

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

YESCAS RENEE & RODRIGUEZ ERNESTO DANIEL (PLN240335)

RESOLUTION NO. 26-020

Resolution by the County of Monterey Chief of Planning:

- 1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333, maintenance, restoration, enhancement or protection of habitat, and none of the exceptions apply pursuant to Section 15300.2; and
- 2) Approving a Restoration Permit to partially clear Code Enforcement violation (23CE00366) of 450 square feet of grading on slopes in excess of 25% and replanting of three (3) Oak trees.

[PLN240335, YESCAS RENEE & RODRIGUEZ ERNESTO DANIEL, 630 Paradise Road, Salinas, North County Land Use Plan (APN: 129-222-021-000)]

The YESCAS RENEE & RODRIGUEZ ERNESTO DANIEL application (PLN240335) came on for an administrative hearing before the Monterey County Chief of Planning on March 4, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan;
 - North County Land Use Plan (North County LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
 - Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area (North County CIP).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Existing Condition. The subject parcel is approximately 0.91 acres and is located along Paradise Road in Salinas. The northern portion of the lot slopes downward towards Paradise Road. The Applicant/Owner graded approximately 4580 square feet, 450 square feet were slopes exceeding 25%. These areas cleared also included the removal of three Coastal Live Oak trees. The southern portion of the property is developed with a single-family dwelling and detached accessory structures.
- c) Project Scope. The project consists of replanting three 5-gallon Coast live oak trees and restoring the graded slope to its pre-violation condition. As proposed and conditioned, the Restoration Plan (attached) includes a three-year monitoring that includes success criteria to outline the expectations of regrowth noted within the annual monitoring reports prepared by the arborist. These reports shall be submitted to HCD-Planning for review and approval. If replanting was not successful, the project arborist shall pursue the recommended appropriate measures addressed in the contingency measures to bring the project into compliance. (See Condition of Approval No. 5.)
- d) Allowed Use. The property is located at 630 Paradise Road, Salinas (Assessor's Parcel Number APN: 129-222-021-000), within the North County Land Use Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit in the coastal zone, or "LDR/2.5 (CZ)." The property is currently developed with a single-family dwelling and detached accessory structures. The granting of this Restoration Permit would allow the replanting of 3 Coast live oak trees and restoring approximately 450 square feet of unpermitted grading on slopes in excess of 25%. In accordance with Title 20 section 20.90.130, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 20, including ordering restoration of a site to its pre-violation state.
- e) Lot Legality. The subject property (approximately 0.91 acres) is shown as Lot B in its current size and configuration on the Record of Survey found in Vol 11 of surveys, Page 23, filed on December 11, 1973, with the Monterey County Recorder's office. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Tree Removal. The North County LUP identifies Coast Live Oak trees to be a native protected tree within this area. There is evidence as outlined the Code Enforcement Case that shows three Coast Live Oak trees were removed in addition to the grading that occurred without proper permits. Pursuant to Title 20 section 20.90.130, restoration to its pre-violation state unless restoration is shown to be unfeasible is required. The applicant proposes to replant three 5-gallon Coast Live Oak trees within the same area. Monitoring to ensure these trees are replanted successfully shall occur for three years as outlined by the Arborist. The project has been conditioned to ensure proper and successful replanting occurs.
- g) Environmentally Sensitive Habitat Areas. A Biological Report (LIB260047) was prepared for the subject property. Although centraltime maritime chaparral habitat occurs within the general vicinity, there were no habitat found on site or near the subject property.

The biologist conducted a field survey on May 7, 2025 and found no indications on sensitive habitat on-site.

- h) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240335.

2. FINDING: SITE SUITABILITY – Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, HCD-Engineering, the Environmental Health Bureau, and the North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication that the site is not suitable for the proposed restoration. Recommended conditions of approval have been incorporated.
 - b) Three Coast live oak trees and slopes exceeding 25% have been impacted by previous unpermitted activities. The following reports have been prepared to fully restore the property and address these impacts:
 - “Arborist Letter” (LIB260045) prepared by Tope’s Services, Pacific Grove, CA, November 26, 2018
 - “Arborist Letter” (LIB260046) prepared by Tope’s Environmental Inc, November 11, 2025
 - “Biotic Survey/Assessment” (LIB260047) prepared by Nicole Nedeff, May 16, 2025

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

- c) Staff conducted a site inspection on July 30th, 2025, to verify that the site is suitable for this use.
- d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240335.

3. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the Restoration Plan 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 activity or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, the Environmental Health Bureau, and North County Fire Protection District. The respective agencies have recommended conditions where appropriate to ensure the project will

not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) The site is currently developed with an existing single-family dwelling and detached accessory structure. The proposed restoration project will not alter the existing utility connections and does not include any structural development.
- c) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240335.

4. FINDING: **VIOLATIONS** - The subject property currently has a code enforcement violation. As a result of this action to restore the property to its pre-violation state, the subject property shall be partially considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 20. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of violations existing on the subject property (Code Enforcement Case No. 23CE00366). The violation was reported in 2023 with an administrative citation for grading on slopes in excess of 25%, removal of protected trees and storage of commercial vehicles. The application applied for a removed the commercial vehicles and applied for a restoration permit to restore the slopes back to its pre-violation state and replant the trees that was removed without a permit.
 - b) The project consists of replacing 3 Coast live oak trees and restoring approximately 450 square feet of graded slope that exceeds 25%. Implementation of the prepared Restoration Plan will partially abate the existing Code Enforcement Case No. 23CE00366. The applicant is required to obtain subsequent grading permits (24CP03475) to ensure restoration is in compliance with the attached plans and regulations outlined in Chapter 16.08. Final of the construction permit and issuance of this restoration permit fully abates the violation. (See supporting Evidence in Finding 1)
 - c) Staff researched County records to assess the violations on the subject property and how proposed activities would address them.
 - d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240335.

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 15333 categorically exempts small habitat restoration projects less than 5 acres in size that restore graded areas and the replanting of protected trees, provided the restoration does not result in significant impacts on protected species or their habitat, and there are no hazardous materials at or around the project site that need to be disturbed.

- b) The proposed project includes the replacement of 3 Coast live oak trees and restoring the graded slope which occupies an area less than 5 acres. As conditioned and proposed, the restoration project does not pose any significant impacts to endangered, rare, or threatened species or their habitat. No hazardous materials are known to exist at, or around, the project site. The project will restore the slope to its pre-violation state and will enhance the habitat value. Therefore, the project meets the Class 33 Categorical Exemption requirements.
- c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impact and will restore previously disturbed sensitive habitat. There are no unusual circumstances affecting the property or the proposed project that would create a reasonable possibility that implementation would have a significant effect on the property. The restoration project would not damage any scenic resources or resources of critical concern. The site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property that would be impacted by the execution of the project.
- d) See Finding Nos. 1 and 2 and supporting evidence.
- e) Staff did not identify any potential adverse impacts during review of the development application.
- f) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240335.

6. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project, as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the North County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 4, Public Access and Recreation, in the Moss Landing Community Plan, and Figure 6, Shoreline Access/Trails, in the North County Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240335.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or

person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

- b) California Coastal Commission. Pursuant to Title 20 section 20.86.080, the project is not appealable to the California Coastal Commission because the subject property is not located within 100 feet of a wetland or stream, within 300 feet of a coastal bluff, or between the sea and first public road, and the project does not involve a conditional use or constitute a major public works project.

DECISION

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

- 1) Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and
- 2) Approving a Restoration Permit to partially clear Code Enforcement violation (23CE00366) of 450 square feet of grading on slopes in excess of 25% and replanting of three (3) Oak trees.

PASSED AND ADOPTED this 4th day of March 2026.

Melanie Berretti, AICP
Chief of Planning

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

County of Monterey HCD Planning

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

PLN240335

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN240335) to partially clear Code Enforcement violation (23CE00366) of 450 square feet of grading on slopes in excess of 25% and replanting of three (3) Oak trees. The property is located 630 Paradise Road, Salinas (Assessor's Parcel Number 129-222-021-000), North County Land Use Plan, Coastal Zone. 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 Restoration Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 129-222-021-000 on March 4, 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. EHSP01 – DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future replacement or expansion of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. Owner is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: 1:1 ratio with a total of 3 five gallon Coast Live Oak trees.

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

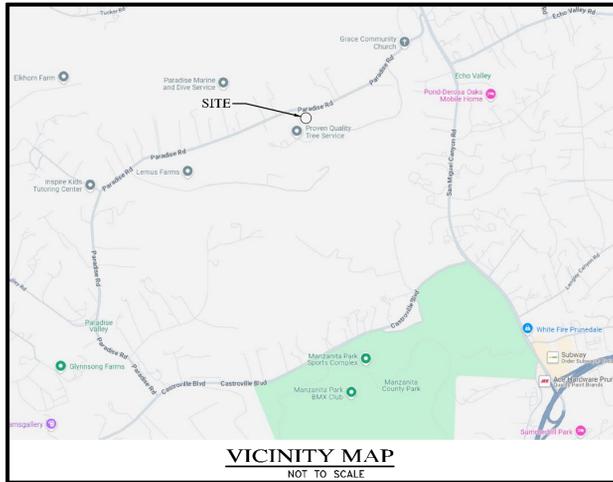
Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

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

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

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

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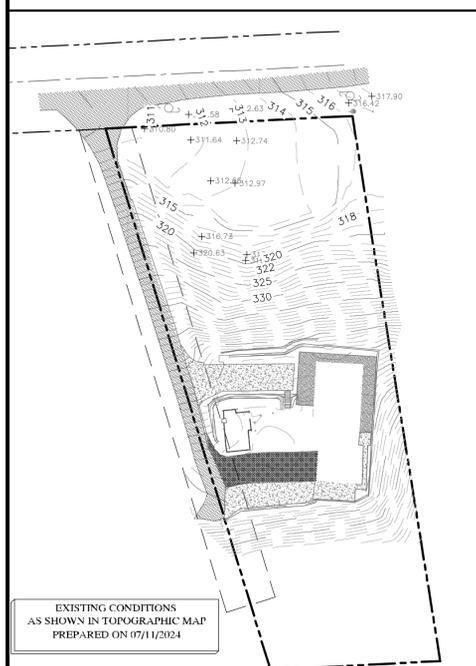


SLOPE RESTORATION NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO RESTORE THE DISTURBED AREAS BACK TO THEIR ORIGINAL, NATURAL STATE PRIOR TO ILLEGAL GRADING OPERATIONS. ALL AREAS CLEARED OF VEGETATION MUST BE PLANTED WITH NATIVE MATERIAL.
- 2) ALL GRADING SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806, THE 2022 CBC, THE GOVERNING PUBLIC AGENCIES, AND PER THIS PLAN.
- 3) THERE ARE APPROXIMATELY 10 C.Y. OF CUT AND 30 C.Y. OF FILL (BANK VOLUMES).
- 4) THERE ARE APPROXIMATELY 450 SQ. FT. OF GRADING IN SLOPES 30% OR GREATER.
- 5) PRIOR TO GRADING, THE NEWLY EXPOSED AREAS SHOULD BE CLEARED OF VEGETATION AND DELETERIOUS MATERIALS, LIGHTLY SCARIFIED BEFORE RELOCATING FILL.
- 6) STRUCTURAL FILL TO BE PLACED ON SLOPES STEEPER THAN 10:1 SHOULD BE BENCHED. BENCHES SHOULD HAVE A MINIMUM WIDTH OF 10 FT. AND SHOULD BE SLOPED APPROXIMATELY 2% BACK INTO THE HILLSIDE. THE ENGINEER WILL DETERMINE THE DEPTH, SCARIFICATION, AND RECOMPACTION OF THE BENCH BOTTOMS AT THE TIME OF GRADING.
- 7) STRUCTURAL FILL TO BE PLACED ON SLOPES STEEPER THAN 6:1 SHOULD HAVE KEYWAYS. THE KEYWAYS SHOULD HAVE MINIMUM WIDTHS OF 10 FT. AND SHOULD BE SLOPED APPROXIMATELY 2% BACK INTO THE HILLSIDE. THE KEYWAYS AND SUBSEQUENT UP SLOPE BENCHES SHOULD PENETRATE INTO SUFFICIENTLY STABLE MATERIAL AS DETERMINED BY THE ENGINEER AT THE TIME OF GRADING.
- 8) FILL MATERIAL SHOULD BE PLACED IN 12 INCH LIFTS AND MOISTURE CONDITIONED AND COMPACTED TO 85% MINIMUM RELATIVE COMPACTION.
- 9) ALL FILL DENSITIES SHALL BE IN ACCORDANCE WITH ASTM TEST METHOD D1557-91.
- 10) ALL CUT AND FILL SLOPES SHALL MATCH NATURAL GRADIENTS PRIOR TO ILLEGAL GRADING.
- 11) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED.
- 12) THE ESTIMATED START DATE IS OCTOBER 2024.
- 13) RESTORED SLOPES SHALL BE OBSERVED AND TESTED BY THIS FIRM WITH FINAL GRADING REPORT SUBMITTED TO COUNTY ONCE COMPLETED.

INDEX TO SHEETS

- SHEET C1 SLOPE RESTORATION PLAN
- SHEET C2 EROSION & SEDIMENT CONTROL PLAN

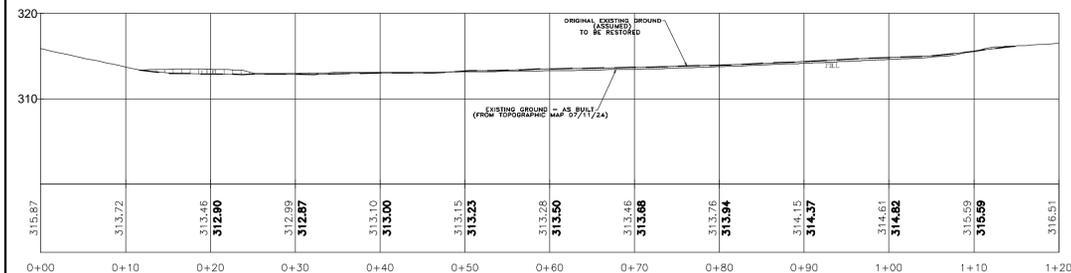
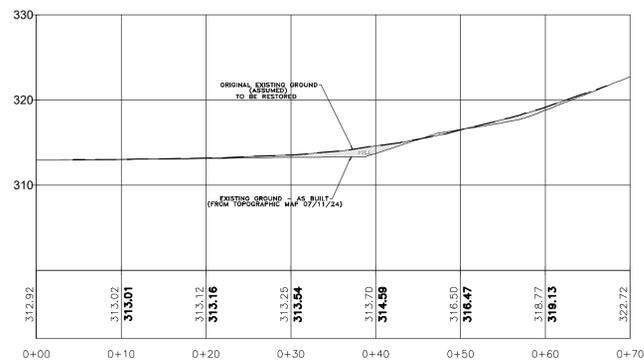


LOT OVERVIEW
SCALE: 1"=50'

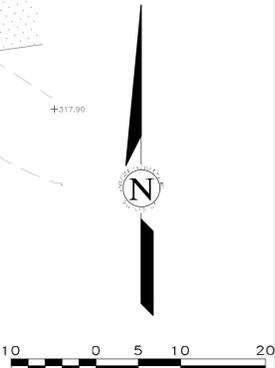
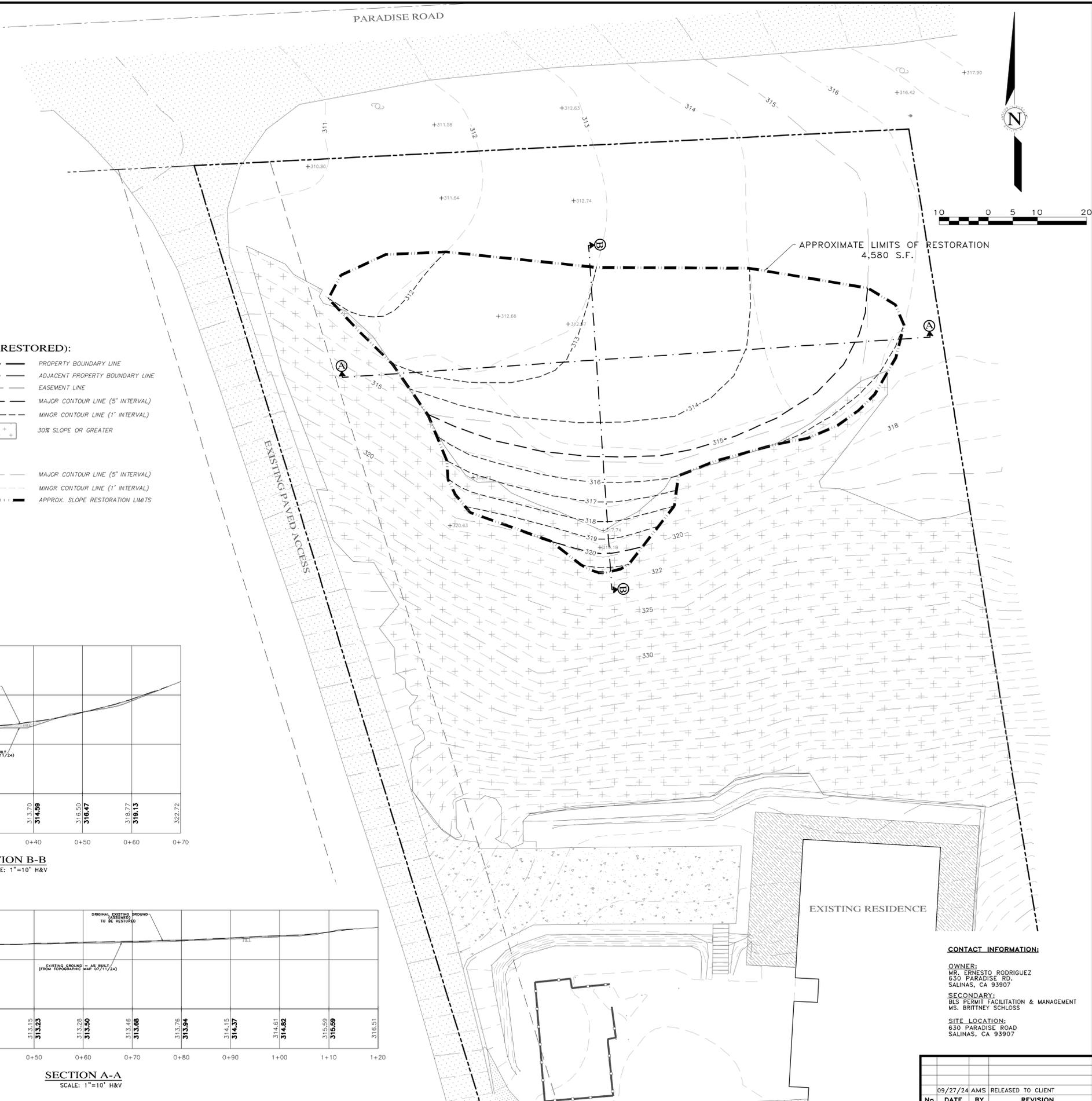
LEGEND
ORIGINAL TOPO (RESTORED):

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- 30% SLOPE OR GREATER

- AS BUILT:**
- MAJOR CONTOUR LINE (5' INTERVAL)
 - MINOR CONTOUR LINE (1' INTERVAL)
 - APPROX. SLOPE RESTORATION LIMITS



SECTION A-A
SCALE: 1"=10' H&V



APPROVED BY:

GUY R. GIRARDO
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 46600
Exp. 06-30-25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SLOPE RESTORATION PLAN
OF
RODRIGUEZ RESIDENCE
A.P.N.: 129-222-021
SALINAS, MONTEREY COUNTY, CALIFORNIA
FOR
BLS FACILITATION AND MANAGEMENT

CONTACT INFORMATION:

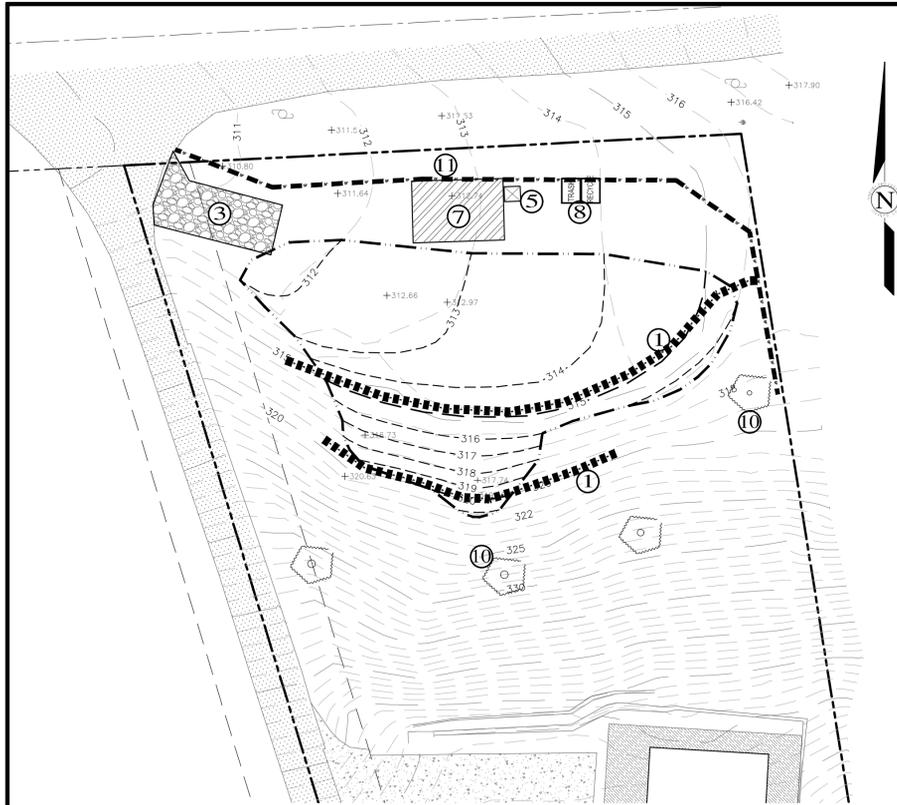
OWNER:
MR. ERNESTO RODRIGUEZ
630 PARADISE RD.
SALINAS, CA 93907

SECONDARY:
BLS PERMIT FACILITATION & MANAGEMENT
MS. BRITNEY SCHLOSS

SITE LOCATION:
630 PARADISE ROAD
SALINAS, CA 93907

No.	DATE	BY	REVISION
	09/27/24	AMS	RELEASED TO CLIENT

SCALE: 1"=10'
DATE: AUGUST 2024
JOB NO. 2760-02
SHEET **C1**
OF 2 SHEETS



PLAN
SCALE: 1"=20'

LEGEND:

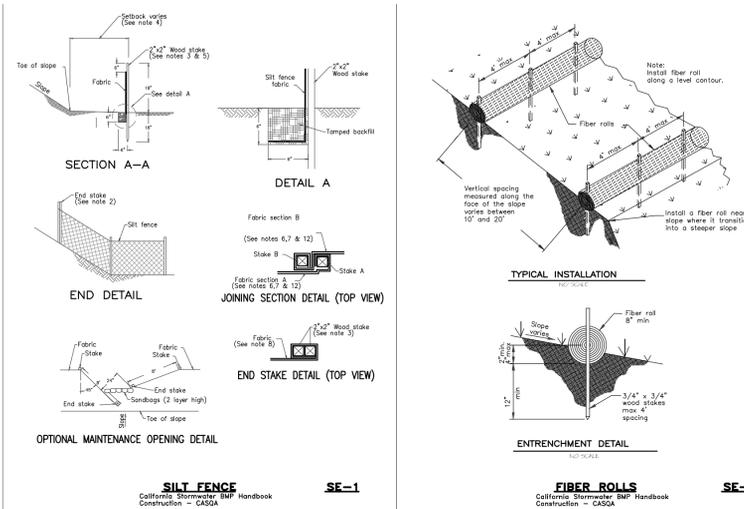
- ① **FR** FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED 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 **DI** 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 **SC** 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 **WC** 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 **WM** SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. THE 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 **SM** 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 **SA** 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 STORAGE SHEDS. 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 AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- ⑧ **TRASH** 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 **GC** 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 3/4" - 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 **TF** 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 BY A LICENSED AND CERTIFIED ARBORIST.
- ⑪ **SF** 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 KEPT 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.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
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 lift thicknesses 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, ENSURING THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



SILT FENCE
California Stormwater BMP Handbook
Construction - C-24

SE-1

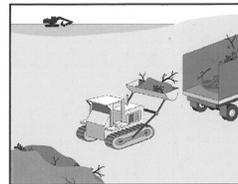
FIBER ROLLS
California Stormwater BMP Handbook
Construction - C-24

SE-5

STABILIZED CONSTRUCTION ENTRANCE/EXIT
California Stormwater BMP Handbook
Construction - C-24

TC-1

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.

Suitable Applications
This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

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

Legend:

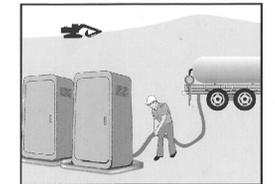
- Primary Objective
- Secondary Objective

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Debris	<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.

Suitable Applications
Sanitary/septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations
None identified.

Implementation
Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures
• Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

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

Legend:

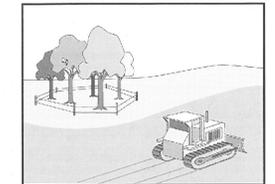
- Primary Category
- Secondary Category

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

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.

Suitable Applications
Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi-year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourses, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

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

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

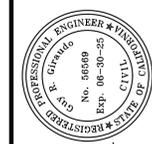
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives
None

EROSION & SEDIMENT CONTROL NOTES:

- 1) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- 2) AREAS DISTURBED BY RESTORATION GRADING ACTIVITIES SHALL BE PROTECTED WITH STRAW, MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING 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.
- 4) 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 AREA SHALL BE REPAIRED BY THE PERMITEE AT THEIR EXPENSE.
- 5) 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 SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYIS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUBRA/MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

" EROSION & SEDIMENT CONTROL PLAN "
 SLOPE RESTORATION PLAN
 OF
 RODRIGUEZ RESIDENCE
 A.P.N.: 129-222-021
 SALINAS, MONTEREY COUNTY, CALIFORNIA
 FOR
 BLS FACILITATION AND MANAGEMENT



APPROVED BY:

 GUY R. GIRARDINO



SCALE: AS SHOWN
 DATE: AUGUST 2024
 JOB NO. 2760-02

SHEET **C2**
 OF 2 SHEETS

No.	DATE	BY	REVISION
09/27/24	AMS		RELEASED TO CLIENT