

Exhibit A

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Monterey County RMA Planning

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

PLN190311

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN190311) allows the construction of a 2,592 square foot pole barn accessory structure and associated grading to clear Code Enforcement violation (19CE00025) The property is located at 343 Paradise Canyon Road (Assessor's Parcel Number 129-093-016-000), Salinas. 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 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 Coastal Administrative Permit (Resolution Number _____) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 129-093-016-000 on February 11, 2021. 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 HCD Chief of 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 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 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. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

5. EHSP01 – NON-POTABLE PLACARDS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Wastewater from the wash rack in the equine barn drains to a five hundred (500) gallon holding tank that is pumped to three hose bibs used for aboveground irrigation on the site.

In order to prevent inadvertent cross-connection, consumption or misuse of the wash water, notification shall be posted or hung at each of the irrigation taps indicating that the water is non-potable, such as "Do Not Drink".

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide documentation to the EHB that notification has been posted at each irrigation taps to indicate that the water is non-potable. A "Do Not Drink" placard is sufficient notification for hose bibs and taps.



LEGEND:

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	ORIGINAL PROPERTY BOUNDARY LINE
	EASEMENT LINE (TYPE AS SHOWN)
	ROADWAY CENTERLINE
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	FENCE (TYPE AS MARKED)
	ASPHALT CONCRETE SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	WOODEN SURFACE
	NATURAL GROUND SURFACE/LANDSCAPED AREA

	CONDUIT		GAS LINE		GAS METER
	PIPE		TELEPHONE SERVICE		WATER METER
	CLEANOUT		UNKNOWN UTILITY		PGE BOX
	DOWNSPOUT		FUSE BOX		UTILITY HUB
	HOSEBIB		ELECTRICAL OUTLET		TELEPHONE BOX
	WATER SERVICE		UTILITY POLE		ELECTRICAL HUB
	IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL
	IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER
	WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE
	DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE
	STREET LIGHT		SIGN		PGE GAS MANHOLE
					ELECTRICAL MANHOLE

	FOUND MONUMENT - TYPE NOTED		SURVEY H&V CONTROL POINT
	SPOT ELEVATION		RIDGELINE
	FINISHED FLOOR		TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
	TWO-PRONGED TREE (2P)		THREE-PRONGED TREE (3P)
	MULTIPRONGED TREE (MP)		
	CE = CEDAR		PA = PALM
	CW = COTTON WOOD		PE = PEPPER
	CYP = CYPRESS		P = PINE
	E = EUCALYPTUS		R = REDWOOD
	H = HOLLY		TR = TREE
	O = OAK		W = WILLOW

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN PARADISE ROAD APPROXIMATELY 46 FEET SOUTHEAST OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 171.53' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAIN 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 (05/21/20) 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.
- ZONING: LDR/2.5 (C2)
- NEW IMPERVIOUS AREA FOR THE POLE BARN AND WATER TANKS: 3,321 SF



VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION:

OWNER:
MS. DONNA BRADFORD
P.O. BOX 83
MOSS LANDING, CA 95039

SITE LOCATION:
343 PARADISE ROAD
PRUNEDALE, CA 93907

No.	DATE	BY	REVISION
	06/05/20	JK	RELEASED TO CLIENT

A.P.N.: 129-093-016

SITE PLAN

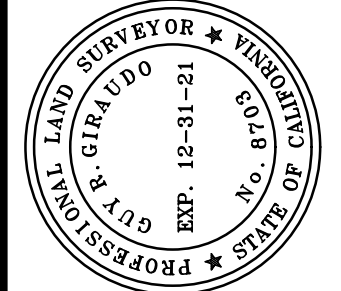
OF
PARCEL "C" - VOLUME 17 OF PARCEL MAPS AT PAGE 146
MONTEREY COUNTY RECORDS
SALINAS, CALIFORNIA
BOOK
MS. DONNA BRADFORD

SCALE: 1" = 20'
DATE: JUNE 2020
JOB NO. 1684-01
SHEET 1
OF 1 SHEETS



APPROVED BY:

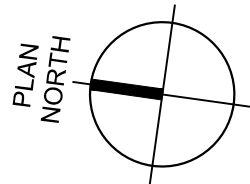
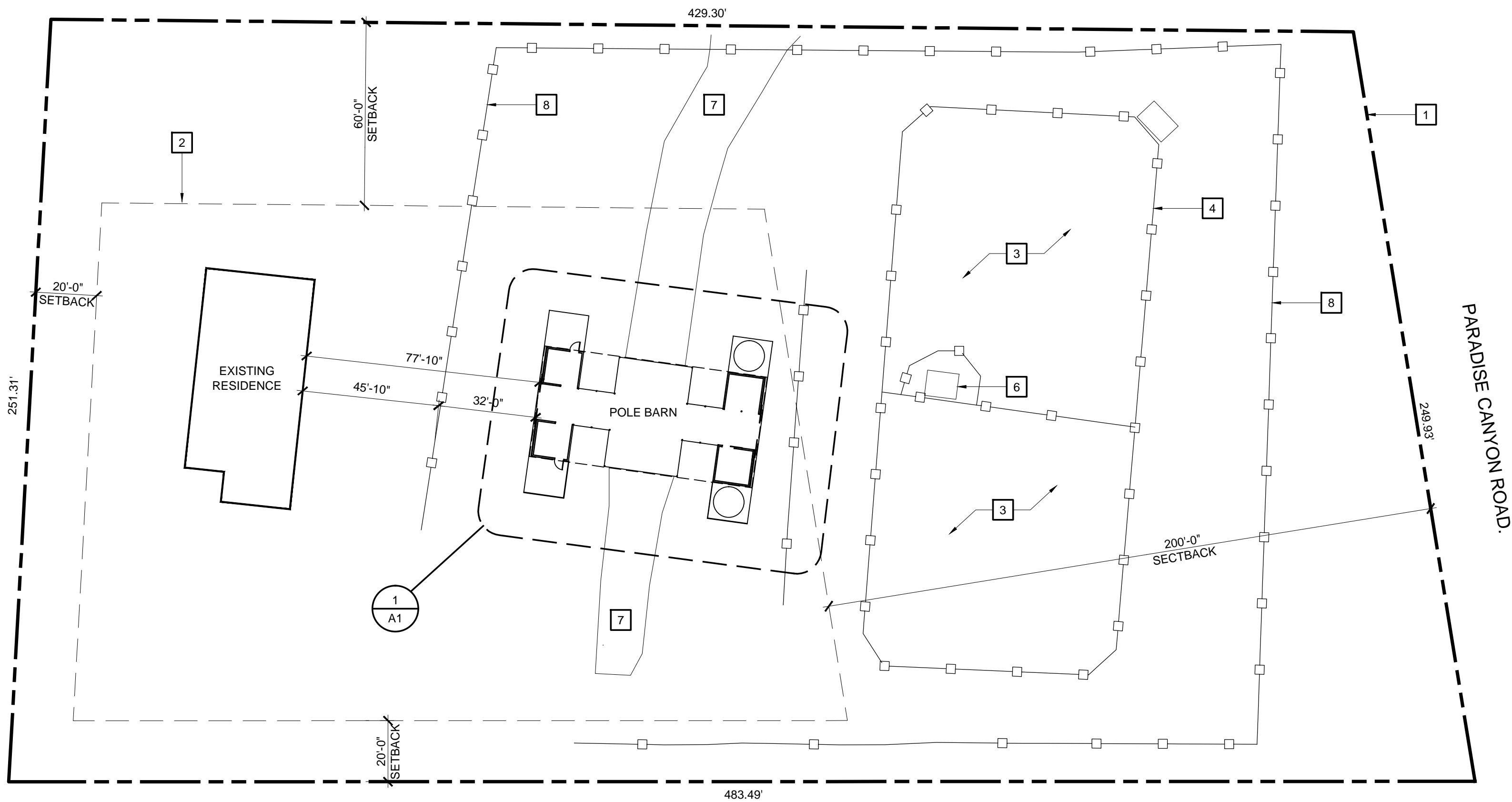
GUY R. GIRAUDO
P.L.S. No. 87003



POLE BARN

343 PARADISE ROAD
SALINAS, CA 93907

Eli
De Los Santos
(831) 345-1651
elids@yahoo.com
Prepared for:
Donna Bradford



1 SITE PLAN
SCALE: 1"= 30'-0"

PROJECT INFO.

PROJECT: 1. COASTAL ADMINISTRATIVE PERMIT TO CLEAR CODE ENFORCEMENT VIOLATION (19CE00025) ALLOWING A 2,592 SF POLE BARN ACCESSORY STRUCTURE TO A SINGLE FAMILY DWELLING AND (2) 5000 GAL. WATER TANKS
2.COASTAL DEVELOPMENT PERMIT FOR CONSTRUCTION WITHIN 100 FT OF ENVIRONMENTAK SENSITIVE HABITAT.

LOCATION: 343 PARADISE RD
SALINAS, CA 93907
129-093-016

LOT SIZE: 2.6 ACRES = 113,256

BUILDING AREAS: 2,592 S.F. (POLE BARN)
APN: 2,576 S.F. (EXISITING HOUSE)

OWNER

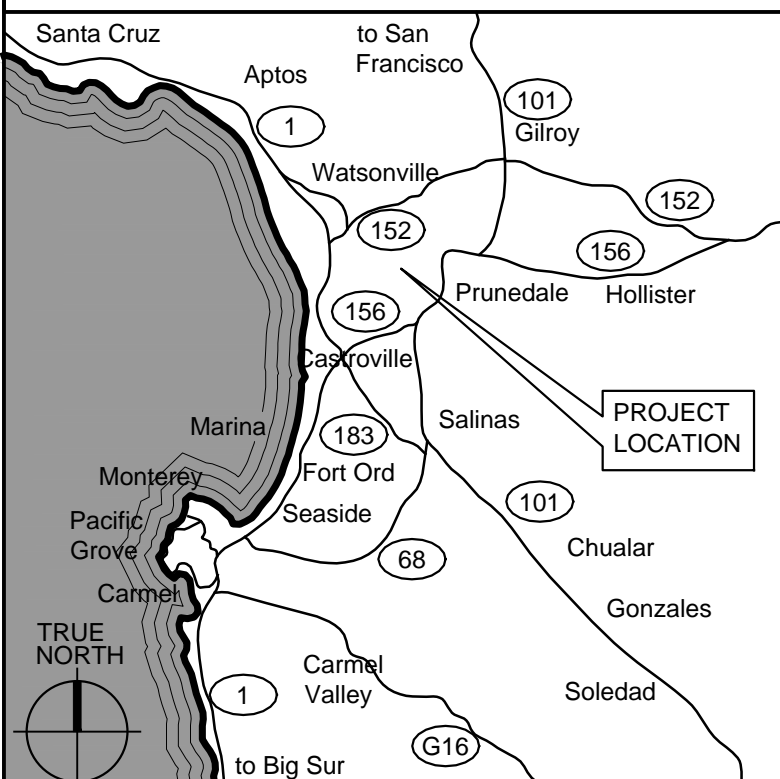
DONNA BRADFORD & KIM KOBOW
343 PARADISE ROAD
SALINAS, CA 93907
ph: (831) 254-0614
Email: relb4@cruzio.com
Contact: DONNA BRADFORD

SHEET INDEX

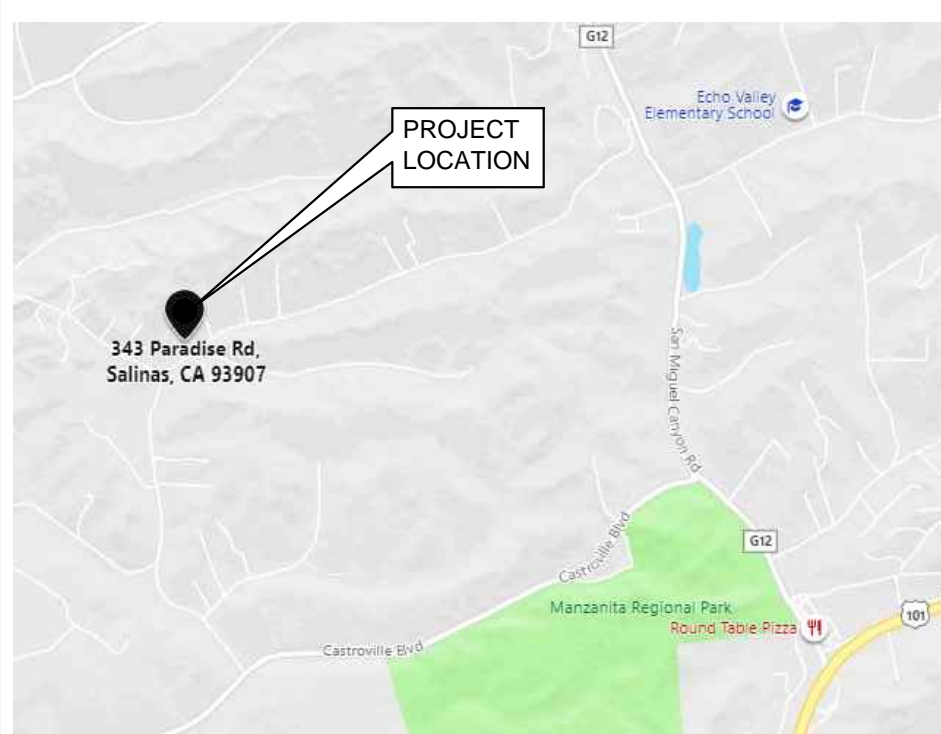
SHT. # SHEET TITLE

TITLE
A0 COVER SHEET / SITE PLAN
ARCHITECTURAL
A1 FLOOR PLAN & EXISTING ELEVATIONS
A2 DEMOLITION PLAN

LOCATION MAP



VICINITY MAP



KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY.

- 1 PROPERTY LINE
- 2 BUILDING ENEVELOPE LINE
- 3 EXISTING ARENA
- 4 ARENA FENCE
- 5 EXISTING WOOD DECK
- 6 EXISTING SHED
- 7 EXISTING DG DRIVEWAY
- 8 EXISTING REDWOOD FENCE

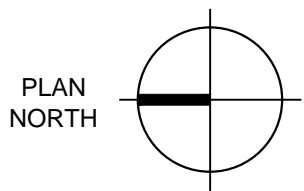
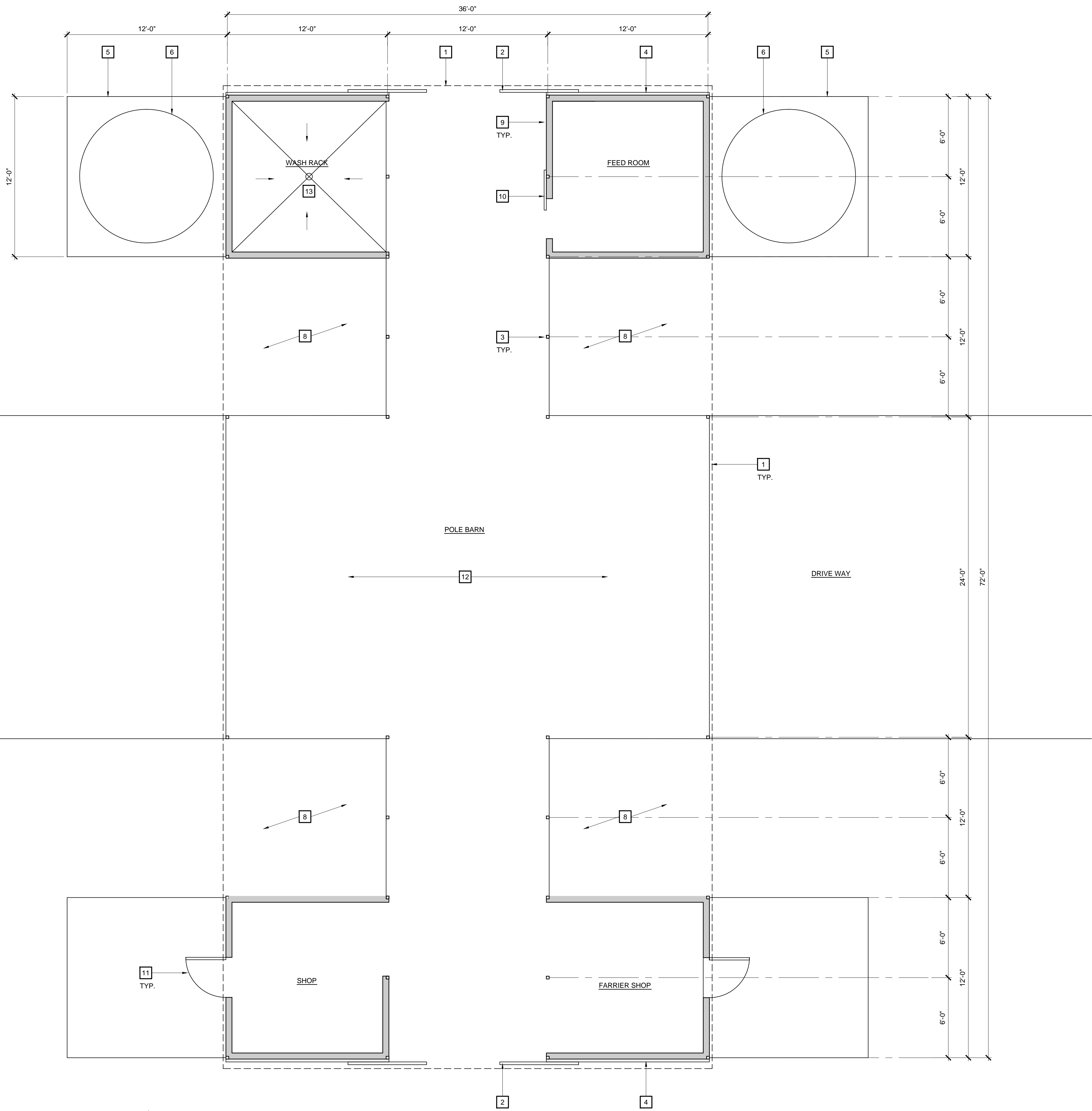
POLE BARN
343 PARADISE CANYON ROAD, SALINAS, CA

REVISION SCHEDULE		
NO	DESCRIPTION	DATE
1		JULY 28, 2020

RELEASE DATE

Cover Sheet

A0



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

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 BARN ROOF LINE ABOVE
- 2 RIB METAL SLIDING DOORS
- 3 2-1/2" x 2-1/2" GALVANIZED SQUARE TUBING
- 4 RIB METAL SIDING WALL
- 5 CONCRETE SLAB
- 6 5,000 GAL. RAIN WATER COLLECTION POLY TANK
- 7 (NOT USED)
- 8 STALL
- 9 2x6 WOOD WALLS
- 10 3'-0" WOOD SLIDING DOOR
- 11 WOOD 3'-0" x 6'-8" MAN DOOR
- 12 DRIVE THROUGH AREA
- 13 DRAIN

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Donna Bradford

POLE BARN

343 PARADISE CANYON ROAD, SALINAS, CA

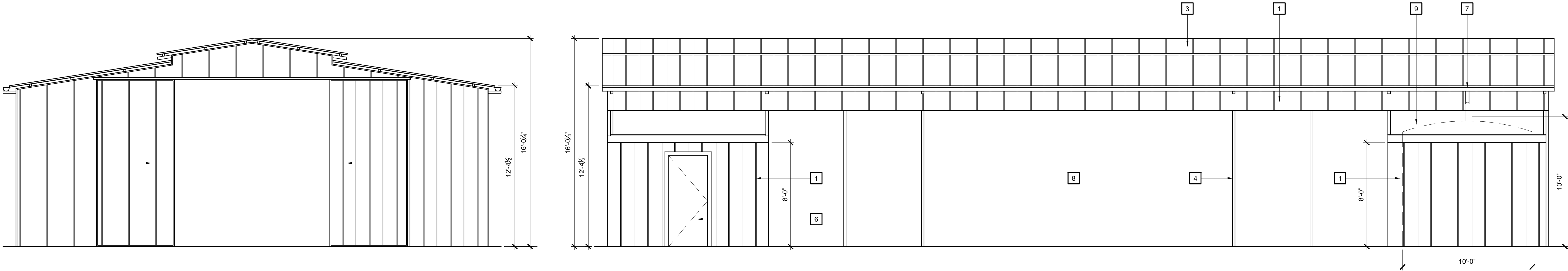
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NO	DESCRIPTION	DATE

JULY 28, 2020

RELEASE DATE

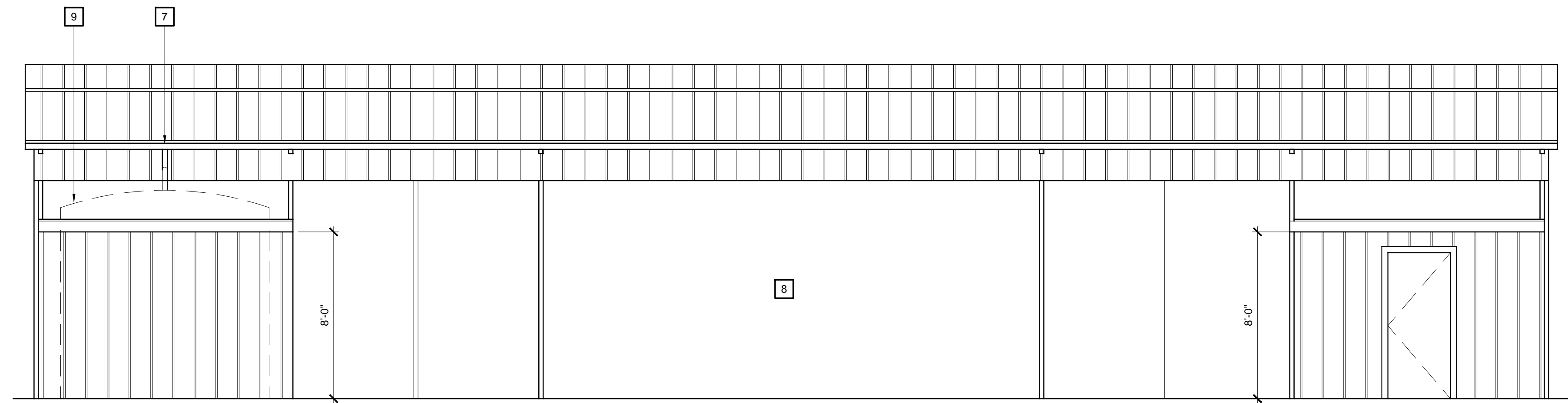
FLOOR PLAN

A1

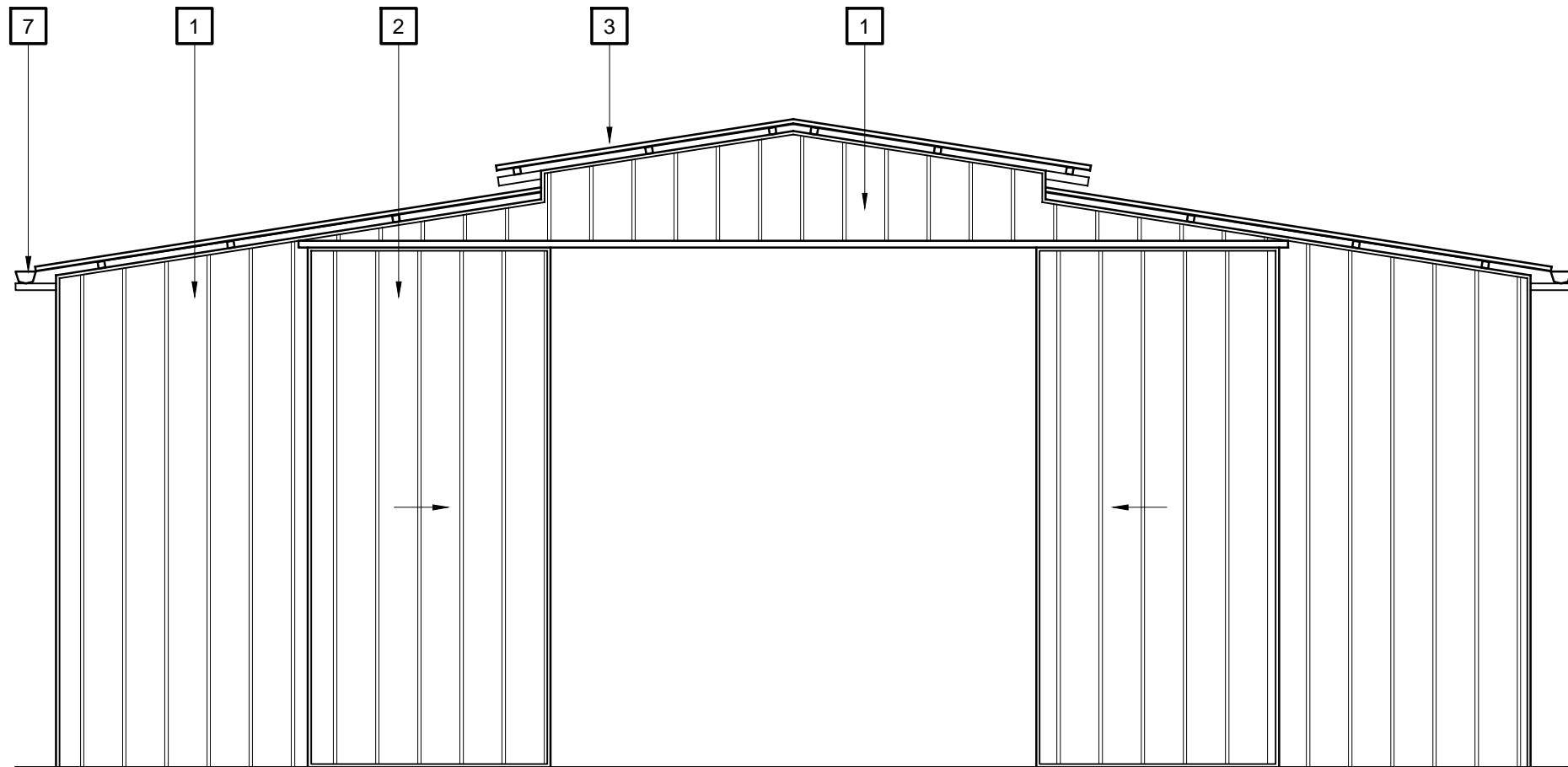


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

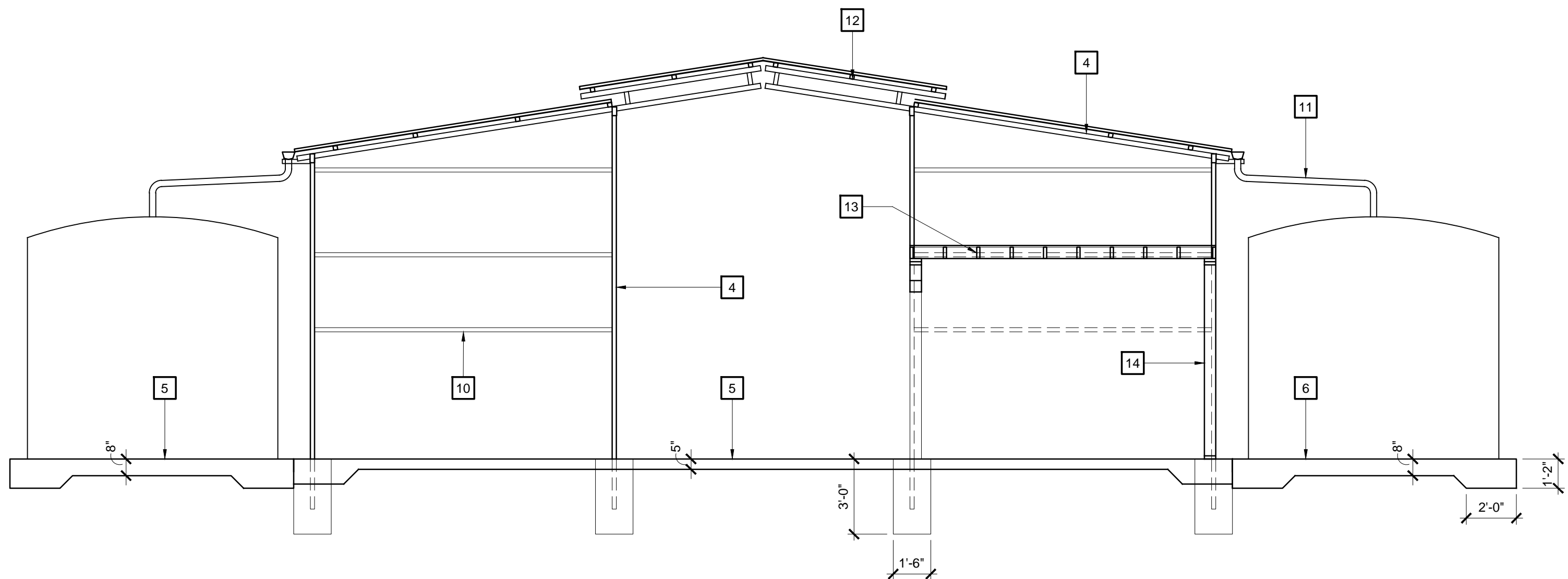
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISION SCHEDULE		
NO	DESCRIPTION	DATE
JULY 28, 2020		

KEY NOTES	
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1	RIB METAL PANEL SIDING
2	RIB METAL PANEL SLIDING DOORS
3	RIB METAL PANEL ROOF
4	2-1/2" x 2-1/2" GALVANIZED SQUARE TUBING
5	CONCRETE SLAB
6	WOOD 3'-0" x 6'-8" MAN DOOR
7	GUTTER / 3" Ø PVC DOWNSPOTS CONNETED TO RAIN WATER COLLECTION TANK
8	OPEN DRIVE THROUGH AREA
9	5,000 GAL RAIN WATER COLLECTOR (BEYOND)
10	3" x 1-7/8" GALV. PURLINS
11	(NOT USED)
12	2"x 2" GALVANIZED SQUARE TUBING - PURLINS
13	2x6 CEILING JOIST @16" O.C. W/ 1/2" PLY OVER TOP
14	2x6 STUD WALL @ 24" O.C. W/ RIB METAL PANEL SIDING AT EXTERIOR

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POLE BARN
343 PARADISE CANYON ROAD, SALINAS, CA

REVISION SCHEDULE		
NO	DESCRIPTION	DATE
JULY 28, 2020		

RELEASE DATE

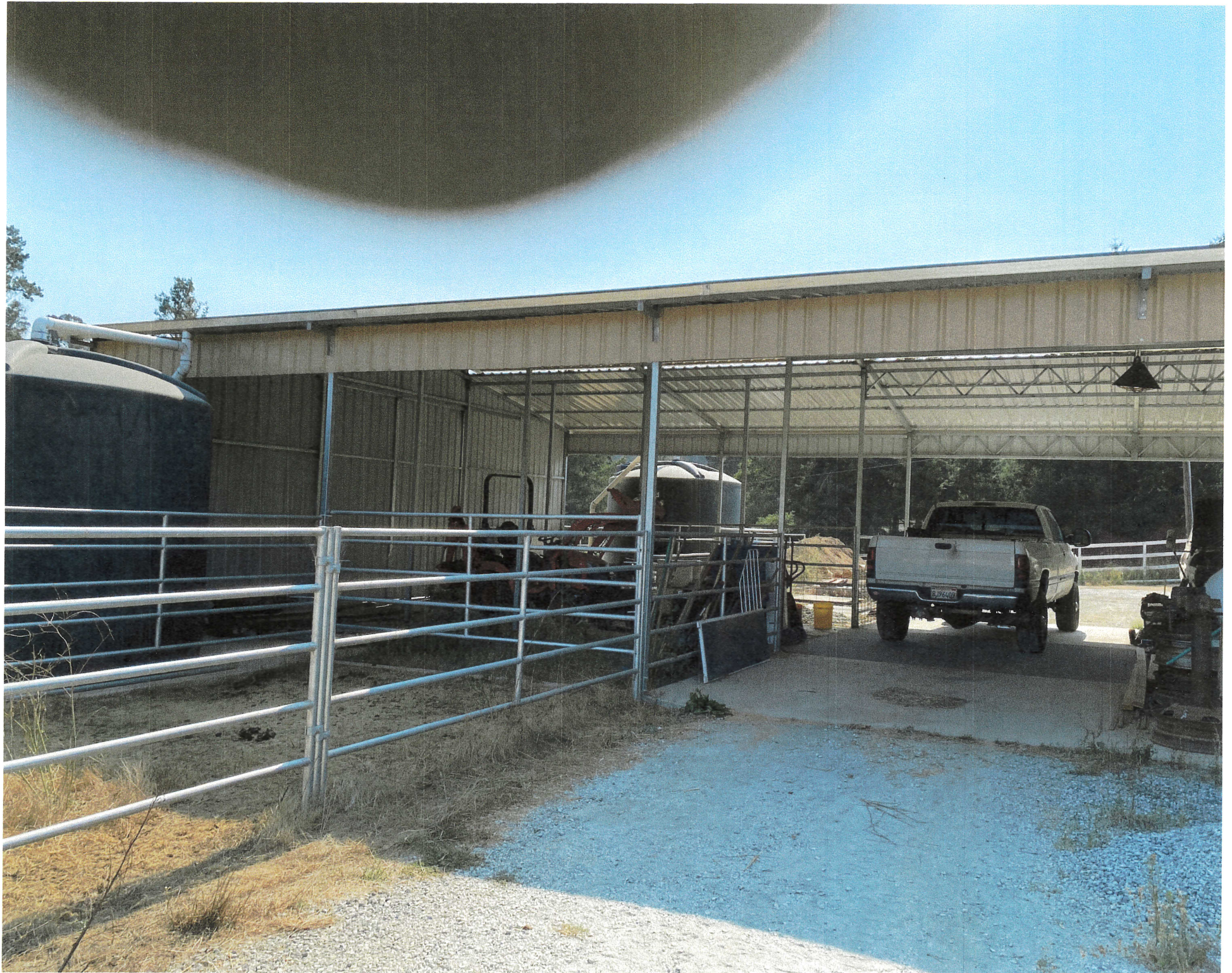
ELEVATIONS
SECTION

A2

Inside the Pole Barn



Looking to the West



Looking to the East



Looking to the North



Looking to the South

