

Exhibit B

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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:

LAZARO ALBERTO & RIVERA HECTOR (PLN230008)

RESOLUTION NO. 25

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm employee housing unit with 780 square foot covered porch, 1,280 square foot barn, and a 2,400 square foot workshop.

[PLN230008 [LAZARO ALBERTO & RIVERA HECTOR],
[774 Old Stage Road, Salinas], [Greater Salinas Area Plan]
(Assessor's Parcel Number 211-051-023-000)]

The LAZARO ALBERTO & RIVERA HECTOR application (PLN230008) came on for a public hearing before the County of Monterey Zoning Administrator on June 26, 2025. 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:

WHEREAS, the project PLN230008, located at 774 Old Stage Road, Salinas, Great Salinas Area Plan (APN: 211-051-023-000), is consistent with the policies of the Monterey County 2010 General Plan, Greater Salinas Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Rural Density Residential, 10 acres per unit density, and Design Control overlay or "RDR/10-D" which allows for construction of a single family dwelling and accessory structures, subject to the granting of a Design Approval pursuant to Title 21 section 21.16.030;

WHEREAS, the project consists of construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm employee housing unit with 780 square foot covered porch, 1,280 square foot barn, and a 2,400 square foot workshop;

WHEREAS, as detailed in the attached plans, the project meets all required development standards established in Monterey County Code (MCC) section 21.14.060 and 2010 General Plan Policy LU-2.2.

WHEREAS, the colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Salinas Area Plan;

WHEREAS, the project does not include the removal of trees;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report was prepared. The report concluded there were no cultural or archaeological resources present during the pedestrian survey of the property, and that there were no conditions that would preclude development from taking place;

WHEREAS, the subject property (9.9 acres) is identified as Parcel B as seen on Parcel Map, Volume 14 Page 32, recorded in January 1980, and is therefore recognized by the County as legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, the project was not referred to a Land Use Advisory Committee, due to the subject parcel not having an applicable Land Use Advisory Committee this project would be heard at;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction of residences and accessory structures. Therefore, the development is consistent with CEQA Guidelines section 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Planning Commission would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm employee housing unit with 780 square foot covered porch, 1,280 square foot barn, and a 2,400 square foot workshop.

PASSED AND ADOPTED this 26th day of June, 2025.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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.
2. 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.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

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

PLN230008

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN230008) allows construction of a 1,760 square foot manufactured home, with an 1,056 square foot garage, 2,600 square foot farm worker employee housing unit with 780 square foot back porch, 1,280 square foot barn, and a 2,400 square foot workshop. The property is located at 774 Old Stage Road (Assessor's Parcel Number 211-051-023-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 Zoning Administrator for Assessor's Parcel Number 211-051-023-000 on June 26, 2025. The permit was granted subject to 8 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. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

6. 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.

7. EHSP02 – EMPLOYEE HOUSING (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The operational plan states six (6) total employees will be housed on subject property (APN 211-051- 023-000) in the proposed 3-bedroom single-family dwelling. The property owner shall comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940. (Environmental Health)

Compliance or Monitoring Action to be Performed: Obtain a health permit for the Employee Housing from the Environmental Health Bureau.

8. EHSP01 – NEW WATER SYSTEM PERMIT (Non-Standard)

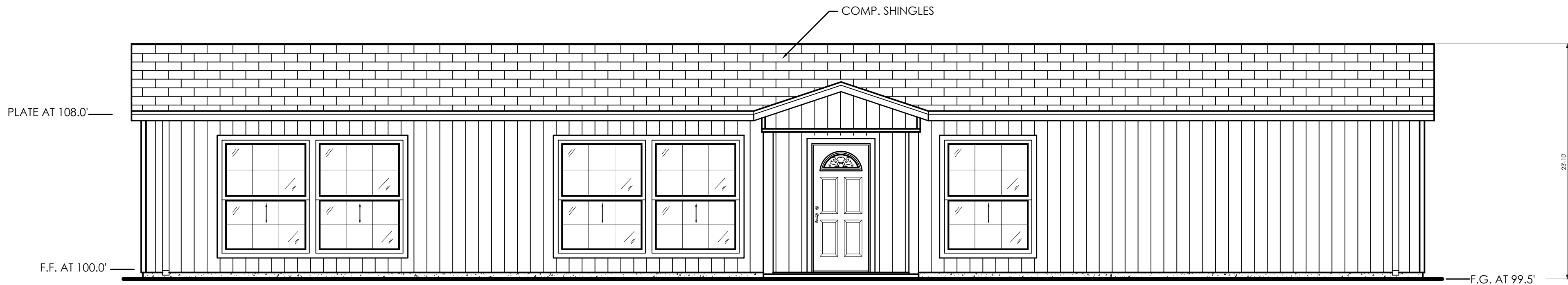
Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading/construction permits, submit necessary water system application, reports and testing results to Environmental Health Bureau for review and approval.

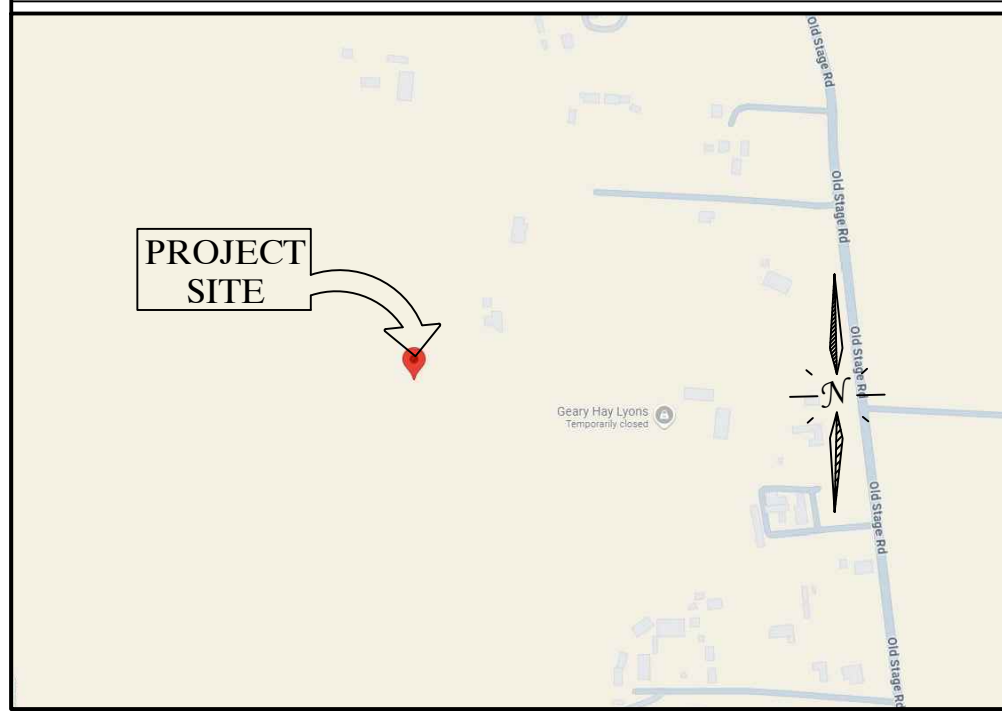
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NEW FARMING UNITS:
MONTEJANO DEVELOPMENT
774 OLD STAGE RD.
SALINAS, CA. 93908
A.P.N.: 211 -051-023-000



1 FRONT M.H. ELEVATION
SCALE: N.T.S.

VICINITY MAP N.T.S.



PROJECT TEAM

OWNER:
HECTOR MONTEJANO
774 OLD STAGE RD.
SALINAS, CA. 95012
(831) 262-6735

DESIGNER:
E & L BUILDING
DESIGN STUDIO
150 CAYUGA STREET SUITE 1
SALINAS, CA. 93901
O: (831) 250-8069
e_l designs@hotmail.com

CONSULTANT:
MONTEREY
ENERGY GROUP, INC.
26465 CARMEL RANCH BLVRD.
CARMEL, CA 93923
O: (831) 372-8328

CONSULTANT:
PACIFIC CONTINENTAL
TRUSS
8 HANGER WAY
WATSONVILLE, CA 95076
O: (831) 728-9313

CONSULTANT:
GMD
ENGINEERS & DESIGNS
11 W LAUREL DR. STE. 225
SALINAS, CA. 93906
(831) 840-4284
gmdalivaengineers@gmail.com

SHEET INDEX

- A0. GENERAL NOTES
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A2.0 MANUFACTURED HOME FLOOR PLAN
A2.1 MANUFACTURED HOME ELEVATIONS
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A2.3 FARMHOUSE FLOOR PLAN
A2.4 FARMHOUSE ELEVATIONS
A2.5 ADU FLOOR PLAN & ELEVATIONS
A2.6 WORKSHOP FLOOR PLAN & ELEVATIONS

SCOPE OF WORK

774 OLD STAGE RD
NEW MANUFACTURED HOME 1760 SQ. FT.
NEW GARAGE 1056 SQ. FT.
NEW FARM EMPLOYEE HOUSING 2600 SQ. FT.
NEW BACK PORCH 780 SQ. FT.
NEW FRONT PORCH 616 SQ. FT.
NEW MANUFACTURED BARN 1280 SQ. FT
NEW ADU 749 SQ. FT.
NEW WORKSHOP 2400 SQ. FT.

DATA

JURISTICATION: MONTEREY COUNTY
BUILDING CODE(S):
RESIDENTIAL :2022 C.R.C.
ELECTRICAL :2022 C.E.C.
MECHANICAL :2022 C.M.C.
PLUMBING :2022 C.P.C.

ZONING: MDR-C
ASSESSORS PARCEL NO: 211-051-023-000
CURRENT USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL
OCCUPANCY GROUP: RESIDENCE R-3/U
NUMBER OF STORY: 1 STORY BUILDING
CONSTRUCTION TYPE: V-B
AUTOMATIC FIRE SPRINKLERS SYSTEMS: NO

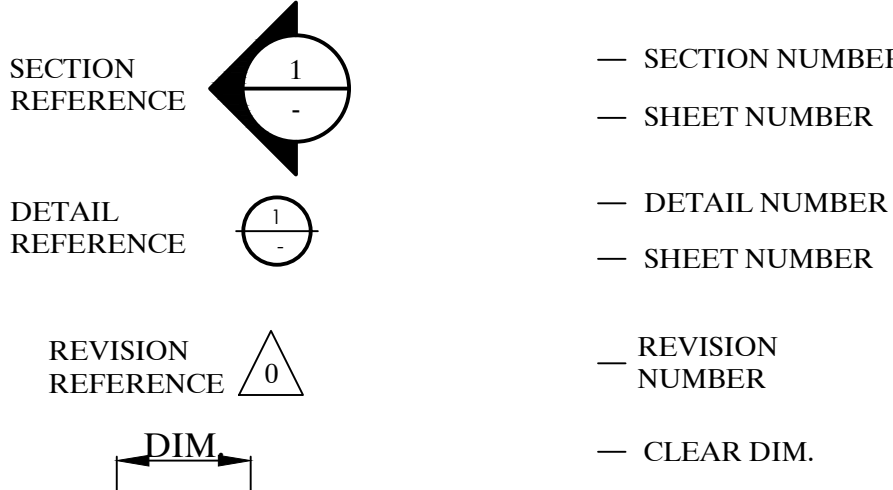
LOT SIZE: 430,808 S.F. 100%

PROPOSED FLOOR AREA		
MANUFACTURED HOME	1,760 S.F.	
TOTAL	1,760 S.F.	
ACCESSORY STRUCTURES		
GARAGE	1056 S.F.	
FARM EMPLOYEE HOUSING	2600 S.F.	
BACK PORCH	780 S.F.	
FRONT PORCH	616 S.F.	
MANUFACTURED BARN	1280 S.F.	
ADU	2400 S.F.	
WORKSHOP	749 S.F.	
TOTAL	9,481 S.F.	

DEFERRED SUBMITTAL

- CONSTRUCTION WASTE MANAGEMENT PLAN TO BE SUBMITTED WHEN CONTRACTOR IS CHOSEN
SUBMITTED TO: MONTEREY COUNTY
- FIRE SPRINKLER DESIGN

SYMBOLS



ABBREVIATIONS

1. NOT ALL ABBREVIATIONS WILL APPLY TO THIS PROJECT.									
@	AT	DBL	DOUBLE	HORIZ	HORIZONTAL	REINF	REINFORCING		
#	NUMBER	DEPR	DEPRESSED	HSB	HIGH STRENGTH BOLT	REQ'D	REQUIRED		
AB	ANCHOR BOLTS	DF	DOUGLAS FIR	ID	INSIDE DIAMETER	SAD	SEE ARCHITECTURAL DRAWINGS		
AC	ASPHALTIC CONCRETE	DIA.	(2) DIAMETER	IN	(") INCH				
ADDNL	ADDITIONAL	DIAG	DIAGONAL	INT	INTERIOR	SIM	SIMILAR		
AFF	ABOVE FINISH FLOOR	DM	DIMENSION	JST	JOIST	SJ	SHRINKAGE JOINT		
AGG	AGGREGATE	DN	DOWN	JT	JOINT	SLH	SHORT LEG HORIZONTAL		
ALT	ALTERNATE	DWG	DRAWING	JH	JOIST HANGER	SLV	SHORT LEG VERTICAL		
ALUM	ALUMINUM	(E)	EXISTING	LLH	LONG LEG HORIZONTAL	SM	SHEET METAL		
APPROX	APPROXIMATE	EA	EACH	LLV	LONG LEG VERTICAL	SOG	SLAB ON GRADE		
ARCH	ARCHITECTURAL	EF	EACH FACE	LS	LAG SCREW	SQ	SQUARE		
BLDG	BUILDING	EN	EDGE NAILING	LT WT	LIGHT WEIGHT	SS	STAINLESS STEEL		
BLK	BLOCK	EW	EACH WAY	LG	LONG	STD	STANDARD		
BLKG	BLOCKING	EJ	EXPANSION JOINT	LWC	LIGHT WEIGHT CONCRETE	STL	STEEL		
BM	BEAM	EL	ELEVATION	MAX	MAXIMUM	SWS	SHEAR WALL SCHEDULE		
BN	BOUNDARY NAILING	EOS	EDGE OF SLAB	MB	MACHINE BOLT	SYM	SYMMETRICAL		
BOC	BOTTOM OF CONCRETE	EQ	EQUAL	MCJ	MASONRY CONTROL JOINT	T24	TITLE 24 CALIFORNIA CODE		
BOT	BOTTOM OF FOOTING	EXP B	EXPANSION BOLT	MECH	MECHANICAL	TEN	TYPICAL EDGE NAILING		
BOT	BOTTOM	EXT	EXTERIOR	MEZZ	MEZZANINE	THK	THICK		
BP	BUTTON PUNCH	F.E.	FIRE EXTINGUISHER	MIN	MINIMUM	TOC	TOP OF CONCRETE		
BRG	BEARING	F.E.C	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	TOF	TOP OF FOOTING		
BRG PL	BEARING PLATE	FF	FINISH FLOOR	MIW	MALLEABLE IRON WASHER	T.O.SLAB	TOP OF SLAB		
BTW	BETWEEN	FG	FINISH GRADE	MTL	METAL	TOS	TOP OF STEEL		
CCJ	CRACK CONTROL JOINT	FW	FLAT HEAD WOOD SCREW	NIC	NOT IN CONTRACT	TOW	TOP OF WALL		
CC	CRACK TO CENTER	FN	FIELD NAILING	NOM	NOMINAL	TS	TUBE STEEL		
CIP	CAST IN PLACE	FND	FOUNDATION	NTS	NOT TO SCALE	TP	TYPICAL		
CJ	CONSTRUCTION JOINT	FOM	FACE OF CONCRETE	(N)	NEW	T&B	TOP AND BOTTOM		
CTR	CENTER	FOS	FACE OF STUD	OC	ON CENTER	T&N	TOE NAIL		
CL	CENTER LINE	FOT	FACE OF STUD	OD	OUTSIDE DIAMETER	UND	UNDISTURBED NATURAL GRADE		
CLG	CEILING	FT (')	FOOT/FEET	OPG	OPENING	UON	UNLESS OTHERWISE NOTED		
CLR	CLEAR	FTG	FOOTING	OPH	OPPOSITE HAND	WWF	WELDED WIRE FABRIC		
CMU	CONCRETE MASONRY UNIT	GA	GALVE	PCC	PRECAST CONCRETE	W/	WITH		
COL	COLUMN	GALVZ	GALVANIZED	PERP	PERPENDICULAR				
CONC	CONCRETE	GL	GLUE LAMINATED LUMBER	PL	PLATE				

GENERAL NOTES

1. ALL CONSTRUCTION, DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE:
2022 , CRC, CEC, CMC, CPC, CFC, CGC, CGBC; MONTEREY COUNTY MUNICIPAL CODE, AND 2019 CALIFORNIA ENERGY CODE, AND MOST CURRENT NFPA STANDARDS REQUIRED BY CURRENTLY ADOPTED CODES AND LATEST EDITIONS OF THE UMC, UPC, & NEC.
2. GUARANTEE: ALL WORKMANSHIP AND MATERIALS SHAL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FOR COMPLETION DATE.
3. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SITE OF DEBRIS AND MATERIALS DEMOLISHED AND CLEANUP BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
6. THE PROJECT DESIGNER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
9. PLANS FOR ANY (N) GAS LINE SIZING AND APPLICABLE BTU INPUTS WILL BE PROVIDED TO THE BUILDING INSPECTION OFFICE BY THE CONTRACTOR BEFORE INSPECTION.
10. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION. PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION.
11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
12. THE USE OF FIRE HYDRANTS FOR OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIROMENTAL HEALTH DEPARTMENT.)
13. THE GRADE ADJACENT TO ALL STRUCTURES SHALL SLOPE A MINIMUM OF 2 PERCENT AWAY FROM THE AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIROMENTAL HEALTH DEPARTMENT.)
14. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
15. CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND SERVICES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO SUCH.
16. EXCAVATION: EXCAVATE FOR UTILITY TRENCHES, SEWER, DRAIN LINES AND FOOTINGS. SLOPE UTILITY TRENCHES UNIFORMLY. BACK FILL OF FOOTING AND UTILITY TRENCHES SHALL BE COMPROMISED OF CLEAN SAND, MECHANICALLY COMPACTED IN 6" LIFTS TO A MINIMUM OF 95 REST ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
17. SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION THAT DOES NOT CEATE A HAZARD. INDICATE THAT GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (EXCEPTION: WHERE LOT LINES AND/OR PHYSICAL BARRIERS PROHIBIT THE FALL, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE). IMPERVIOUS SURFACES WITHIN 10' SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
18. EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTION. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION
19. APPROVED ADDRESS NUMBERS AND/OR LETTERS, WITH CONTRASTING BACKGROUND, SHALL BE PLACED ON BUILDING(S) TO BE VISIBLE FROM THE STREET. APPROVED ADDRESSES MUST BE CLEARLY IDENTIFIED WITH REFLECTIVE AND/OR ILLUMINATED NUMBERS AND/OR LETTERS A MINIMUM OF 3 1/2" HIGH AND 1/2" STROKE"
20. DISPOSAL, WASHOFF, OR WASHDOWN OF ANY AND ALL MATERIALS SUCH AS MORTAR, CONCRETE, PAINT, GREASE, GLUE, ETC. ON PROPERTY, INCLUDING THE STORM DRAIN SYSTEM, IS STRICTLY PROHIBITED UNLESS SPECIFICALLY AND INDIVIDUALLY APPROVED BY PUBLIC WORKS DIRECTOR. VIOLATORS WILL BE CITED AND ASSESSED OF ALL CLEANING COSTS.
21. CONTRACTOR MUST ENSURE THAT ALL VENTING BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES. (RANGE HOOD VENT, BATHROOM VENTS ETC.)
22. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
23. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
24. BUILDINGS THAT UNDERGO CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33- FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

E & L
BUILDING
DESIGN STUDIO
150 CAYUGA ST.
SUITE 1
SALINAS, CA. 93901
O: (831) 250-8069
e_l designs@hotmail.com

REVISION
DATE:
BY:

0

774 OLD STAGE RD

774 OLD STAGE RD
SALINAS, CA. 93908
A.P.N.: 021-051-023-000

TITLE:
GENERAL NOTES

DATE:
7/21/23

JOB NUMBER:
22- 84

PAGE:
A0

DRAINAGE NOTES

1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.

2. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.

SCOPE OF WORK:

774 OLD STAGE RD
NEW MANUFACTURED HOME 1760 SQ. FT.
NEW GARAGE 1056 SQ. FT.
NEW WORKSHOP 2400 SQ. FT.
NEW FARM EMPLOYEE HOUSING 2600 SQ. FT.
NEW BACK PORCH 780 SQ. FT.
NEW SIDE PORCH 595 SQ. FT.
NEW FRONT PORCH 616 SQ. FT.
NEW ADU 749 SQ. FT.
NEW MANUFACTURED BARN 1280 SQ. FT.

BEST MANAGEMENT PRACTICE NOTES

1. PLACE GRAVEL BAGS AROUND NEARBY, DOWNSTREAM STORM INLET(S) DURING CONSTRUCTION. PER CITY STANDARD PLAN #59A.

2. CONCRETE/ STUCCO WASHOUT AREA MUST BE PROVIDED PER CITY STANDARD PLAN #59B.

3. ALL DAMAGED/ EXISTING STREET FRONTAGE IMPROVEMENTS TO BE REPAIRED/ REPLACED/ BROUGHT UP TO CURRENT CODE.

4. DURING CONSTRUCTION THE OWNER/CONTRACTOR SHALL MAINTAIN THE CITY'S RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.

5. ANY WORK WITHIN RIGHT-OF-WAY SHALL REQUIRE AN ENCROACHMENT PERMIT.

LEGEND

MIN. 5% GRADE SLOPE AWAY FROM THE FOUNDATION. 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" WITHIN THE FIRST 10' CRC 2022 SECTION R401.3 DRAIN SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTY. 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 SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING.

SURFACE SHALL SLOPE A MINIMUM OF 2% CRC SECTION R401.3 (EX.) AT LEAST 5'-0" MIN. FROM FOUNDATION WALLS CRC SECTION R801.3 SURFACE DRAINAGE DIRECTION TO LANDSCAPE

PROPERTY LINE
(E) 6' HEIGHT WOOD FENCE
(E) TREES
(E) GAS
(E) WATER
(E) SANITARY SEWER
(N) DOWNSPOUT
(E) GRASS AREA
(E) CONCRETE AREA
(E) LANDSCAPE AREA

EROSION & SEDIMENT CONTROL NOTES:

- CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS. AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELINGS AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- WASTE MANAGEMENT: SOLID WASTE WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT 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 ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- 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 E BERN.
- SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. All portable toilets will be equipped with a secondary containment tray, and shall be located a minimum of 50' from all operational storm drain inlets. Weekly maintenance shall be provided and wastes legally disposed of off-site.
- DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC FOR PROTECTION PER CITY STANDARD PLAN 59A
- ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.

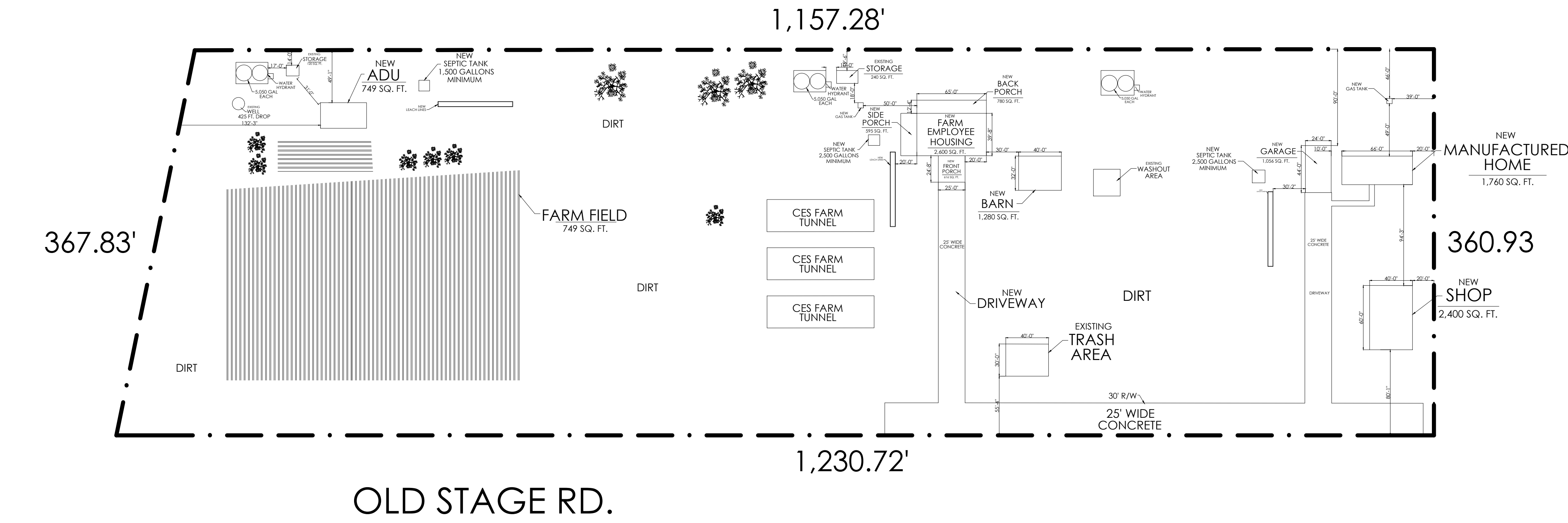
SOURCE CONTROL NOTES

- SHOW LOCATION OF WASTE MATERIAL DUMPSTER. REQUIRE DUMPSTER BE COVERED NIGHTLY AND PROTECTED FROM RAIN, HAS SECONDARY CONTAINMENT.
- PROVIDE LOCATIONS OF STORAGE AREAS FOR WASTE, VEHICLES, SERVICE, LOADING/UNLOADING OF MATERIALS, FUELING, AND WATER STORAGE.
- PROVIDE LOCATIONS FOR SOIL STOCKPILES AREAS (IF APPLICABLE) AND SHOW HOW THEY WILL BE PROTECTED AGAINST EROSION.
- REQUIRE THAT CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED BE COVERED AND BERMED.
- SHOW LOCATIONS OF PORTA-POTTIES WITH SECONDARY CONTAINMENT.
- SHOW LOCATION OF AND DETAIL WASHOUT AREA/WASTE PIT FOR DISPOSAL OF "WET" CONSTRUCTION MATERIALS SUCH AS CONCRETE, STUCCO AND PAINT.

MONTEREY COUNTY NPDES NOTES:

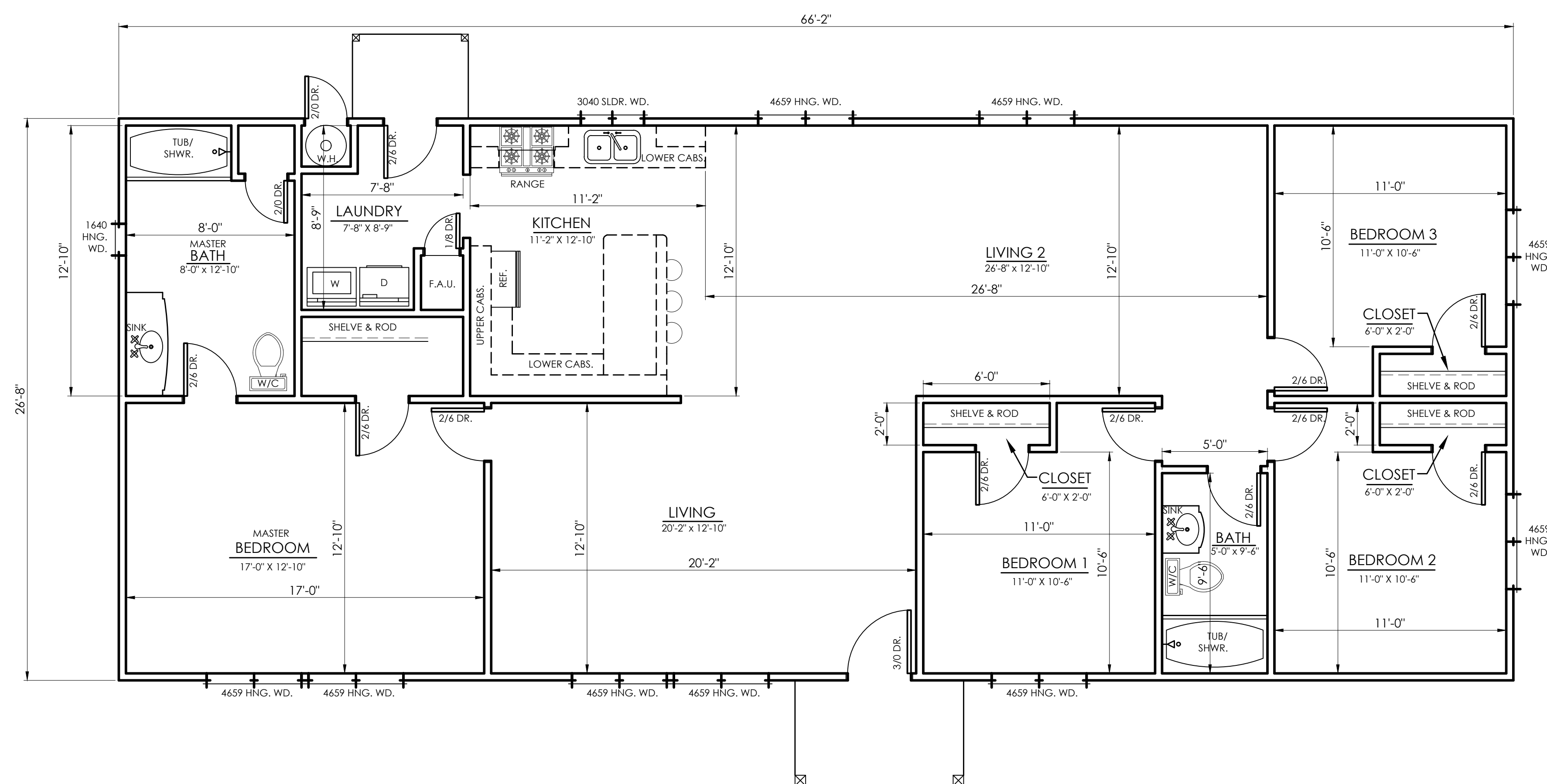
- LOW PRIORITY CONSTRUCTION SITE
- DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 30TH): GRADING ACTIVITIES MUST BE SCHEDULED TO MINIMIZE BARE GRADED AREAS. SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS SHALL BE KEPT ON SITE AT ALL TIMES TO BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO ANY PRECIPITATION EVENTS.
 - WORK IS TO COMMENCE ON THE FRONT/NORTH SIDE OF THE PROPERTY AND ALL MATERIALS SHALL BE STORED & COVERED ON-SITE PER EROSION CONTROL NOTE #1.
 - ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
 - CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED BE COVERED AND BERMED.
 - STOCKPILES ARE TO BE PLACED AS FAR AWAY FROM CONSTRUCTION BOUNDARY LINES AS POSSIBLE AND ARE TO BE PROTECTED AGAINST EROSION PER EROSION CONTROL NOTE #3.
 - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/CONTRACTOR SHALL ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND IN COMPLIANCE WITH BMP FACT SHEETS ON CD1.
 - DURING CONSTRUCTION, INSPECTIONS BY THE COUNTY OF MONTEREY WILL BE CONDUCTED TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FORM THE SITE.
 - PRIOR TO FINAL INSPECTION, THE OWNER/CONTRACTOR SHALL ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

☒ LOW PRIORITY CONSTRUCTION SITE

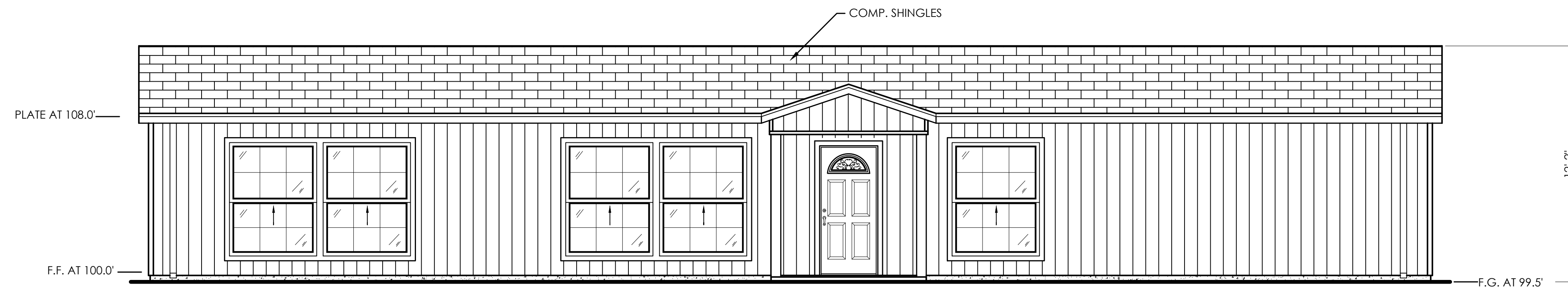


1 SITE PLAN
SCALE: 1/64" = 1'-0"

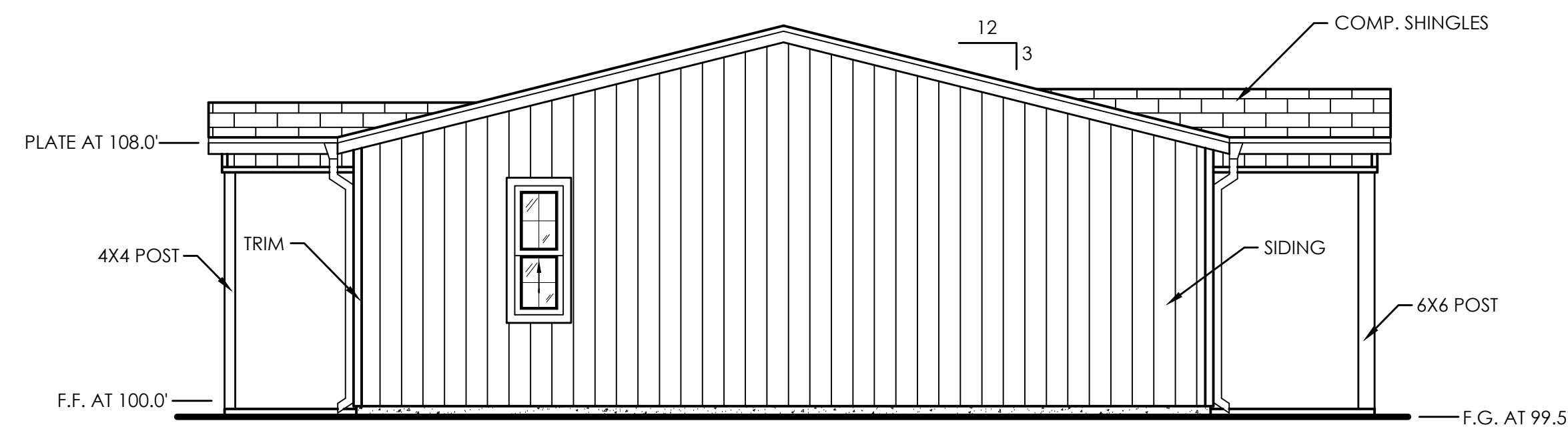
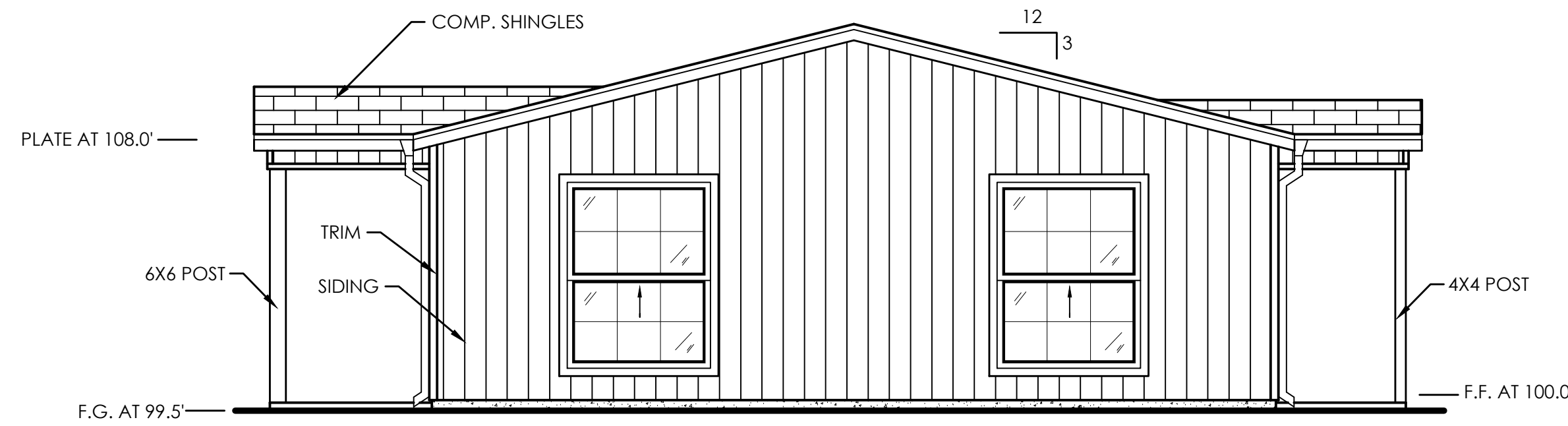
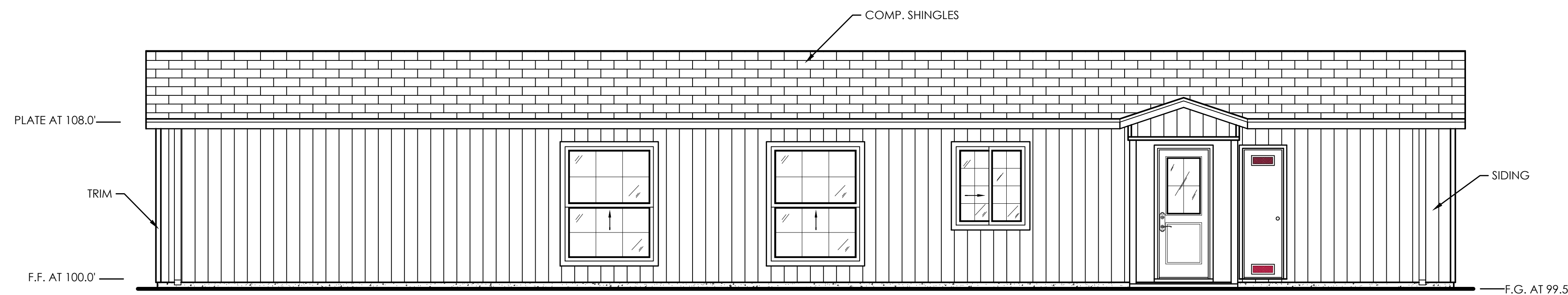
2X4 WALLS D.F. #2 @ 16" O.C. STUDS



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

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

EXTERIOR FINISHES	
ROOF:	COMPOSITE SHINGLE
ROOF PITCH:	3:12 GABLE ROOF
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	0'-6" GABLE, 0'-6" EAVE
GUTTER/	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS
DOWNSPOUTS	@ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	3 COATS OF STUCCO
WINDOWS:	WHITE VINYL DOUBLE PANE
EXTERIOR COLORS:	
STUCCO:	BROWN
ROOF:	BROWN
WINDOW:	WHITE
STONE VENEER:	TAN BROWN

4 SIDE ELEVATION
SCALE: 1/4"=1'-0"2 SIDE ELEVATION
SCALE: 1/4"=1'-0"3 REAR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISHES

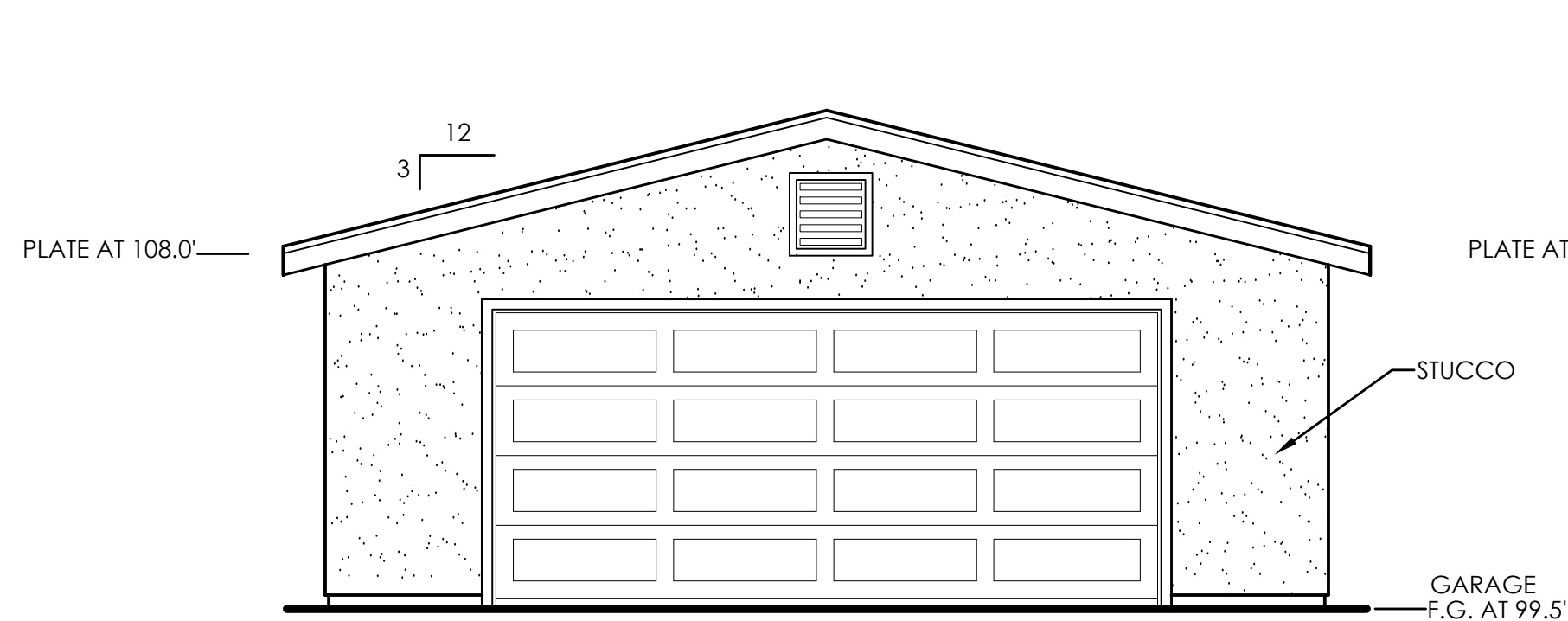
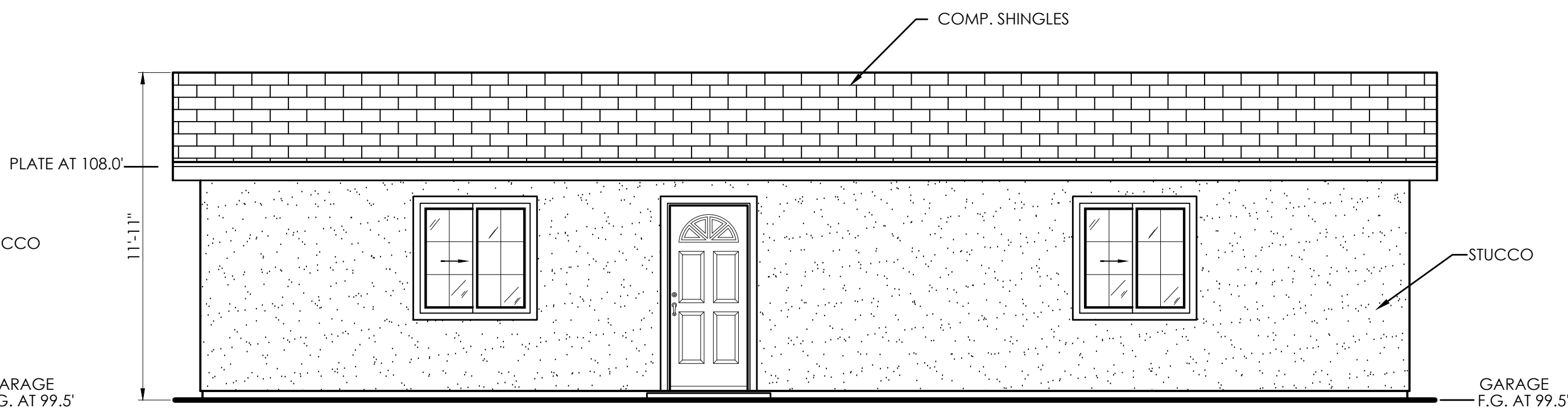
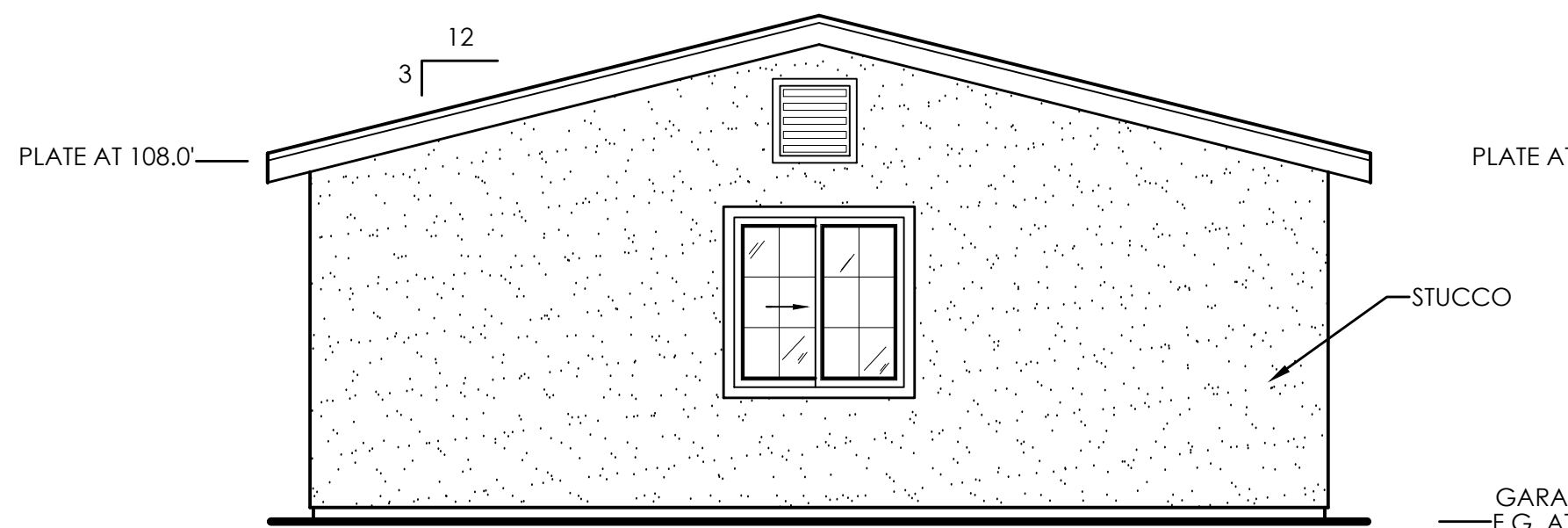
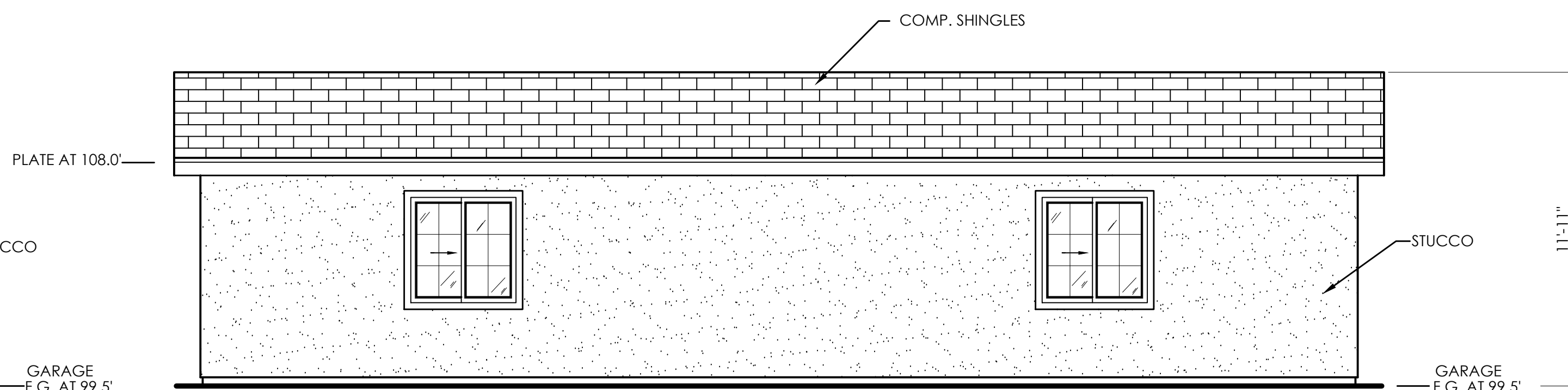
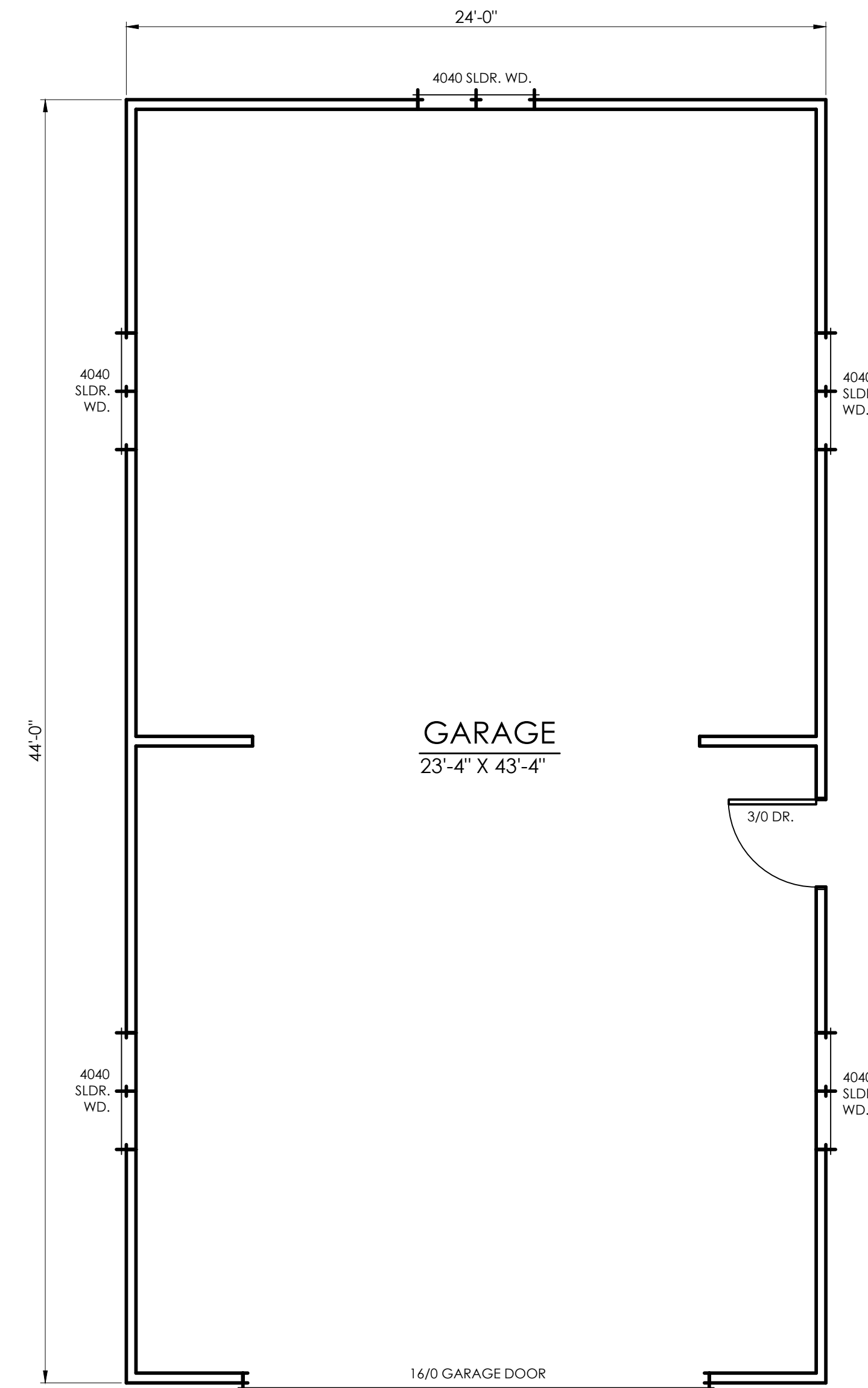
ROOF:	COMPOSITE SHINGLE
ROOF PITCH:	3:12 GABLE ROOF
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	1'-0" GABLE, 1'-0" EAVE
GUTTER/; DOWNSPOUTS	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	3 COATS OF STUCCO
WINDOWS:	WHITE VINYL DOUBLE PANE

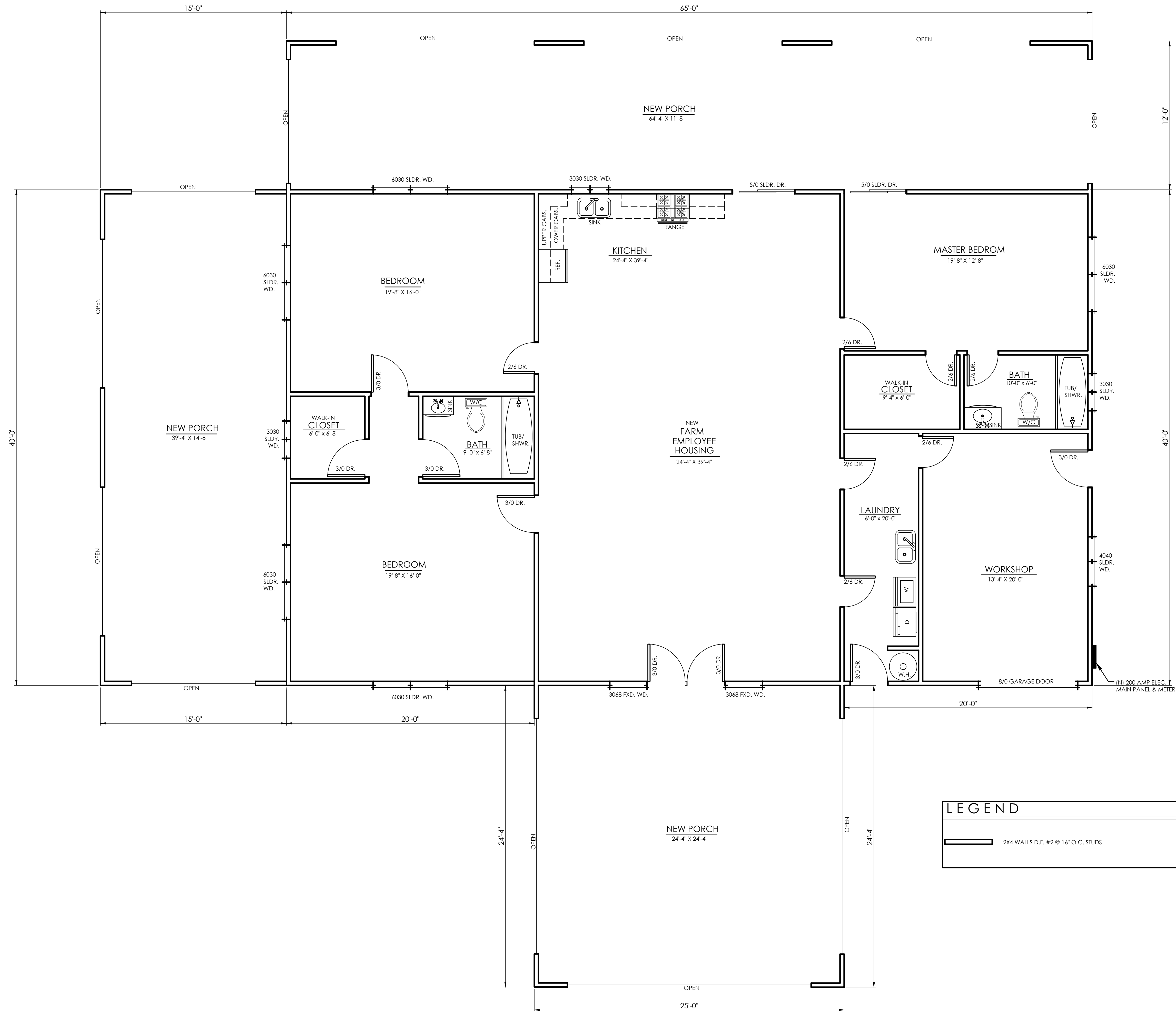
EXTERIOR COLORS:

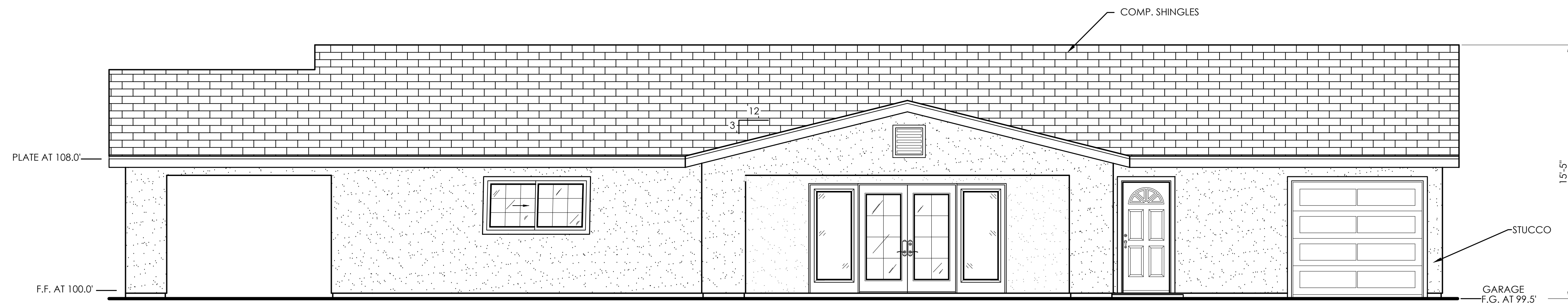
STUCCO:	BROWN
ROOF:	BROWN
WINDOW:	WHITE
STONE VENEER:	TAN BROWN

LEGEND

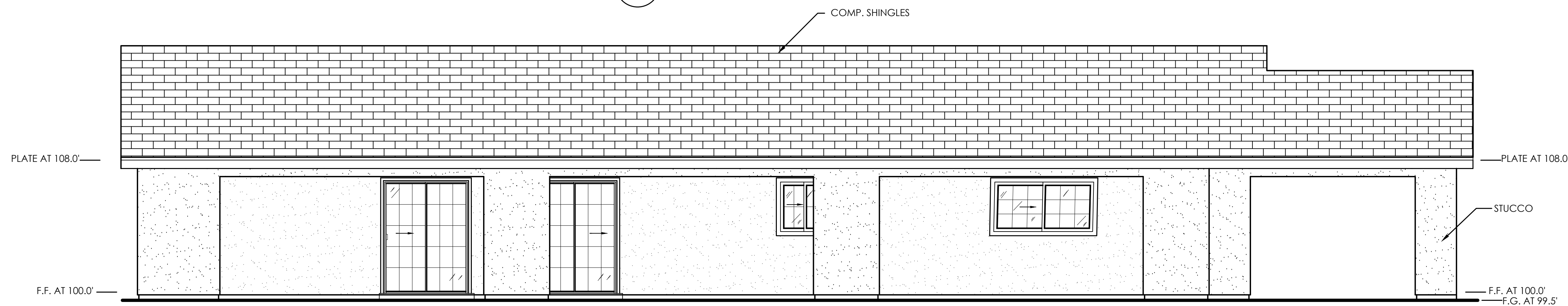
2X4 WALLS D.F. #2 @ 16" O.C. STUDS

4 SOUTH ELEVATION
(FRONT ELEVATION)
SCALE: 1/4"=1'-0"2 EAST ELEVATION
(LEFT ELEVATION)
SCALE: 1/4"=1'-0"1 NORTH ELEVATION
(REAR ELEVATION)
SCALE: 1/4"=1'-0"3 WEST ELEVATION
(RIGHT ELEVATION)
SCALE: 1/4"=1'-0"5 GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"

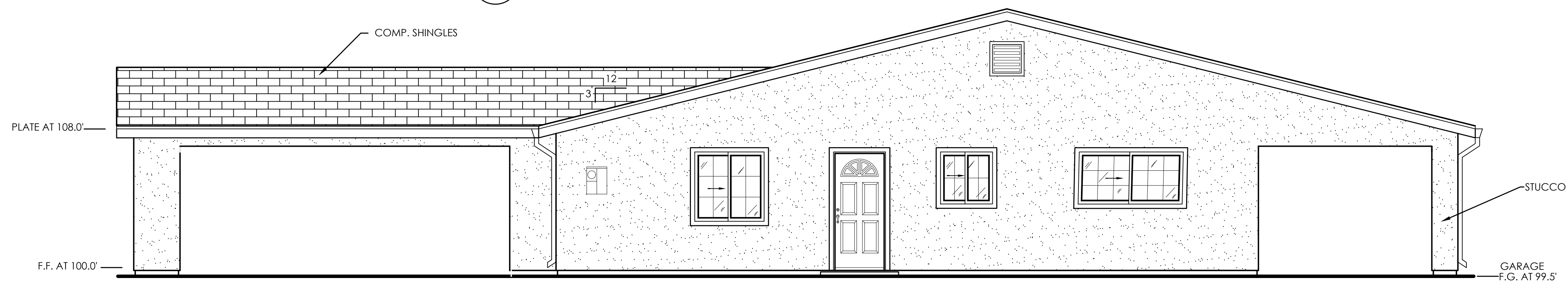




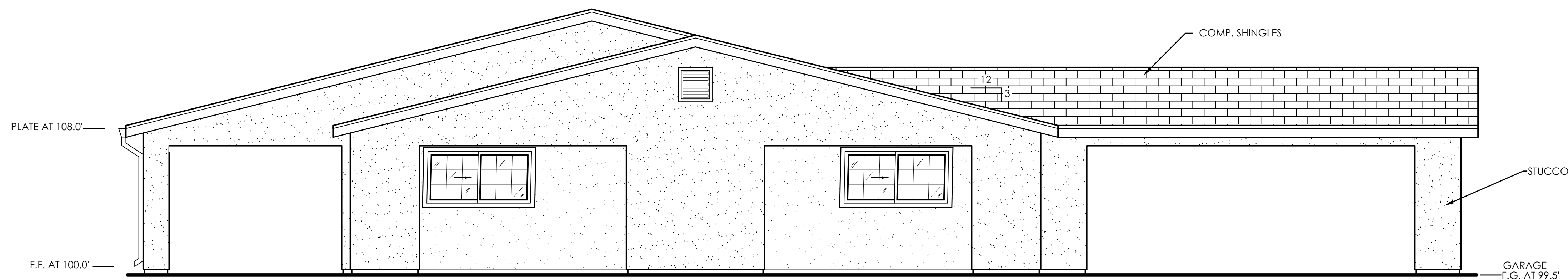
4 SOUTH ELEVATION (FRONT ELEVATION)
SCALE: 1/4"=1'-0"



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



3 WEST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"



2 EAST ELEVATION (LEFT ELEVATION)
SCALE: 1/4"=1'-0"

EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. CPC 906.1



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



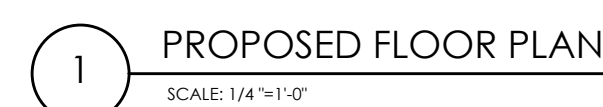
a. ALL EXTERIOR LIGHTING SHALL BE UNOBTUSIVE, DOWN-LIT, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED.

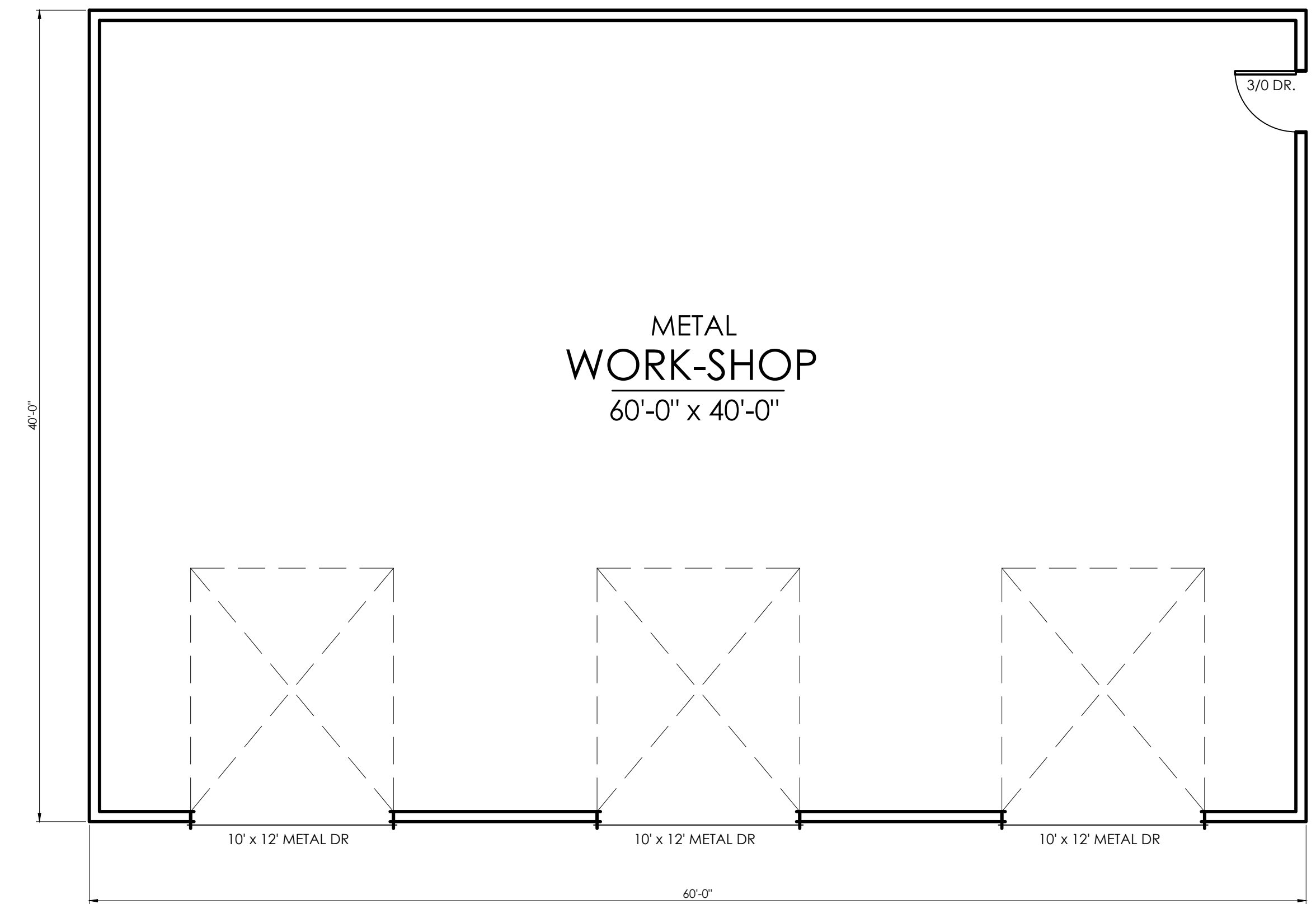
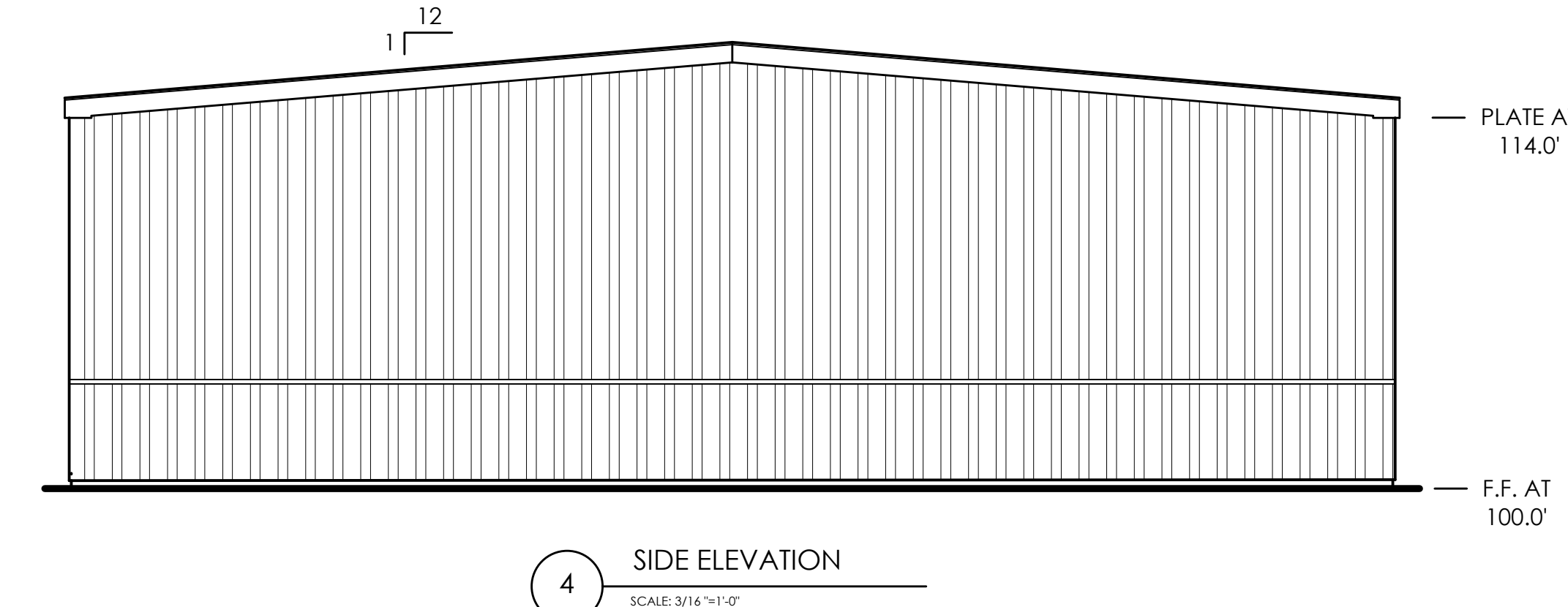
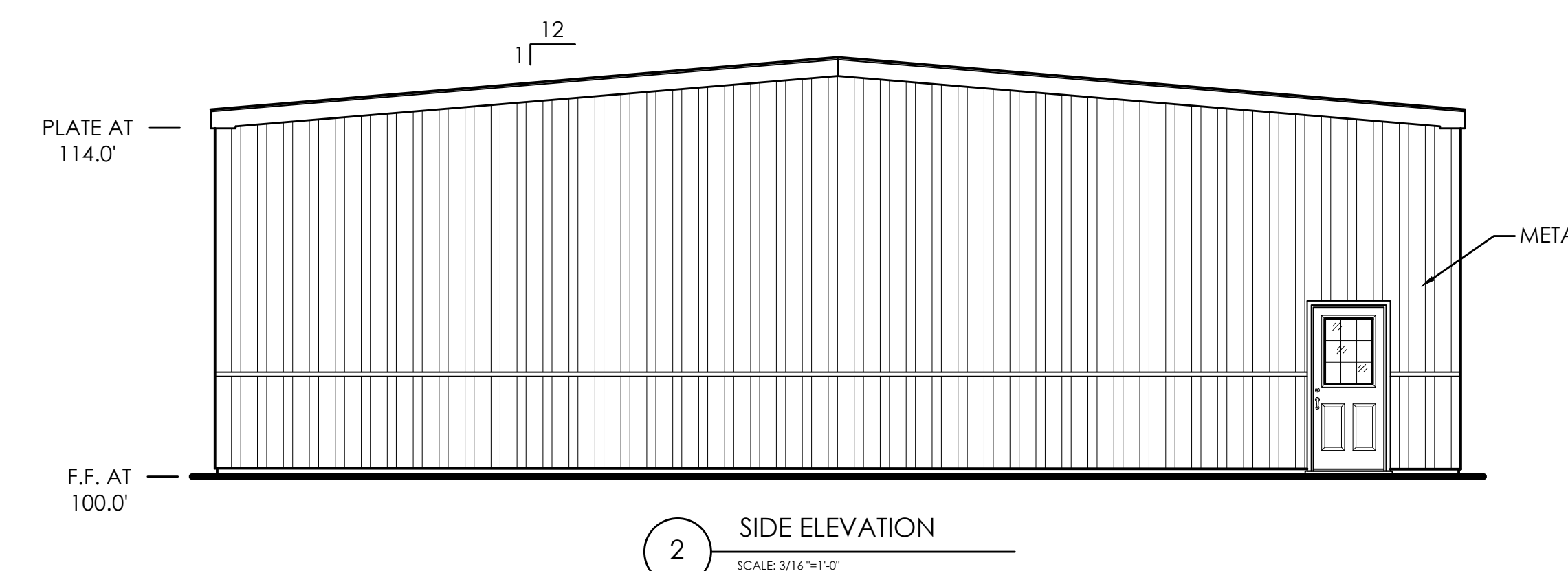
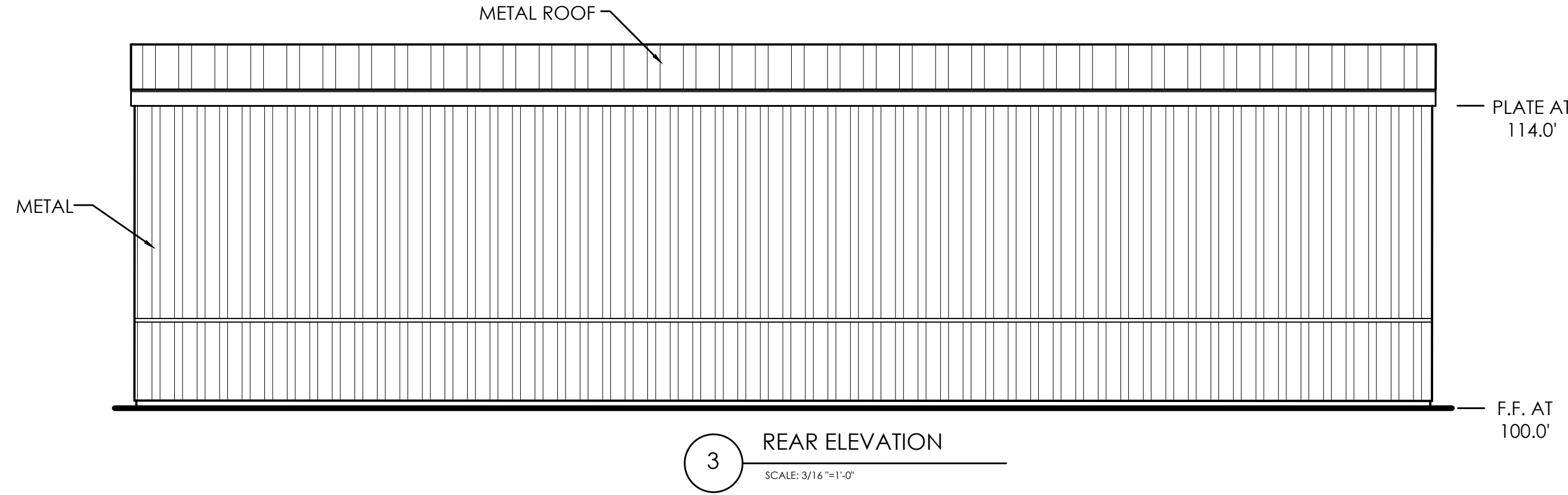
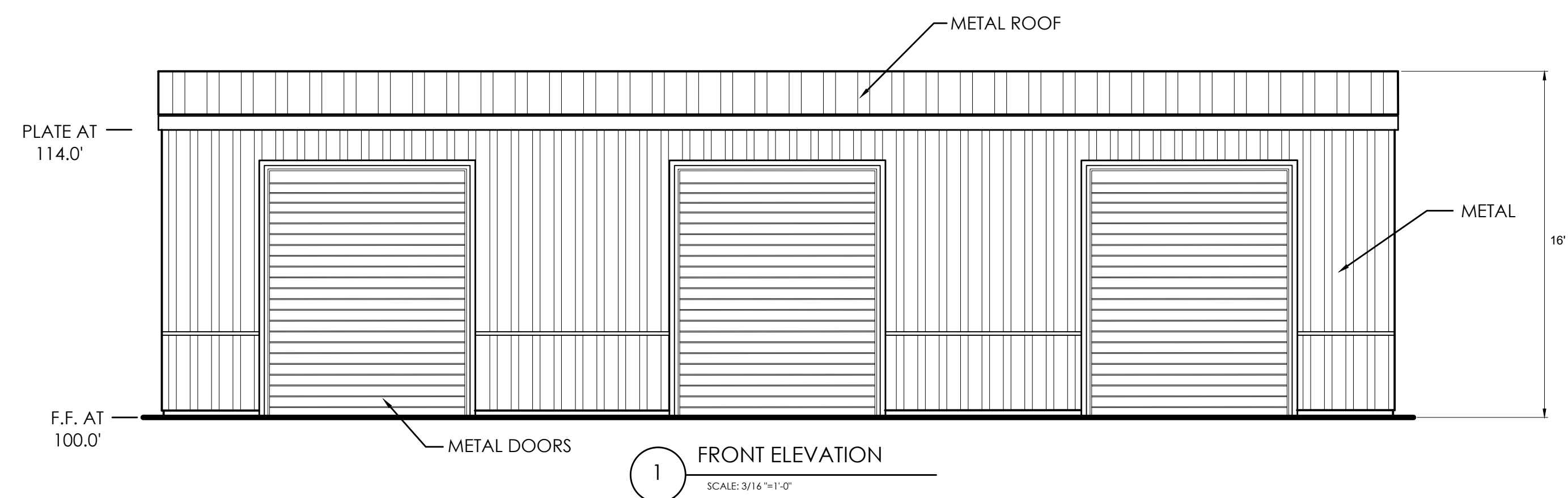
b. EXTERIOR LIGHTING SHALL HAVE RECESSED LIGHTING ELEMENTS.

c. EXTERIOR LIGHT SOURCES THAT WOULD BE DIRECTLY VISIBLE FROM WHEN VIEWED FROM A COMMON PUBLIC VIEWING AREA, AS DEFINED IN SECTION 21.06.195, ARE PROHIBITED.

d. THE APPLICANT SHALL SUBMIT THREE (3) COPIES OF EXTERIOR LIGHTING PLAN WHICH SHALL INDICATE THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES AND INCLUDE CATALOG SHEETS FOR EACH FIXTURE.

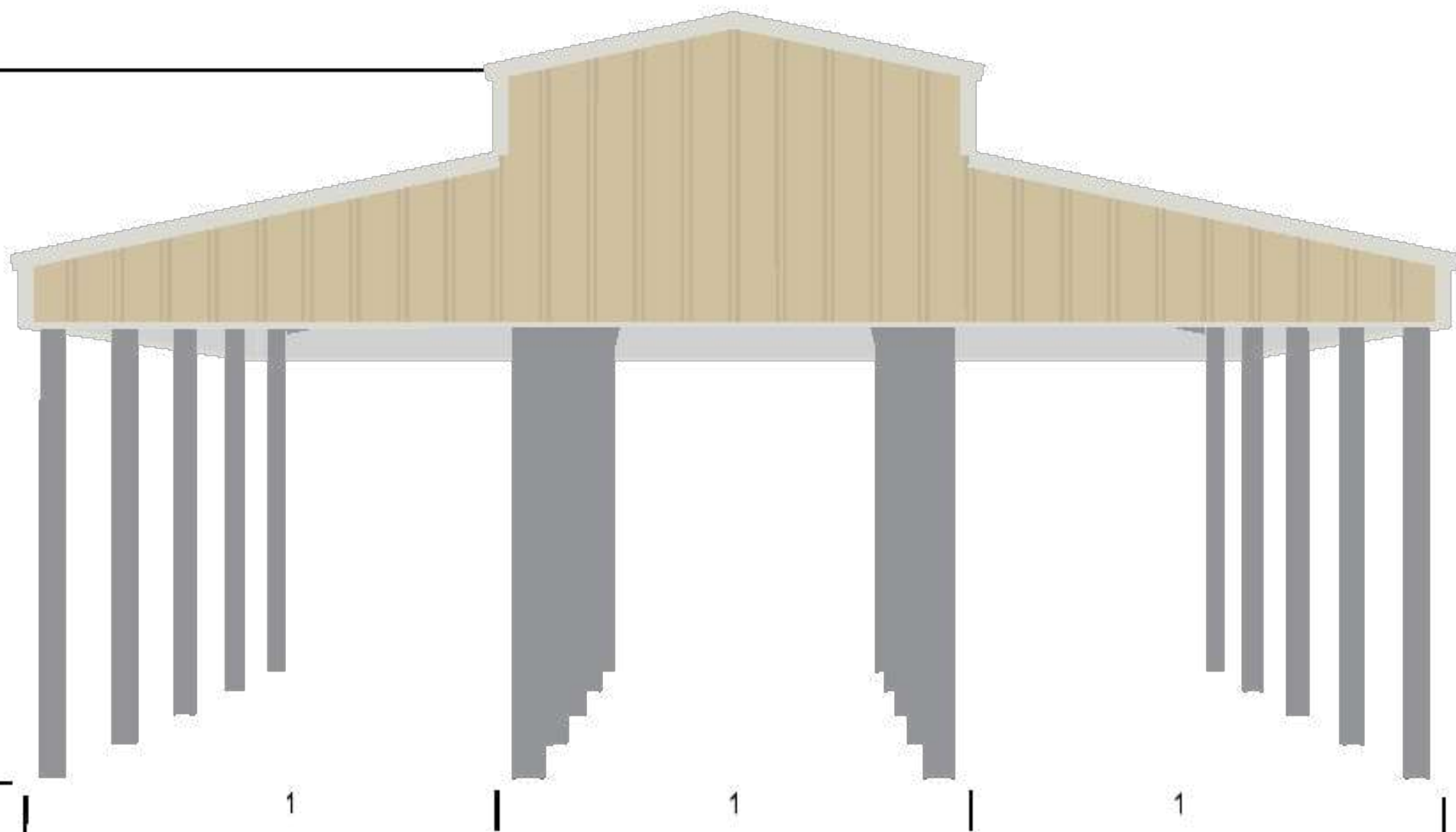
e. THE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SET FORTH IN CALIFORNIA CODE OF REGULATIONS TITLE 24 PART





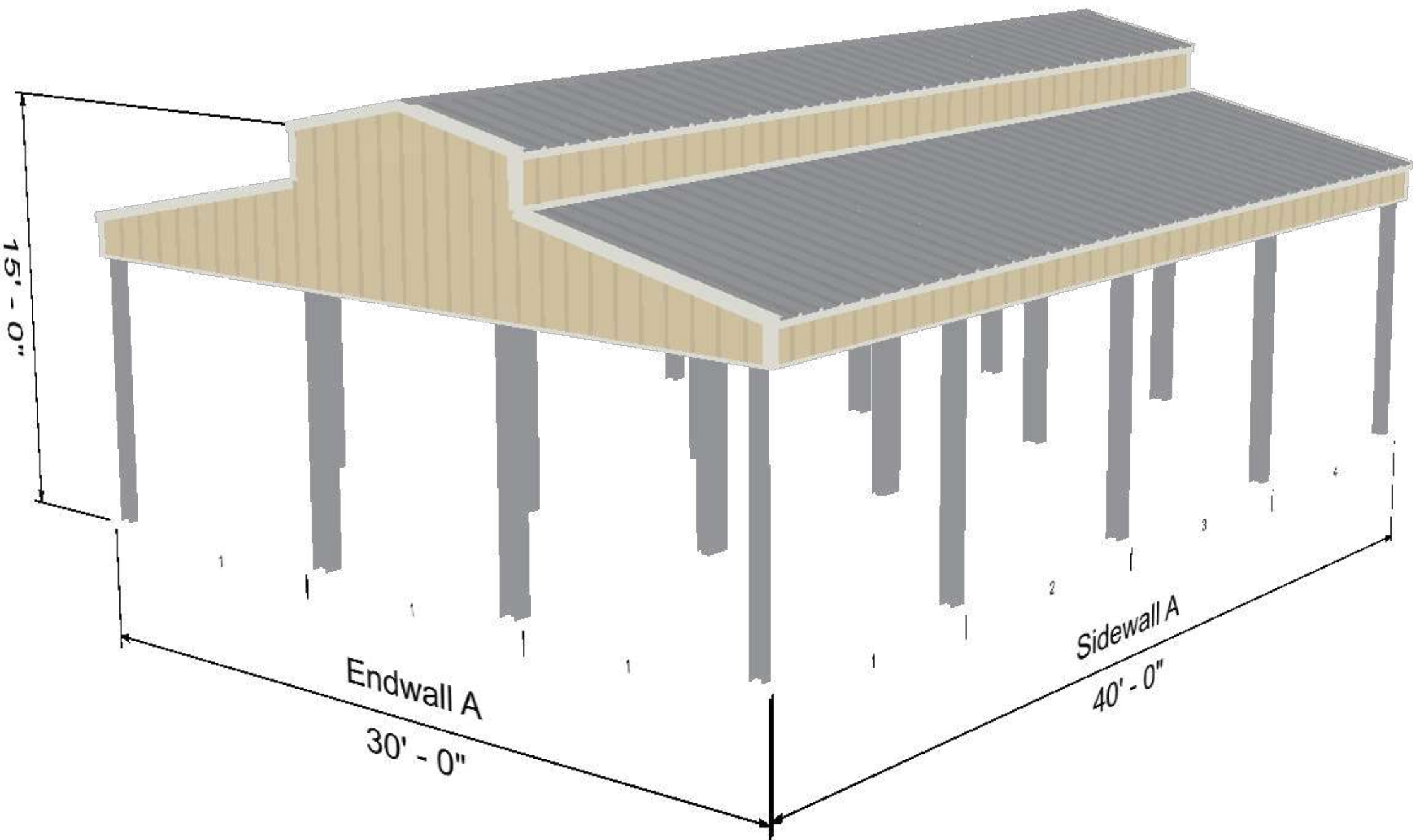
EXTERIOR FINISHES	
ROOF:	COMPOSITE SHINGLE
ROOF PITCH:	1:12 METAL ROOF
OVERHANG:	0'-2" GABLE, 0'-2" EAVE
GUTTER/	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS
DOWNSPOUTS	@ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	METAL WALL
WINDOWS:	WHITE VINYL DOUBLE PANE
EXTERIOR COLORS:	
METAL:	GRAY
ROOF:	BROWN
WINDOW:	WHITE

15' - 0"



Endwall A

30' - 0"



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