

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)

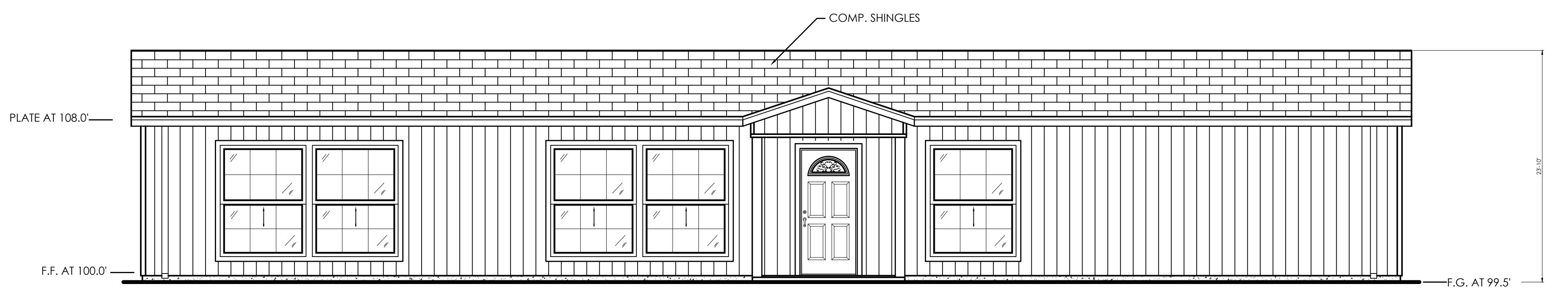
Responsible Department: Health Department

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

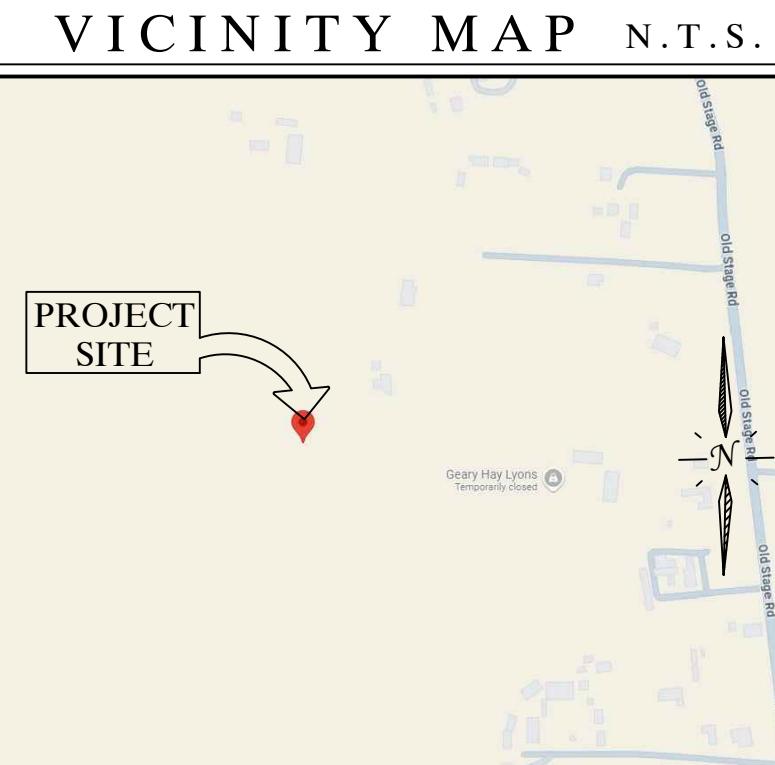


1 FRONT M.H. ELEVATION
 SCALE: N.T.S.

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								
AC ASPHALTIC CONCRETE	DIA. (Ø) DIAMETER	IN (") INCH	SIM SIMILAR								
ADDNL ADDITIONAL	DIAG DIAGONAL	INT INTERIOR	SJ SHRINKAGE JOINT								
AFF ABOVE FINISH FLOOR	DIM DIMENSION	JST JOIST	SL SHORT LEG HORIZONTAL								
AGG AGGREGATE	DN DOWN	JT JOINT	SLV SHORT LEG VERTICAL								
ALT ALTERNATE	DWG DRAWING	JH JOIST HANGER	SM SHEET METAL								
ALUM ALUMINUM	(E) EXISTING	LLH LONG LEG HORIZONTAL	SOG SLAB ON GRADE								
APPROX APPROXIMATE	EA EACH	LLV LONG LEG VERTICAL	SQ SQUARE								
ARCH ARCHITECTURAL	EF EACH FACE	LS LAG SCREW	SS STAINLESS STEEL								
BLDG BUILDING	EN EDGE NAILING	LT WT LIGHT WEIGHT	STD STANDARD								
BLK BLOCK	EW EACH WAY	LG LONG	STL STEEL								
BLKG BLOCKING	EJ EXPANSION JOINT	LWC LIGHT WEIGHT CONCRETE									
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	T 24 TITLE 24 CALIFORNIA CODE								
BOF BOTTOM OF FOOTING	EXP B EXPANSION BOLT	JOINT	TEN TYPICAL EDGE NAILING								
BOT BOTTOM	EXT EXTERIOR	MECH MECHANICAL	THICK 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	MIV MALLEABLE IRON WASHER	T.O.S. TOP OF SLAB								
BTW BETWEEN	FG FINISH GRADE	MTL METAL	TOP OF STEEL								
CCJ CRACK CONTROL JOINT	FHWS FLAT HEAD WOOD SCREW	NIC NOT IN CONTRACT	TOW TOP OF WALL								
CC CENTER TO CENTER	FN FIELD NAILING	NOM NOMINAL	TS TUBE STEEL								
CIP CAST IN PLACE	FND FOUNDATION	NTS NOT TO SCALE	TY TYPICAL								
CJ CONSTRUCTION JOINT	FOC FACE OF CONCRETE	(N) NEW	T&B TOP AND BOTTOM								
CTR CENTER	FOM FACE OF MASONRY	OC ON CENTER	TOE NAIL								
CL CENTER LINE	FOS FACE OF STUD	OD OUTSIDE DIAMETER	UNG UNDISTURBED NATURAL								
CLG CEILING	FT (') FOOT/FEET	OPC OPENING	GRADE								
CLR CLEAR	FIG FOOTING	OPH OPPOSITE HAND	UON UNLESS OTHERWISE NOTED								
CMU CONCRETE MASONRY	GA GAUGE	PCC PRECAST CONCRETE	WWF WELDED WIRE FABRIC								
COL COLUMN	GALV GALVANIZED	PERP PERPENDICULAR	W/ WITH								
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 SHALL 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 ENVIRONMENTAL 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 ENVIRONMENTAL 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 COMPAKTED 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 CREATE 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.



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_ldesigns@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

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REVISION DATE: 0
 BY:

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

TITLE: 7/21/23
GENERAL NOTES

DATE: 7/21/23
JOB NUMBER: 22- 84
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SYMBOLS

SECTION REFERENCE	1	— SECTION NUMBER
DETAIL REFERENCE	1	— SHEET NUMBER
REVISION REFERENCE	0	— DETAIL NUMBER
		— SHEET NUMBER
DIM		— REVISION NUMBER
		— CLEAR DIM.

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

774 OLD STAGE RD

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

TITLE: PROPOSED SITE PLAN

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

DATE: 7/21/23

JOB NUMBER: 22- 84

PAGE: A1

DRAINAGE NOTES	BEST MANAGEMENT PRACTICE NOTES	LEGEND
<p>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.</p> <p>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.</p>	<p>1. PLACE GRAVEL BAGS AROUND NEARBY, DOWNSTREAM STORM INLET(S) DURING CONSTRUCTION, PER CITY STANDARD PLAN #59A.</p> <p>2. CONCRETE/ STUCCO WASHOUT AREA MUST BE PROVIDED PER CITY STANDARD PLAN #59B.</p> <p>3. ALL DAMAGED/ EXISTING STREET FRONTAGE IMPROVEMENTS TO BE REPAIRED/ REPLACED/ BROUGHT UP TO CURRENT CODE.</p> <p>4. DURING CONSTRUCTION THE OWNER/CONTRACTOR SHALL MAINTAIN THE CITY'S RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.</p> <p>5. ANY WORK WITHIN RIGHT-OF-WAY SHALL REQUIRE AN ENCROACHMENT PERMIT.</p>	<p>5% 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 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.</p> <p>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.</p> <p> 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</p>

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.

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 FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 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 OUT AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY E-BERNS.
- SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE 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.

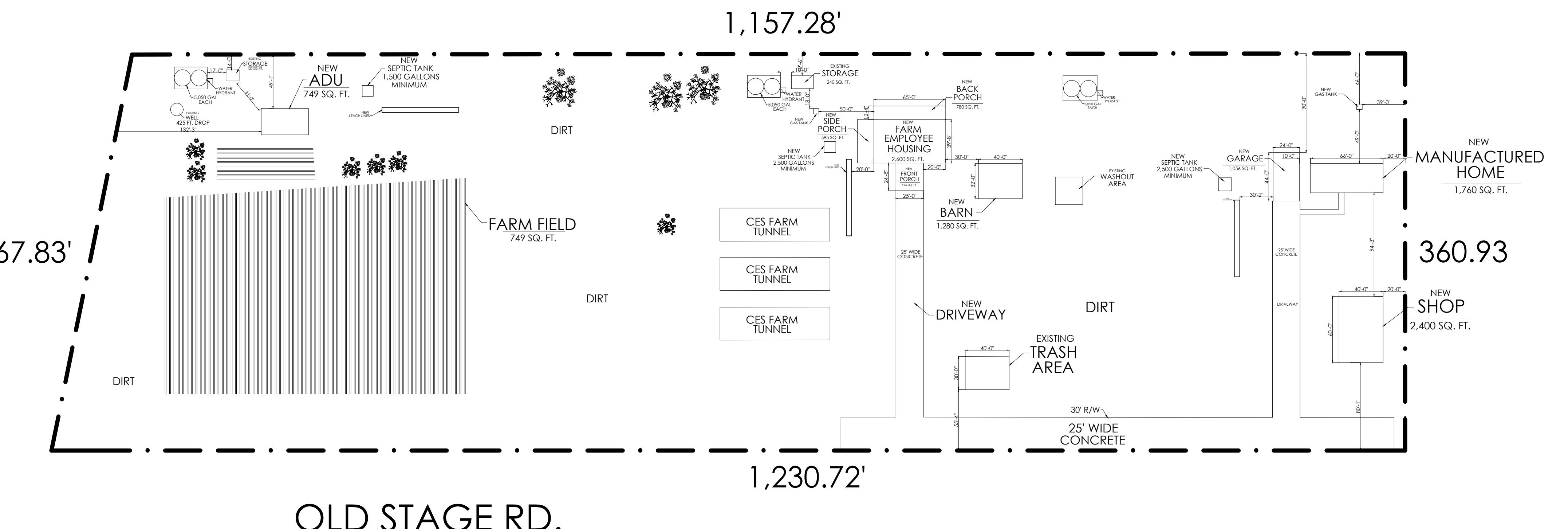
SOURCE CONTROL NOTES

- 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

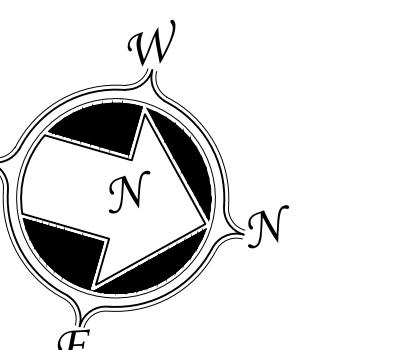
- DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 30TH): GRADING ACTIVITIES MUST BE SCHEDULED TO MINIMIZE BARE GRADED AREAS. SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS SHALL BE KEPT ON SITE AT ALL TIMES TO BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO ANY PRECIPITATION EVENTS.
- WORK IS TO COMMENCE 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.

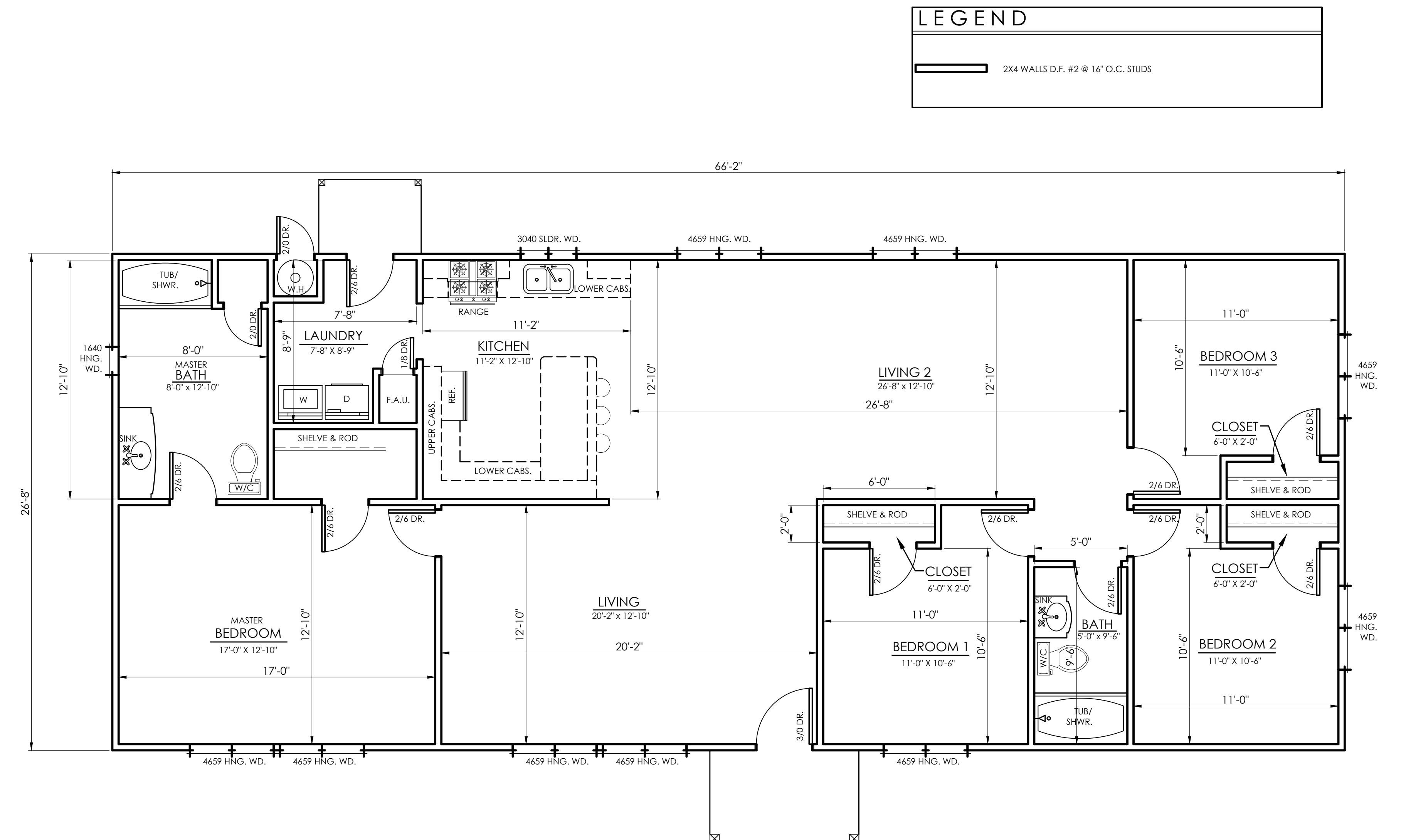
LOW PRIORITY CONSTRUCTION SITE



SITE PLAN

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





1 MANUFACTURED HOME FLOOR PLAN
SCALE: 1/4" = 1'-0"

774 OLD STAGE RD

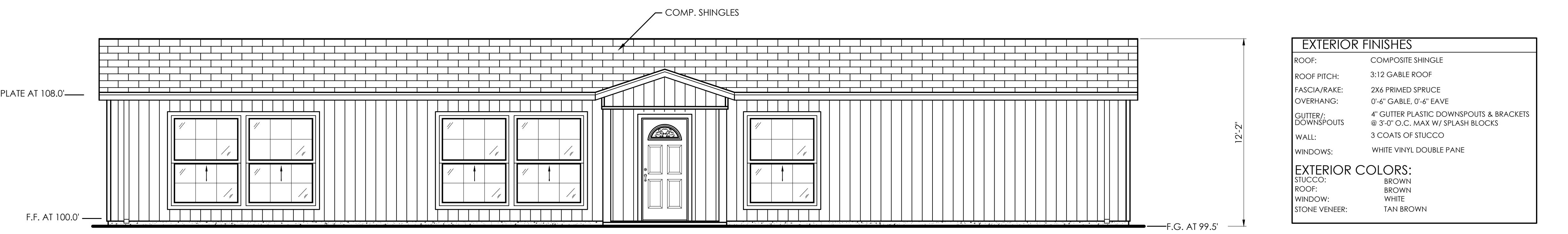
774 OLD STAGE RD
SALINAS, CA. 93908
A.P.N.: 021-051-023-000

TITLE:
MANUFACTURED
HOME ELEVATIONS
SCALE: 1/4" = 1'-0"

DATE:
7/21/23

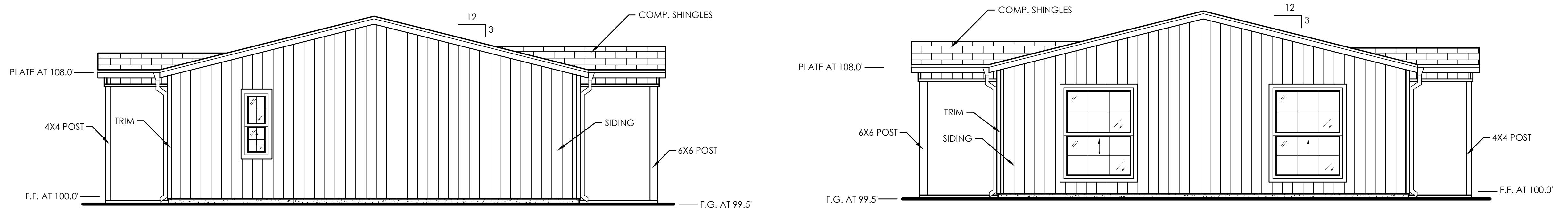
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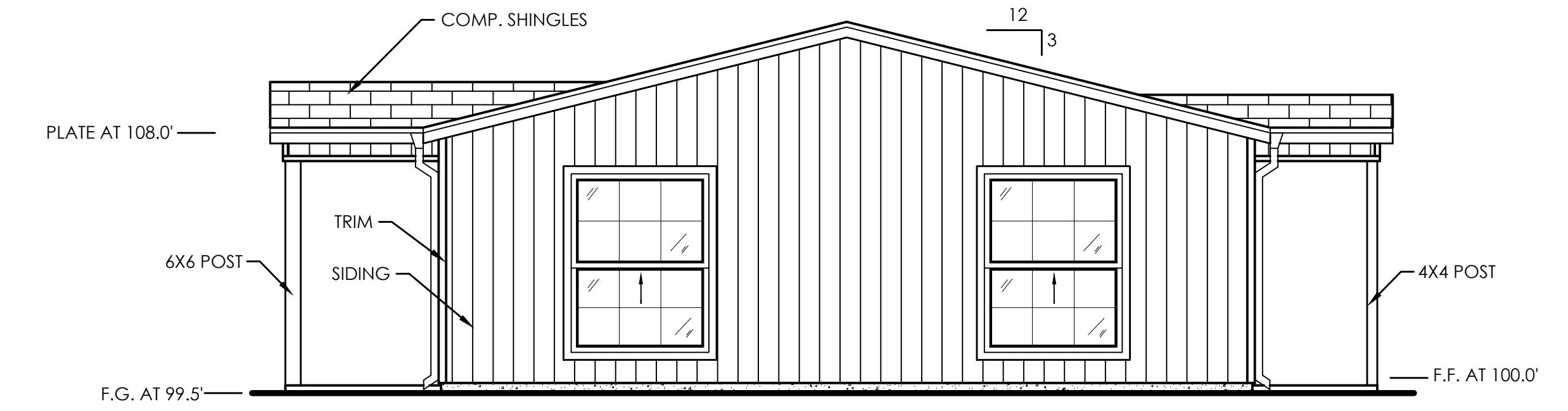
1 FRONT ELEVATION

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



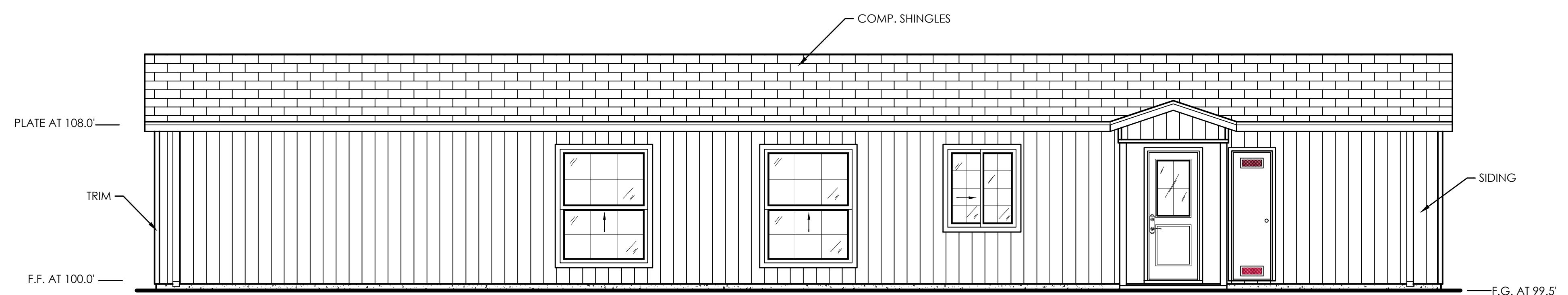
4 SIDE ELEVATION

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



2 SIDE ELEVATION

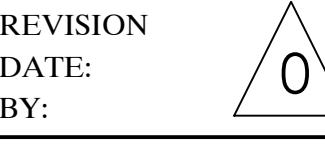
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION

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

REVISION
DATE:
BY:



774 OLD STAGE RD

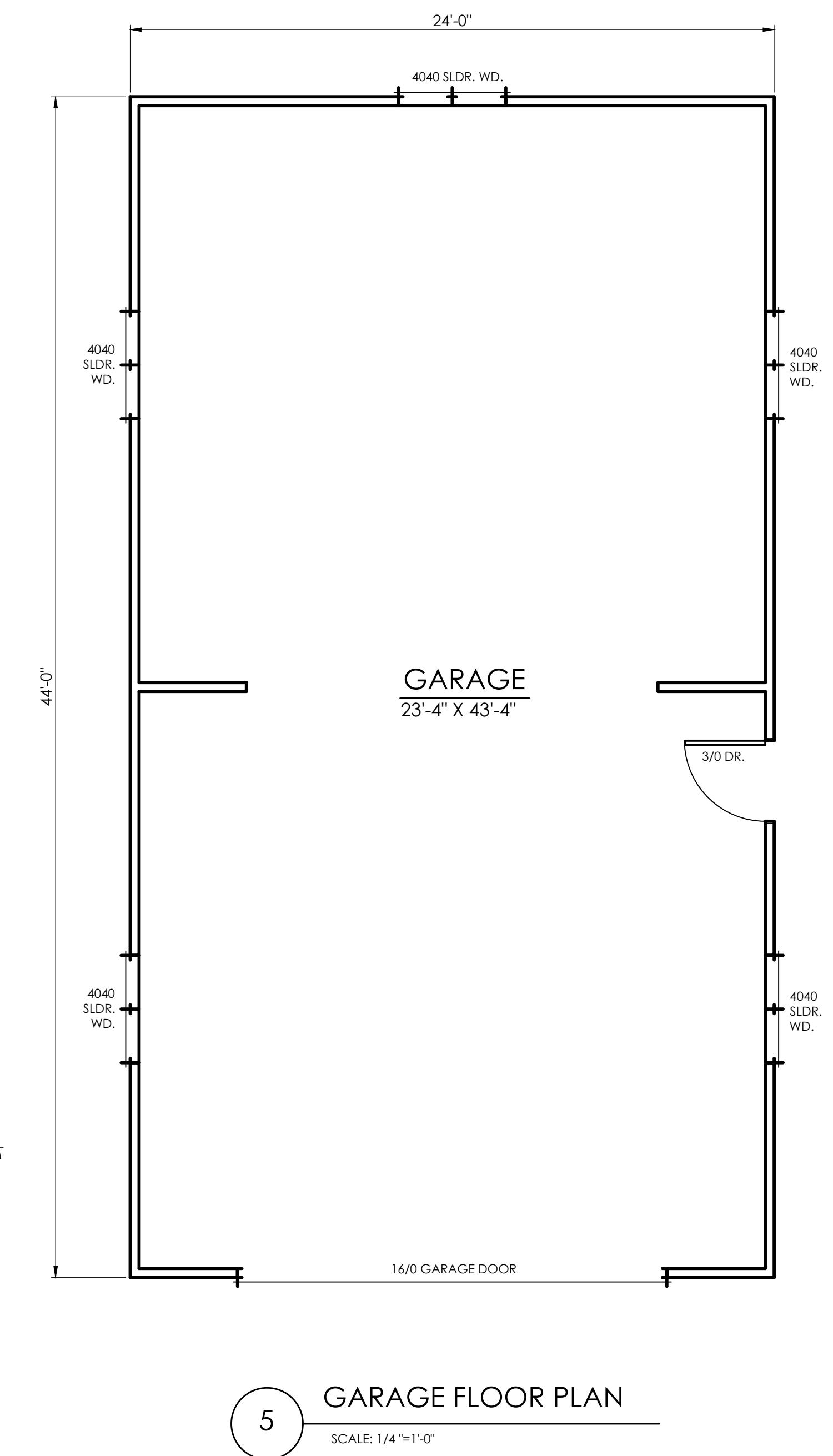
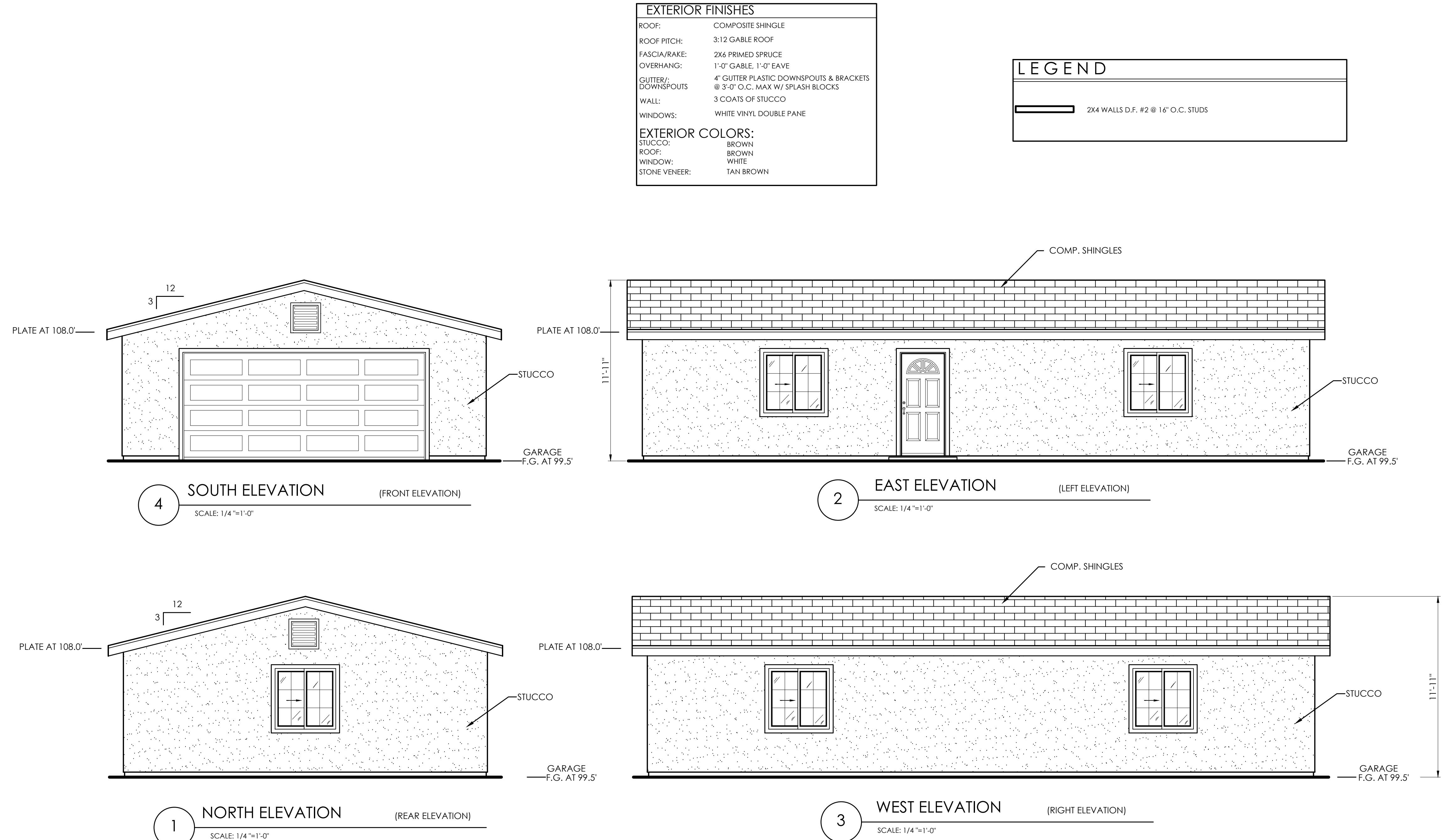
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SALINAS, CA. 93908
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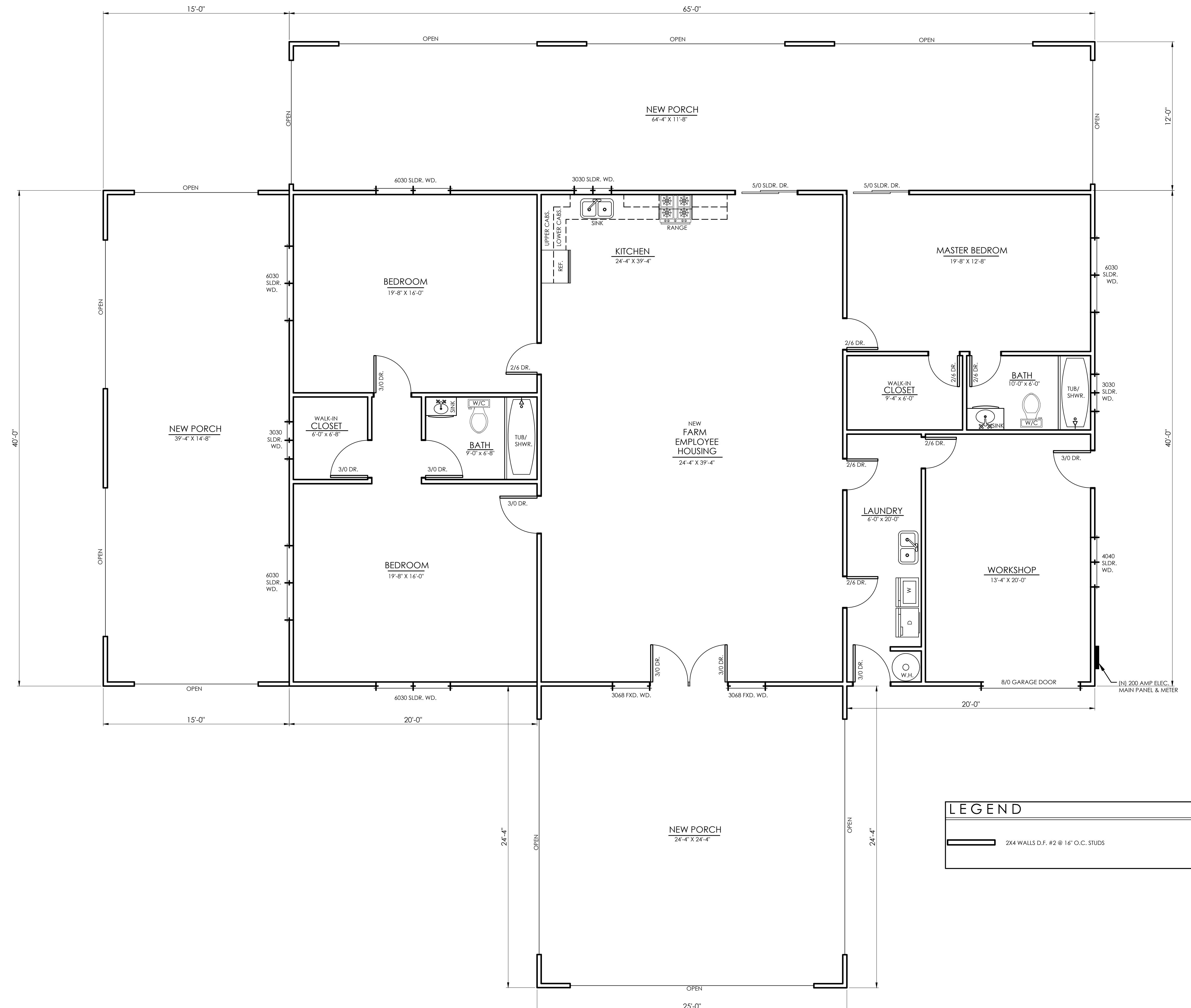
TITLE:
GARAGE FLOOR PLAN
& ELEVATIONS
SCALE: 1/4" = 1'-0"

DATE:
7/21/23

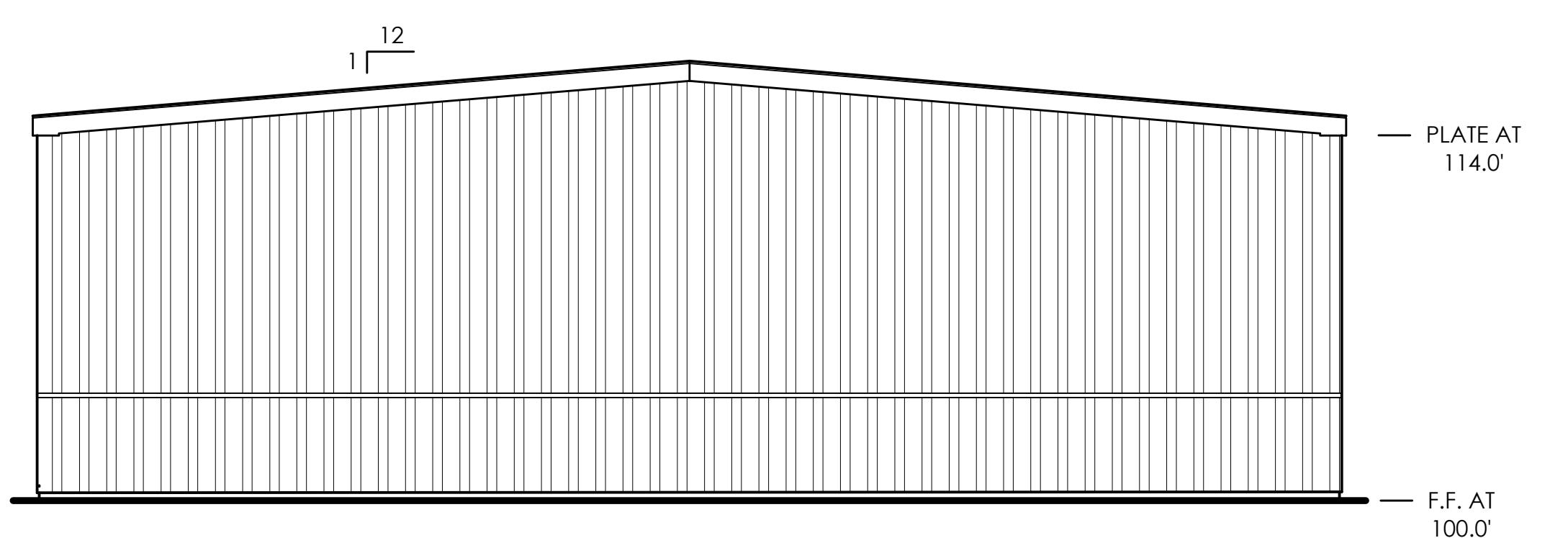
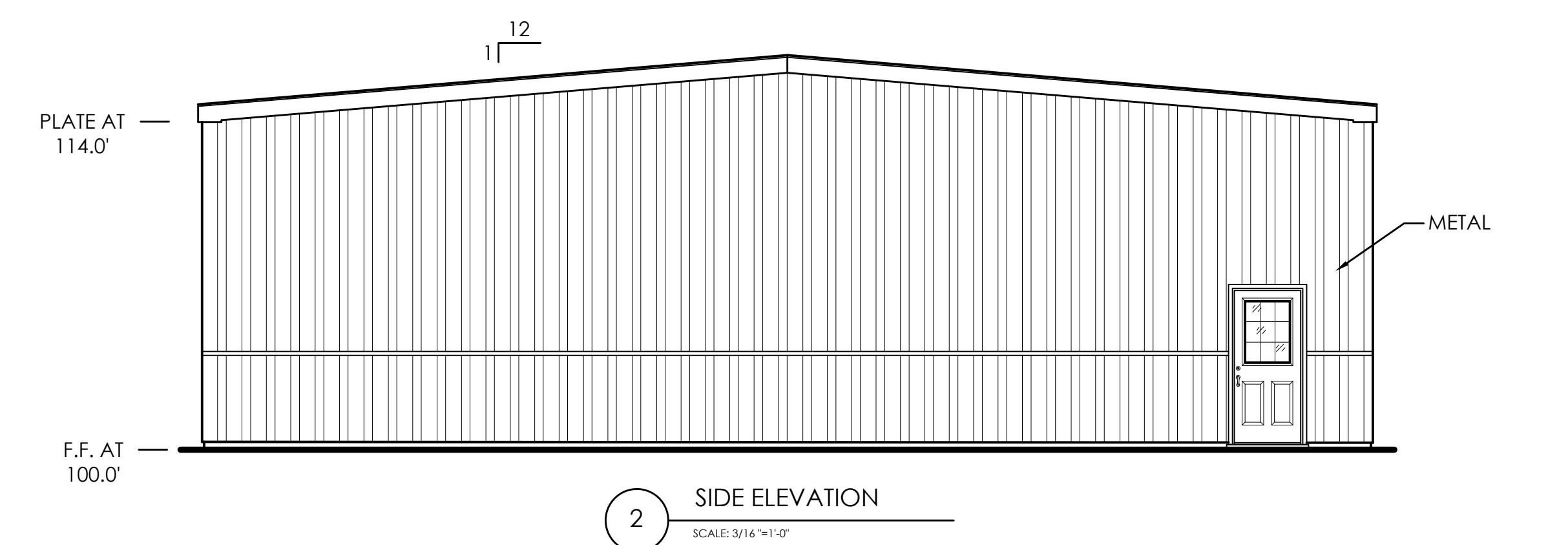
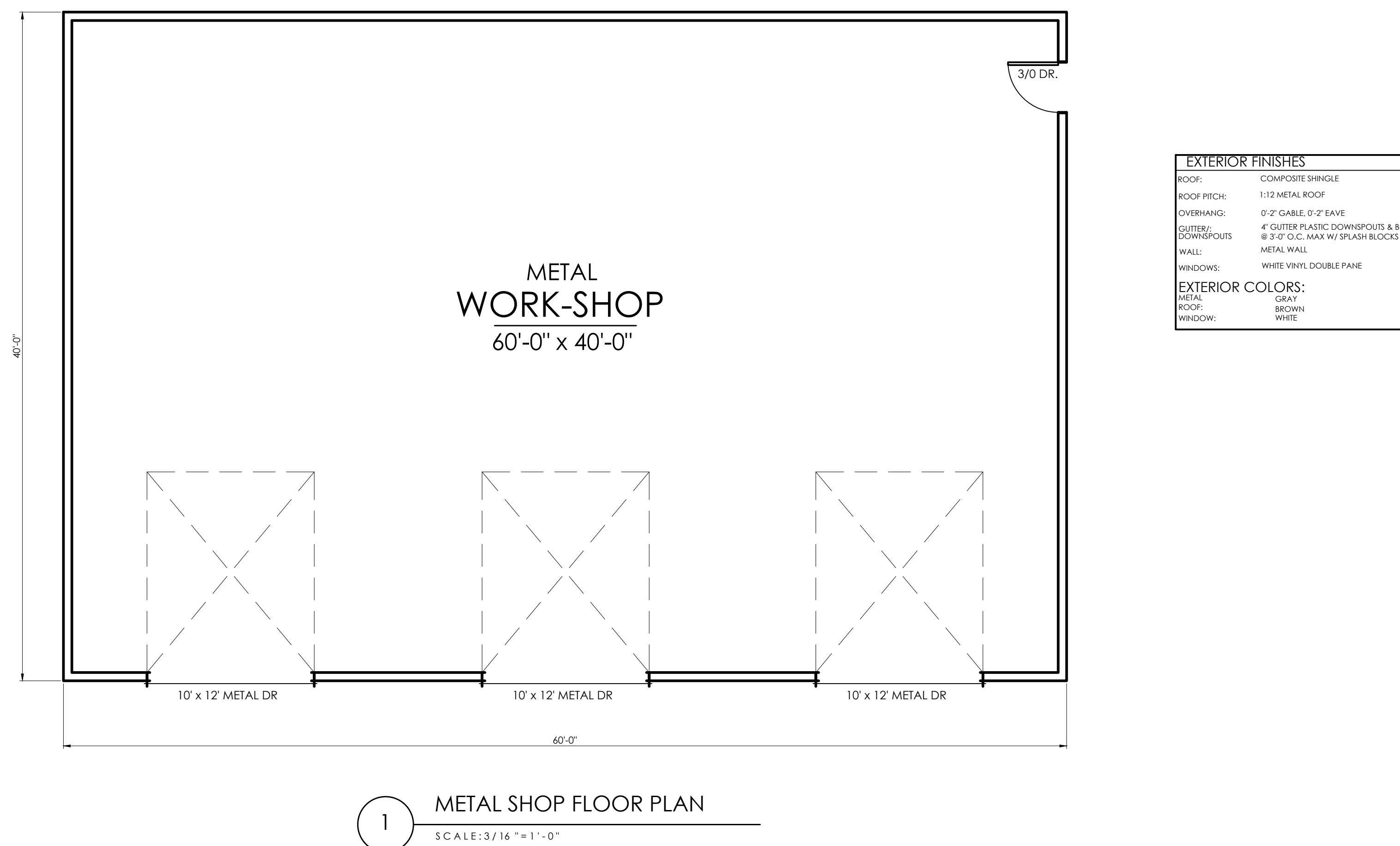
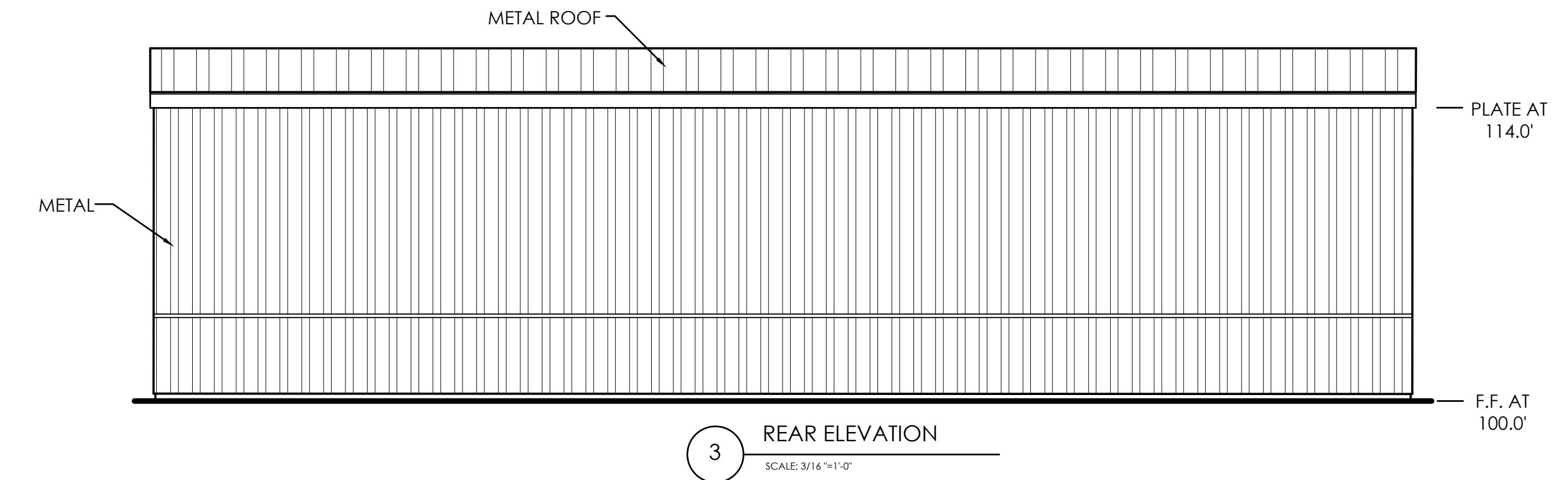
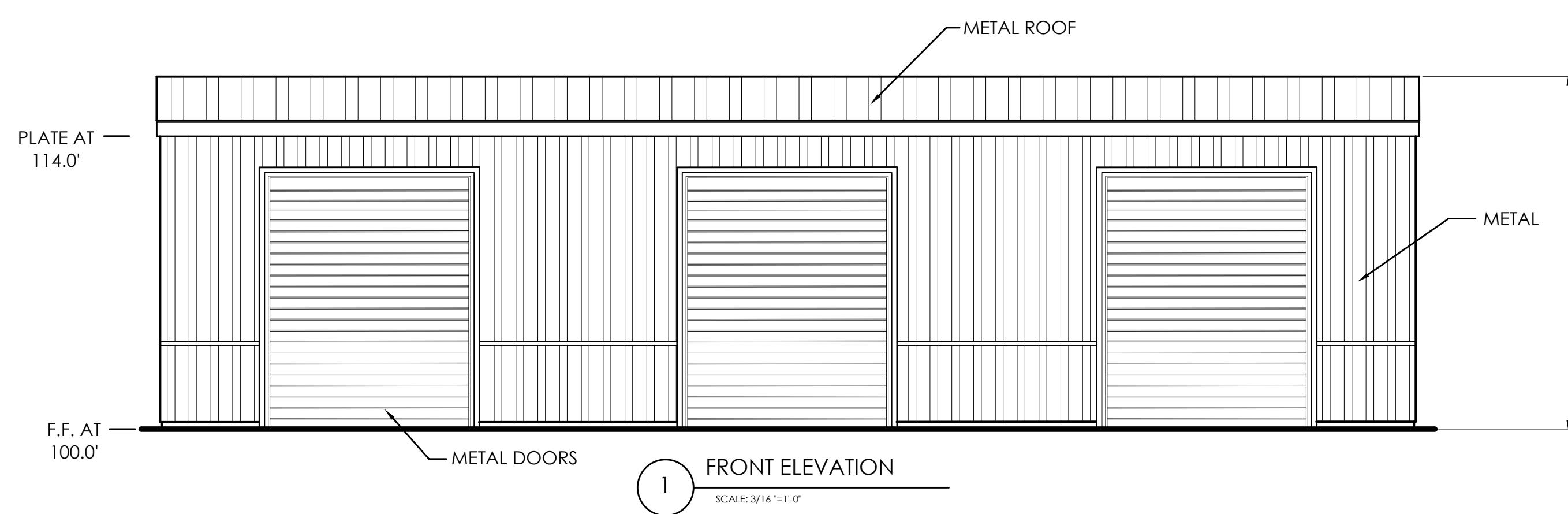
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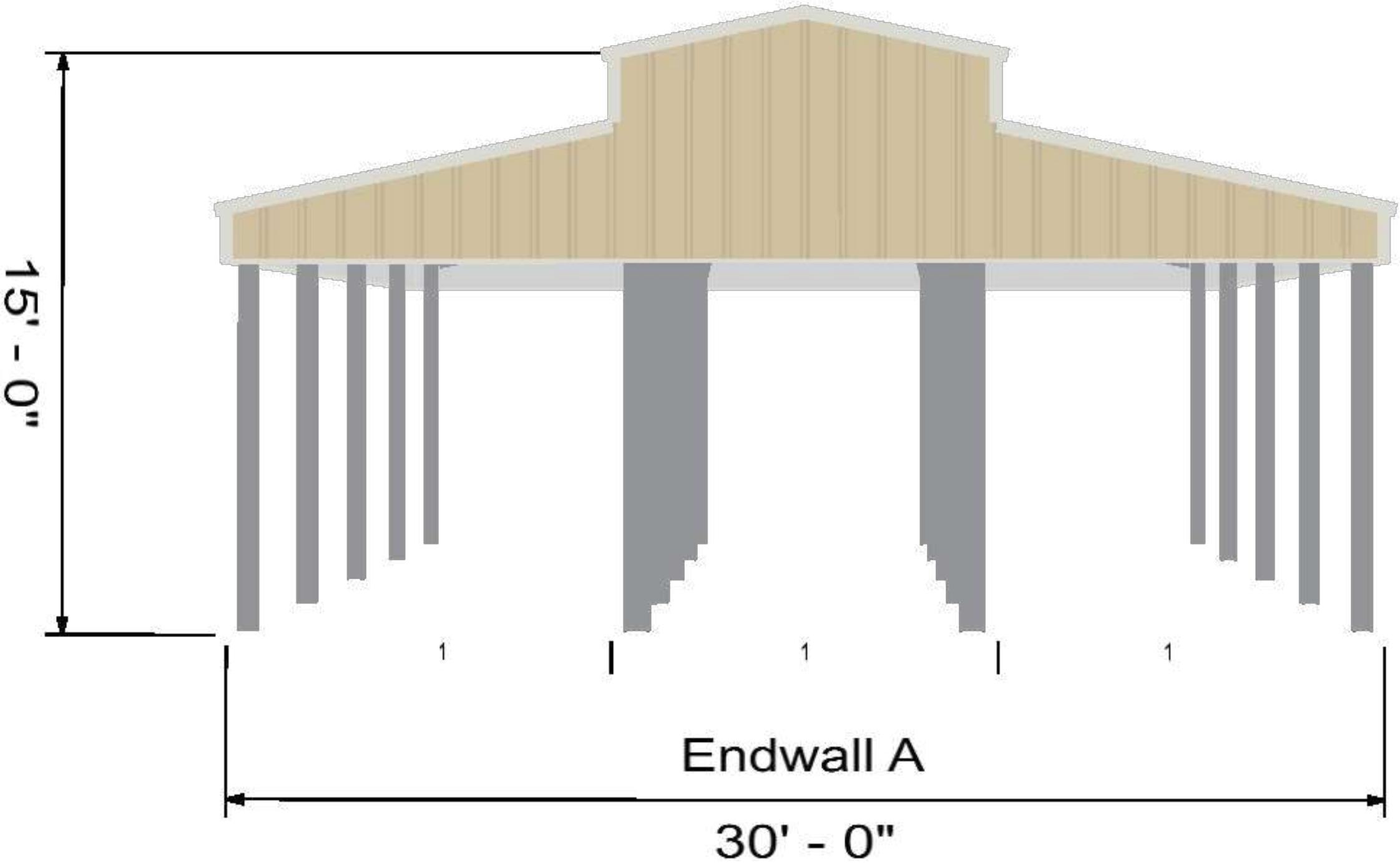
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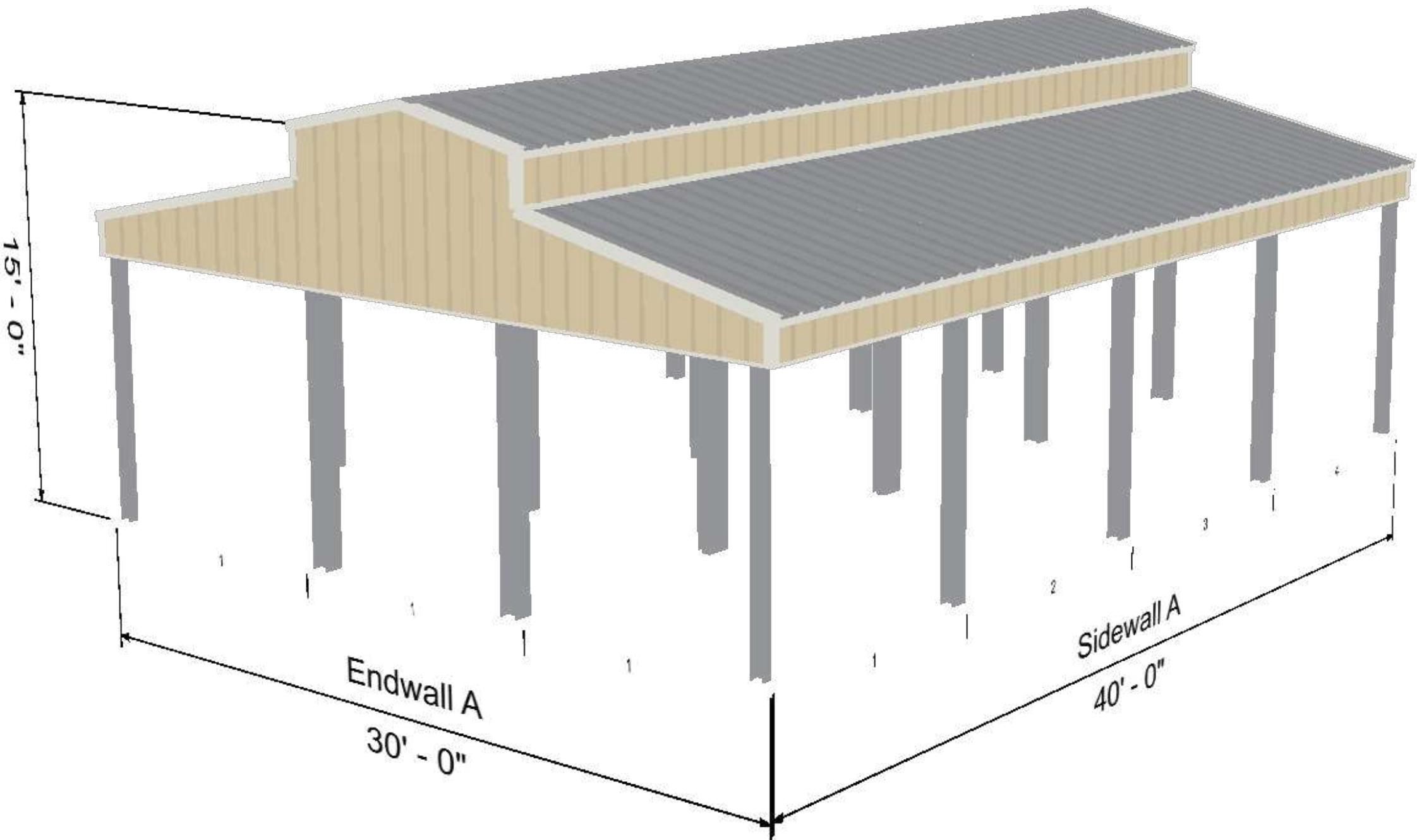












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