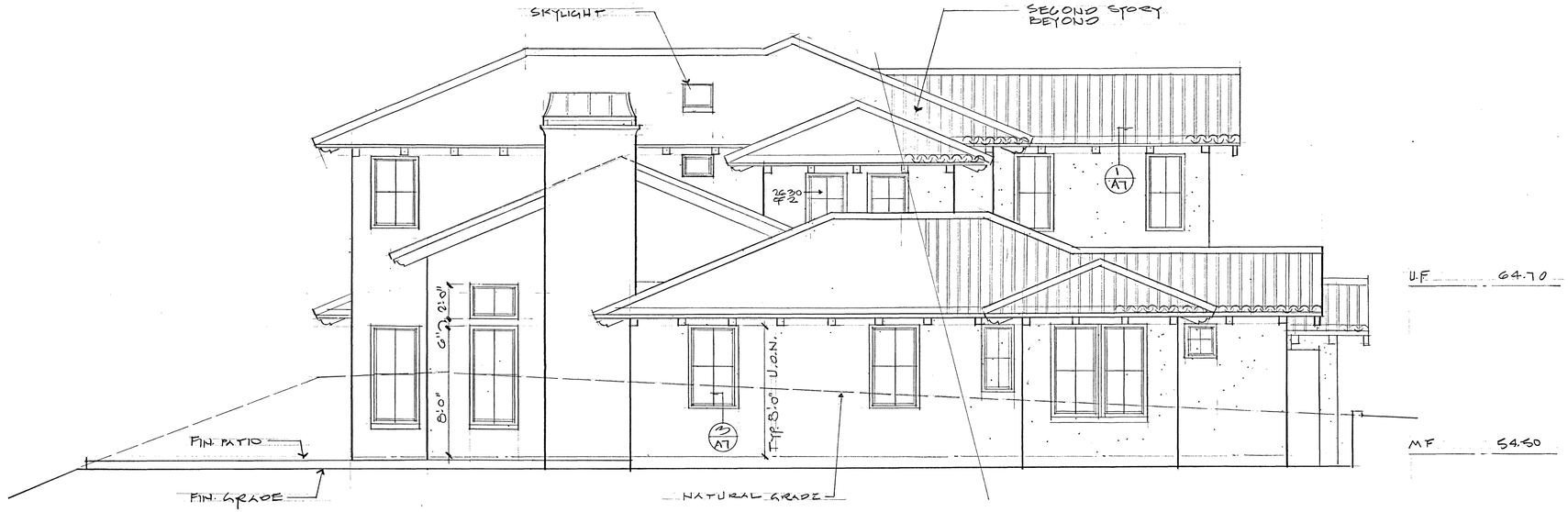
2150 GARDEN RD., SUITE B3 / MONTEREY, CA. 93940
(831) 646-5986 FAX 646-5988

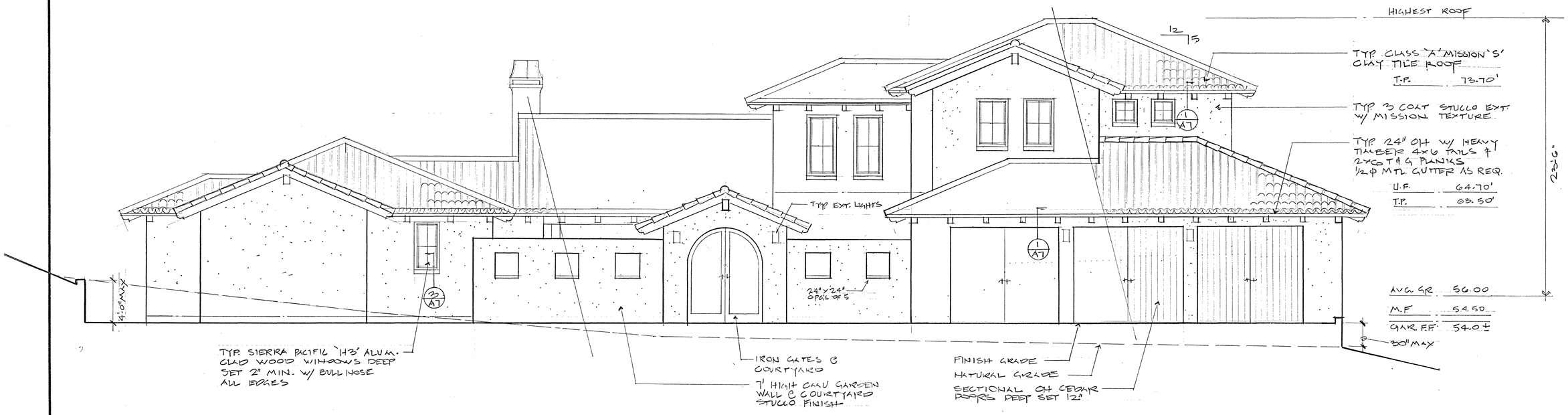
EVERS RESIDENCE LOT 57
202 ESTRELLA D'ORO
PASADERA COUNTRY CLUB, MONTEREY
APN: 173-073-027-000 PH: 831 594-9183

Date	12.30.25
Scale	
Drawn	
Job	12-2025
Sheet	A.3
Of	Sheets

24 X 36 CLEARPRINT®



NORTH ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"

REVISIONS	BY
2-9-26	D
2-21-26	D

draftech
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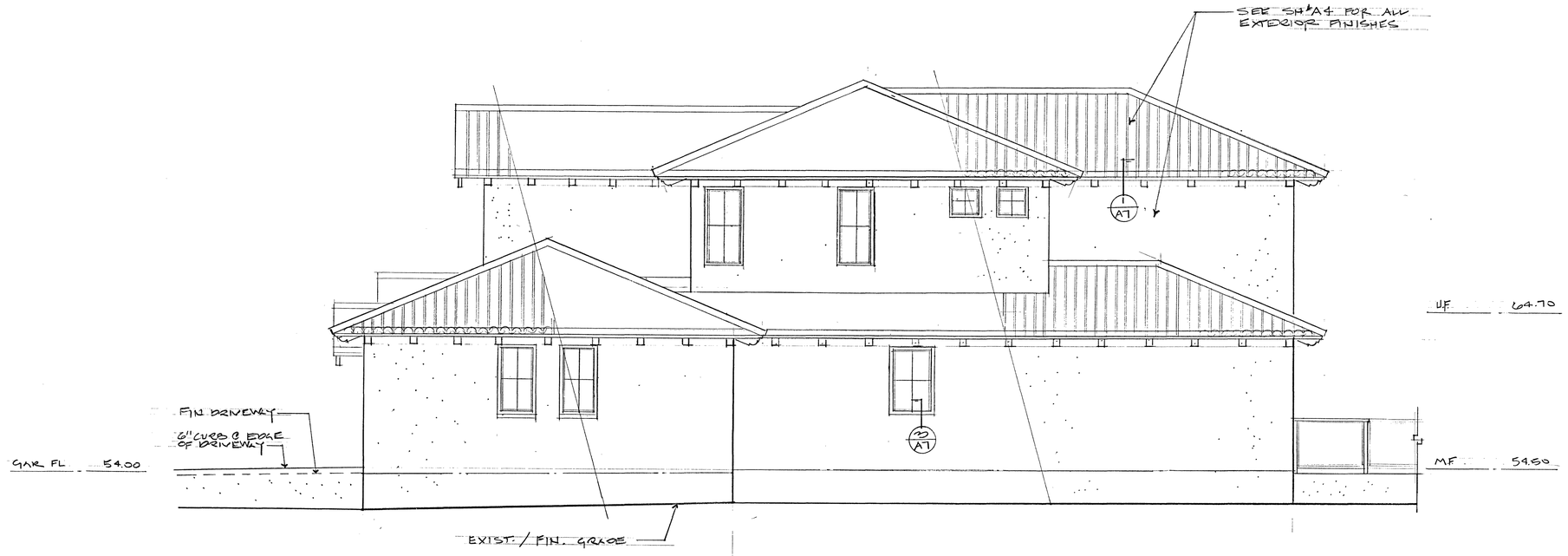
2150 GARDEN RD., SUITE E6 / MONTEREY, CA 93940
(831) 648-5988 FAX 648-5989

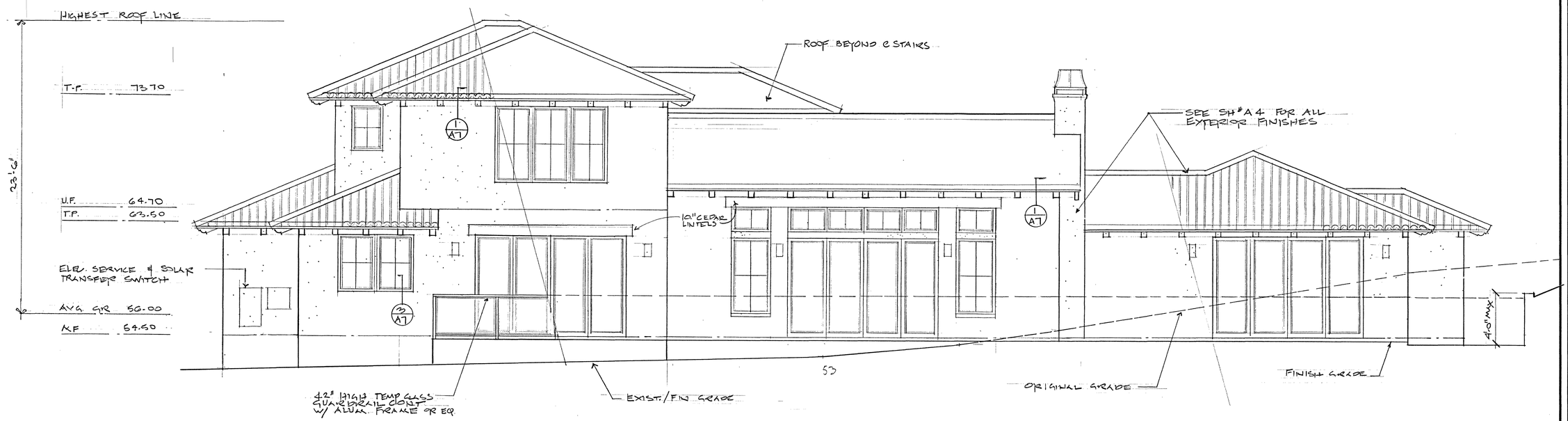
EVERS RESIDENCE LOT 57
202 ESTRELLA D'ORO
PASADERA COUNTRY CLUB, MONTEREY
APN: 173-073-027-000 PH: 831 594-9183

Date	12-31-25
Scale	
Drawn	
Job	12-2025
Sheet	A4
Of	Sheets

24 X 36 CLEARPRINTS



SOUTH ELEVATION 1/4"=1'0"



EAST ELEVATION 1/4"=1'0"

REVISIONS	BY
2.21.26	D

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EVERS RESIDENCE LOT 57
202 ESTRELLA D'ORO
PASADERA COUNTRY CLUB, MONTEREY
APN: 173-073-027-000 PH: 831 594-9183

Date	2.9.26
Scale	
Drawn	
Job	12.2025
Sheet	A5
Of	Sheets

24 X 36 CLEARPRINT®

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draftect
BUILDING DESIGN
darren@draftect.com

Lot 57 – Exterior Colors

Owner: Evers
Address: 202 Estrella D'Oro
APN: 173-073-027-000

Body

Stucco Color: Sherwin-Williams #6155 Rice Grain
LRV: 64 Maximum
Texture: Semi-smooth Mission finish

Trim, Flashing, Rafter Tails, Corbels

Color: Sherwin-Williams Spicewood

Windows

Sierra Pacific Aluminum Clad / Wood
Color: Spicewood

Roof

U.S. Tile – Palermo "S" Clay Tile

Palermo Blend SRI-29

Chimney Cap, Front Door, Iron Gates

Color: Flat Black

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