

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**SWITZER JAMES D ET AL (PLN250137)**

**RESOLUTION NO. 26-015**

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
- 2) Approving a Coastal Administrative Permit to allow demolition of a 1,340 square foot single-family dwelling and associated site improvements.

[PLN250137 James Switzer, 953 Trafton Road, Moss Landing, North County Land Use Plan (APN: 117-052-008-000)]

**The SWITZER JAMES D ET AL application (PLN250137) came on for an administrative decision hearing before the County of Monterey Chief of Planning on February 4<sup>th</sup>, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 1982 Monterey County General Plan (General Plan);
    - North County Land Use Plan NC LUP);
    - North County Coastal Implementation Plan (NC CIP); and
    - Monterey County Zoning Ordinance (Title 20).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) Project Scope. The project involves the demolition of a 1,340 square foot single-family dwelling located within a 100-year floodplain that was subject to significant flood damage from the winter storms. No other construction development is involved in this project proposal.
  - c) Allowed Use. The property is located at 953 Trafton Road, Moss Landing, in the North County Land Use Plan (Assessor’s Parcel Number 117-052-008-000). The parcel is split zoned Agricultural Conservation

and Coastal Agricultural Preserve, Coastal Zone, or “AC/CAP(CZ)”, which allows for single-family dwellings accessory to the agricultural use of the property for an owner, operator or employees employed on-site as a principally allowed use subject to the granting of a Coastal Administrative Permit according to Title 20, sections 20.30.040.B and 20.32.040.B. The demolition of a single-family dwelling is considered construction and is not work listed as exempt under 20.70.120, therefore the project would be subject to the granting of a Coastal Administrative Permit. The proposed project involves the demolition of a 1,340 square foot single-family dwelling and associated site improvements. Associated site improvements include a straw wattle and landscaping as drainage and erosion prevention and post-demolition measures. Therefore, the project is an allowed land use for this site.

- d) Lot Legality. The subject property (32 acres in size), APN: 117-052-008-000, is identified as Lot 122B on a Map 6 of “San Cayetano Rancho, Proposed County Road Thru Williamson Place”, recorded on June 8<sup>th</sup>, 1928. Therefore, the County recognizes this lot as a legal lot of record.
- e) Development Standards. The proposed project meets all the required development standards for the split zoning of Agricultural Conservation and Coastal Agricultural Preserve districts, which are identified in Title 20 sections 20.30.060.C and 20.32.060.C, development within these districts shall meet the required setbacks of 30 feet (front), 20 feet (side), and 20 feet (rear), unless otherwise indicated on a final map. Site is currently developed with two single-family dwellings, three sheds, and a detached deck. With the demolition of this single-family dwelling, there would be a decrease in site coverage and the Craftsman-style bungalow single-family dwelling would no longer need to comply with said development setbacks. Therefore, the project meets all required development standards for both the AC/CAP districts.
- f) Historical Resources. The property contains an existing structure over 50 years of age that was constructed by the owner’s family in the early 1900’s. Pursuant to General Plan section CIP Part 5 20.147.080.B.1, a Phase One Historical Assessment Evaluation (County of Monterey Library No. LIB250280) was conducted. The assessment deemed that the subject property is not considered a historic resource as defined by the California Environmental Quality Act (CEQA). Therefore, the project will not impact any historical resources.
- g) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the North County Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250137.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and 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 from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to historical resources. The following reports have been prepared:
    - “Historical Eligibility of 951/953 Trafton Road, Moss Landing” (LIB250383) prepared by Fallin Steffen, Santa Cruz, CA, October 21<sup>st</sup>, 2025.

County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
  - c) To comply with Chapter 16, section 16.12.060 of the County of Monterey Municipal Code, onsite mitigation measures to control erosion, runoff, and sediment erosion were requested and are outlined within the demolition plans, including a straw wattle wall.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250137.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. Potable water is served by a private well that has the capacity to continue to serve the demolition as well as the other existing residence that is to remain on the property. The subject property contains an On-site Wastewater Treatment System (OWTS) that will continue to serve the property. A portable sanitation facility is onsite already and will remain through the demolition.
  - c) A drainage control plan was created as a preventative measure in this high erosion landscape within a 100-year floodplain to preserve the other existing single-family dwelling onsite that is to remain after the demolition.

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250137.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250137.

**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 15301 for a Class 1 categorical exemption allows for the demolition and removal of individual small structures including single-family dwellings. Therefore, the proposed development is consistent with CEQA Guidelines section 15301.
  - b) The project meets the criteria of this project because it is the removal of an existing single-family dwelling. The scope of work being limited to solely demolition will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the floor area ratio over 50 percent of the existing development, making it a negligible expansion of existing use. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.
  - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The Phase I Historic Assessment concludes that there will be no impact historical resources with implementation of the project. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
  - d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250137.

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 NC CIP Section 20.144.150 of the Monterey 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 described as an area where the Local Coastal Program requires visual or physical public access with existing trails along Site 9 known as Trafton Road (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP). Although Chapter 6.3.2 of the NC LUP identifies Site 9 as a secondary access area protected for its uses, development and the limited usage of public tidelands and trails should be designed and used compatibly with the existing character and the built and natural environments of the viewshed, the project would enable more physical and visual access through the demolition of this structure.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250137.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.
- 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) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1).

## DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Administrative Permit to allow demolition of a 1,340 square foot single-family dwelling and associated site improvements.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

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Melanie Beretti, AICP  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

## NOTES

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

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

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

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

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# County of Monterey HCD Planning

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

PLN250137

### 0. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit (PLN250137) allows demolition of a 1,340 square foot single-family dwelling and associated site improvements. The property is located at 953 Trafton Road, Moss Landing (Assessor's Parcel Number 117-052-008-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 0. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 117-052-008-000 on February 4th, 2026. The permit was granted subject to 3 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.

**0. 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.



ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF ROPER ENGINEERING & LAND SURVEYING. IT IS TO BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

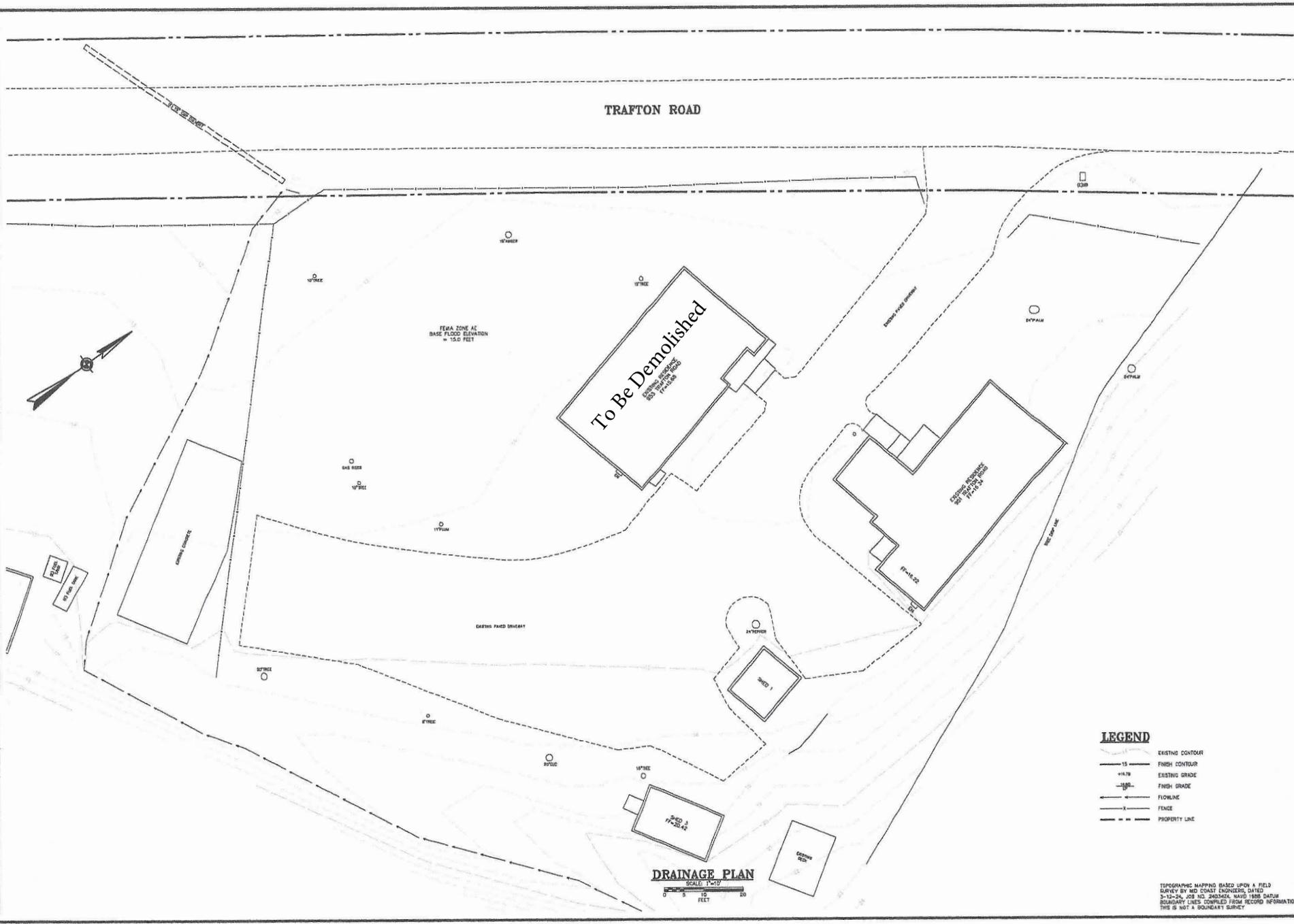
**ROPER ENGINEERING & LAND SURVEYING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 48 MANN AVENUE CORRALITOS, CA 95078  
 (831) 724-1300 jsw@roperengineering.com



**FLOOD DAMAGE REPAIR FOR  
 JAMES SWITZER**  
 951 & 953 TRAFTON ROAD, MOSS LANDING APN 117-062-008  
**DRAINAGE PLAN**

SCALE: AS NOTED  
 DESIGNED BY: JSR  
 DRAWN BY: JSR  
 DATE: MAR 20, 2023  
 REVIEWED:  
 JOB NO.: 24000  
 SHEET:

**C2**  
 OF 2 SHEETS



TRAFTON ROAD

**To Be Demolished**  
 EXISTING BUILDING  
 APN 117-062-008

EXISTING BUILDING  
 APN 117-062-009

EXISTING BUILDING  
 APN 117-062-010

EXISTING BUILDING  
 APN 117-062-011

EXISTING BUILDING  
 APN 117-062-012

EXISTING BUILDING  
 APN 117-062-013

EXISTING BUILDING  
 APN 117-062-014

EXISTING BUILDING  
 APN 117-062-015

EXISTING BUILDING  
 APN 117-062-016

EXISTING BUILDING  
 APN 117-062-017

EXISTING BUILDING  
 APN 117-062-018

FEMA ZONE AE  
 BASE FLOOD ELEVATION  
 = 15.0 FEET

GAS SESS  
 1" P/RE

1" P/RE

EXISTING PAVED DRIVEWAY

EXTENSION

**DRAINAGE PLAN**  
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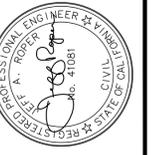
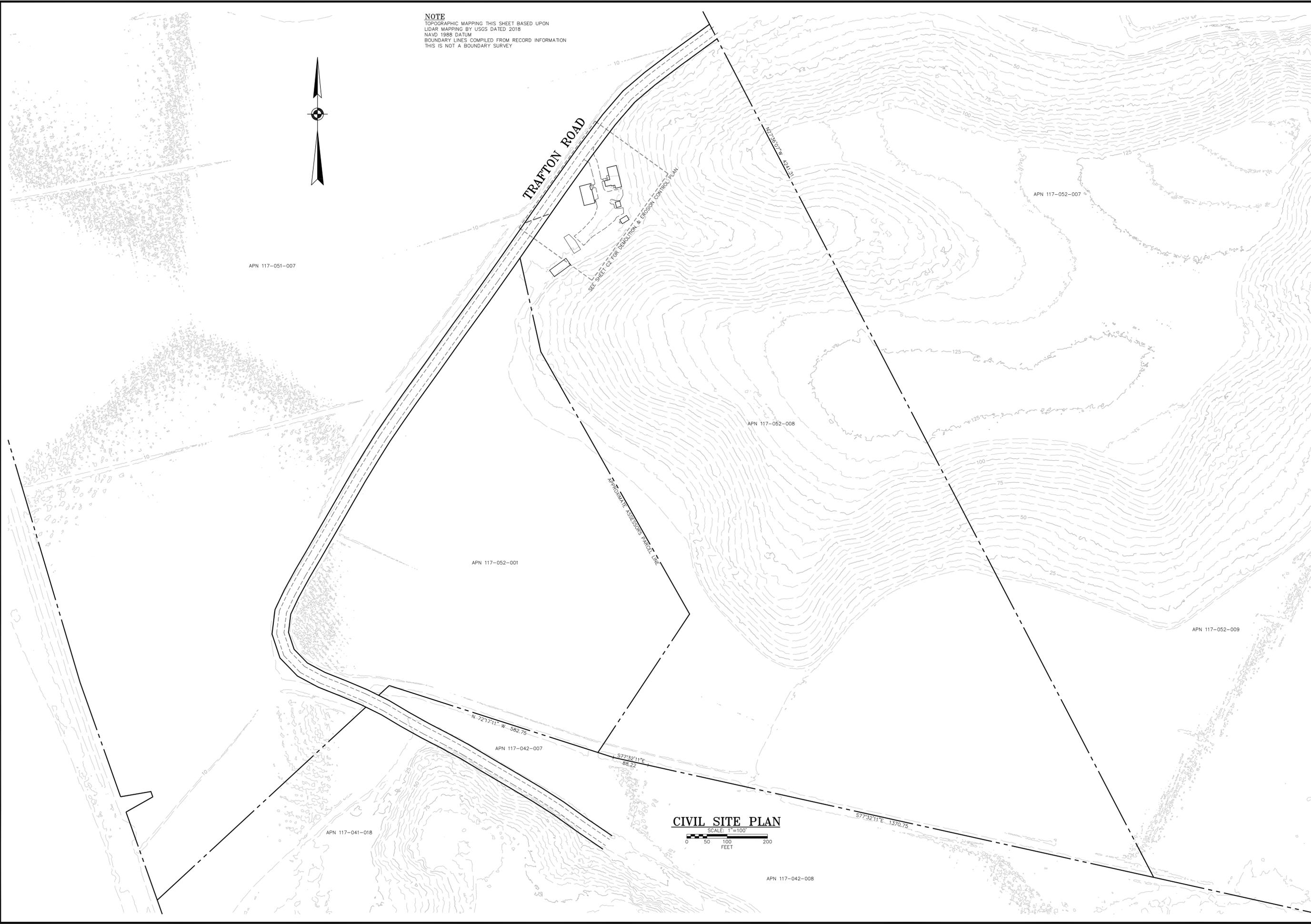
0 5 10 20 FEET

**LEGEND**

- 15 — EXISTING CONTOUR
- 14.75 — FINISH CONTOUR
- 14.75 — EXISTING GRADE
- 15.0 — FINISH GRADE
- — FLOWLINE
- - - FENCE
- - - PROPERTY LINE

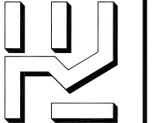
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**NOTE**  
 TOPOGRAPHIC MAPPING THIS SHEET BASED UPON  
 LIDAR MAPPING BY USGS DATED 2018  
 NAVD 1988 DATUM  
 BOUNDARY LINES COMPILED FROM RECORD INFORMATION  
 THIS IS NOT A BOUNDARY SURVEY



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

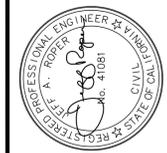
**ROPER ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 48 MANN AVENUE CORRALITOS, CA 95076  
 (831) 724-5300 jeff@roperengineering.com



**FLOOD DAMAGE REPAIR FOR  
 JAMES SWITZER**  
 953 TRAFTON ROAD, MOSS LANDING APN 117-052-008  
 CIVIL SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	SEPT. 12, 2025
REVISED:	
JOB NO.:	24020
SHEET	

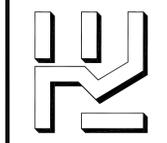
**C1**  
 OF 3 SHEETS



TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY MID COAST ENGINEERS, DATED 3-12-24, JOB NO. 2403424, NAVD 1988 DATUM BOUNDARY LINES COMPILED FROM RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

**ROPER ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 48 MANN AVENUE CORRALITOS, CA 95076  
 (831) 724-5300 jeff@roperengineering.com

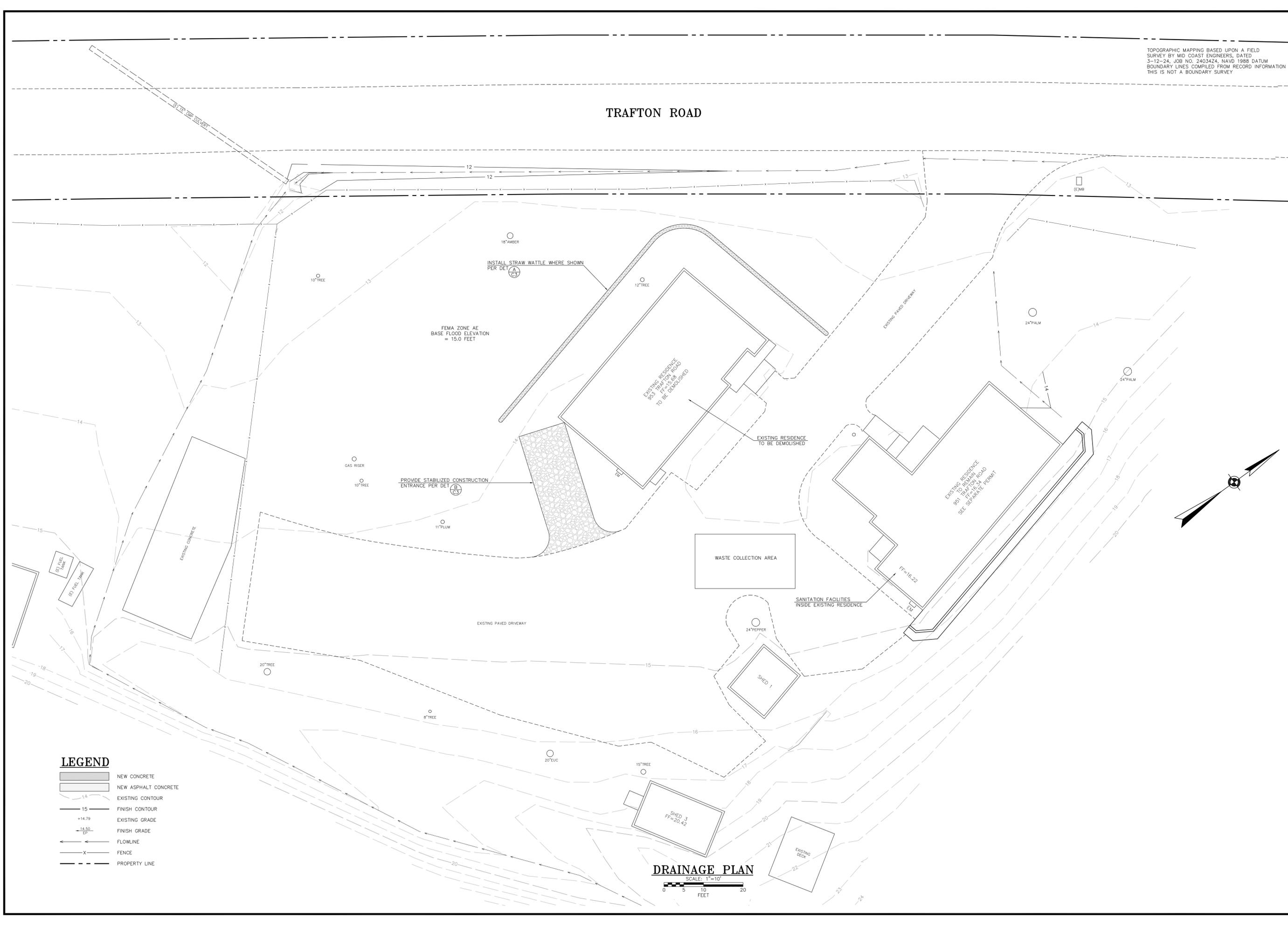


**FLOOD DAMAGE REPAIR FOR**  
**JAMES SWITZER**  
 953 TRAFTON ROAD, MOSS LANDING APN 117-052-008  
**DEMOLITION & EROSION CONTROL PLAN**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	SEPT. 12, 2025
REVISED:	
JOB NO.:	24020
SHEET	

**C2**  
 OF 3 SHEETS

**TRAFTON ROAD**

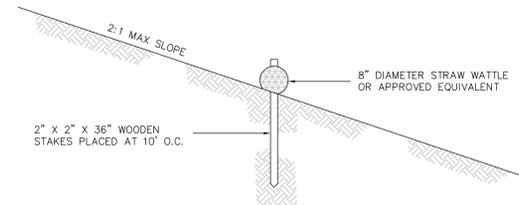


**DRAINAGE PLAN**

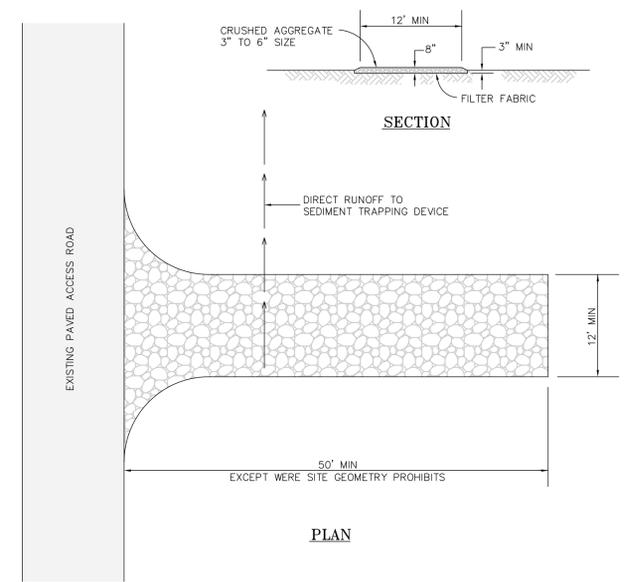
SCALE: 1"=10'  
 0 5 10 20 FEET

**LEGEND**

	NEW CONCRETE
	NEW ASPHALT CONCRETE
	EXISTING CONTOUR
	FINISH CONTOUR
	EXISTING GRADE
	FINISH GRADE
	FLOWLINE
	FENCE
	PROPERTY LINE



**STRAW WATTLE DETAIL** A  
SCALE: 1"=2'  
C3



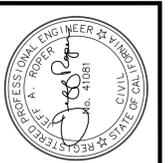
**STABILIZED CONSTRUCTION ENTRANCE** B  
SCALE: 1"=10'  
C3

**MONTEREY COUNTY EROSION CONTROL NOTES**

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH.) YES NO
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
3. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
4. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.

**SITE HOUSEKEEPING REQUIREMENTS**

- CONSTRUCTION MATERIALS
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
  - ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
  - EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
  - BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- WASTE MANAGEMENT
- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
  - SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
  - SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
  - COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
  - DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
  - STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
  - PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
  - EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
  - CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
- VEHICLE STORAGE AND MAINTENANCE
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FIE1 TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
  - ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
  - LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- LANDSCAPE MATERIALS
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
  - CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
  - DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
  - APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
  - STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

**ROPER ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING  
48 MANN AVENUE CORRALITOS, CA 95076  
(831) 724-5300 jeff@roperengineering.com



**FLOOD DAMAGE REPAIR FOR**  
**JAMES SWITZER**  
953 TRAFTON ROAD, MOSS LANDING APN 117-052-008  
**EROSION CONTROL DETAILS & NOTES**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	SEPT. 12, 2025
REVISED:	
JOB NO.:	24020

SHEET  
**C3**



THIS SEAL IS VALID FOR THE STATE OF CALIFORNIA ONLY. IT IS VOID WHERE SOEVER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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**FLOOD DAMAGE REPAIR FOR  
JAMES SWITZER**  
951 & 953 TRAFTON ROAD, MOSS LANDING, APN 117-052-008  
**DRAINAGE PLAN**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	MAR 29, 2023
REVISIONS:	
JOB NO.:	24000
SHEET:	

TRAFTON ROAD

FEHA ZONE AT  
BASE FLOOD ELEVATION  
= 13.0 FEET

EXISTING CONCRETE  
20' x 17'-0" x 10'-0"

EXISTING CONCRETE  
20' x 17'-0" x 10'-0"

SHED 1  
17'-0" x 10'-0"

SHED 2  
17'-0" x 10'-0"

EXISTING  
10' x 10'

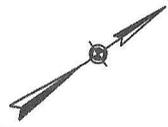
**LEGEND**

- - - - - EXISTING CONTOUR
- - - - - FINISH CONTOUR
- - - - - EXISTING GRADE
- - - - - FINISH GRADE
- - - - - FLOWLINE
- - - - - FENCE
- - - - - PROPERTY LINE

**DRAINAGE PLAN**

SCALE: 1"=10'  
0 5 10 20 FEET

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY MID COAST ENGINEERS, DATED 3-13-20, JOB NO. 242324. HARD TIE TO DATUM BOUNDARY LINES COMPILED FROM RECORD INFORMATION THIS IS NOT A SURVEYARY SURVEY.



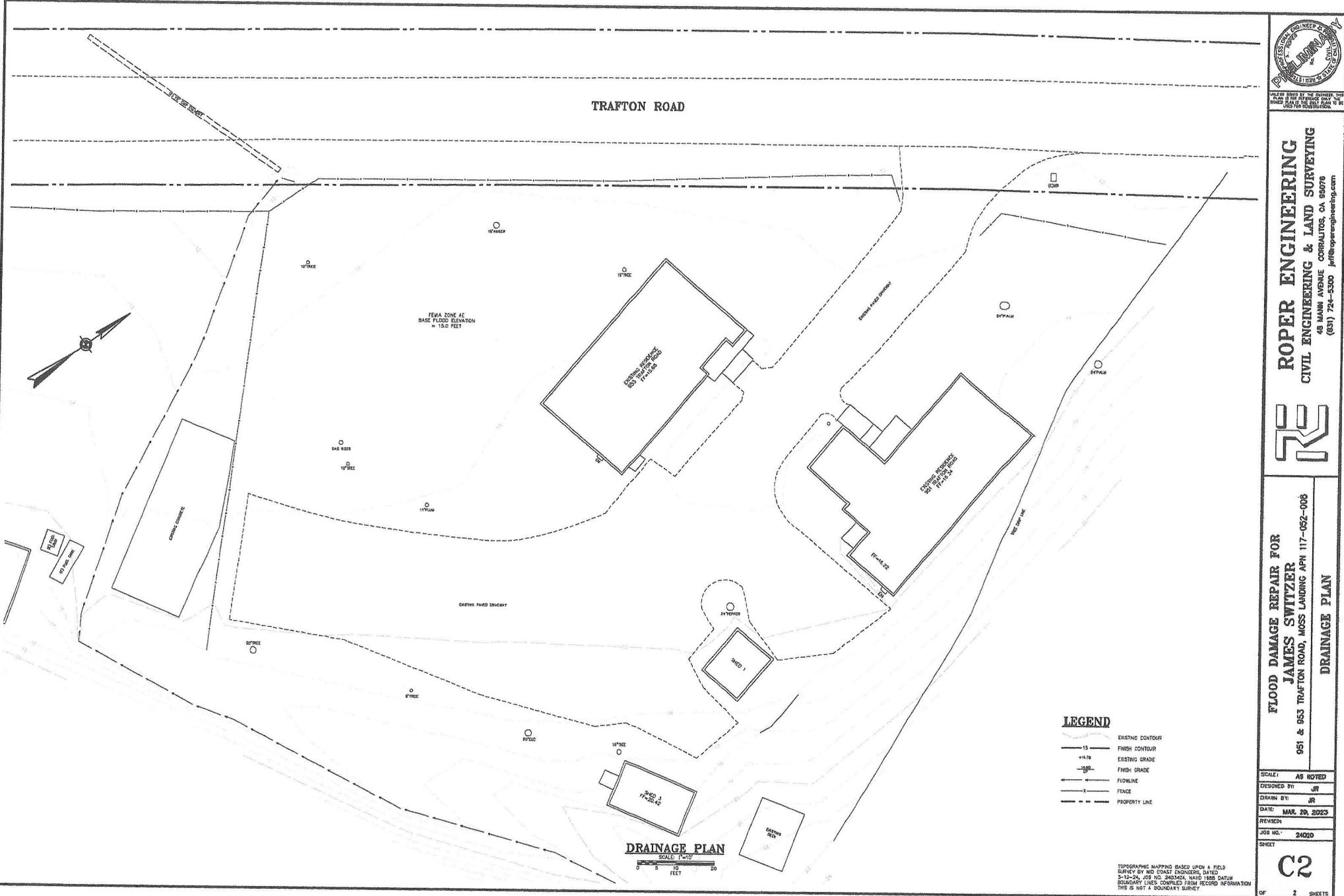
EXISTING  
10' x 10'

EXISTING CONCRETE

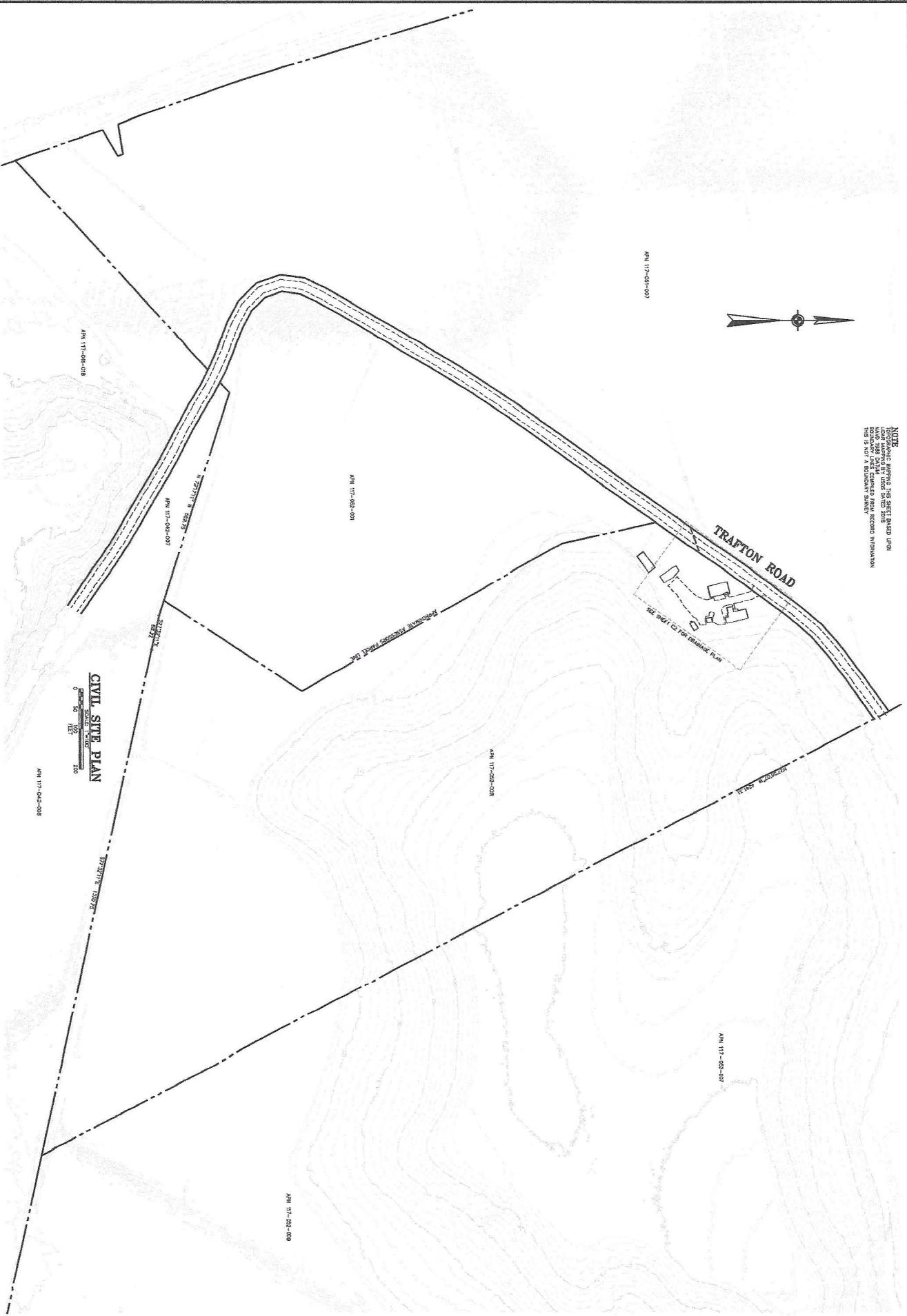
EXISTING PAVED DRIVEWAY

EXISTING PAVED DRIVEWAY

EXISTING PAVED DRIVEWAY



**NOTE**  
 TOPOGRAPHIC MAPS IN THIS SHEET BASED UPON  
 DATA OBTAINED FROM THE CALIFORNIA STATE  
 AND LOCAL AGENCIES. THE INFORMATION SHOWN  
 HEREIN IS NOT A GUARANTEE OF ACCURACY.



**CIVIL SITE PLAN**  
 SCALE: 1" = 100'  
 0 50 100 150 200 250 300

APN 117-052-000  
 APN 117-052-001  
 APN 117-052-002  
 APN 117-052-003  
 APN 117-052-004  
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 APN 117-052-099  
 APN 117-052-100

**FLOOD DAMAGE REPAIR FOR  
 JAMES SWITZER**  
 951 & 953 TRAFTON ROAD, MOSS LANDING APN 117-052-008  
**CIVIL SITE PLAN**



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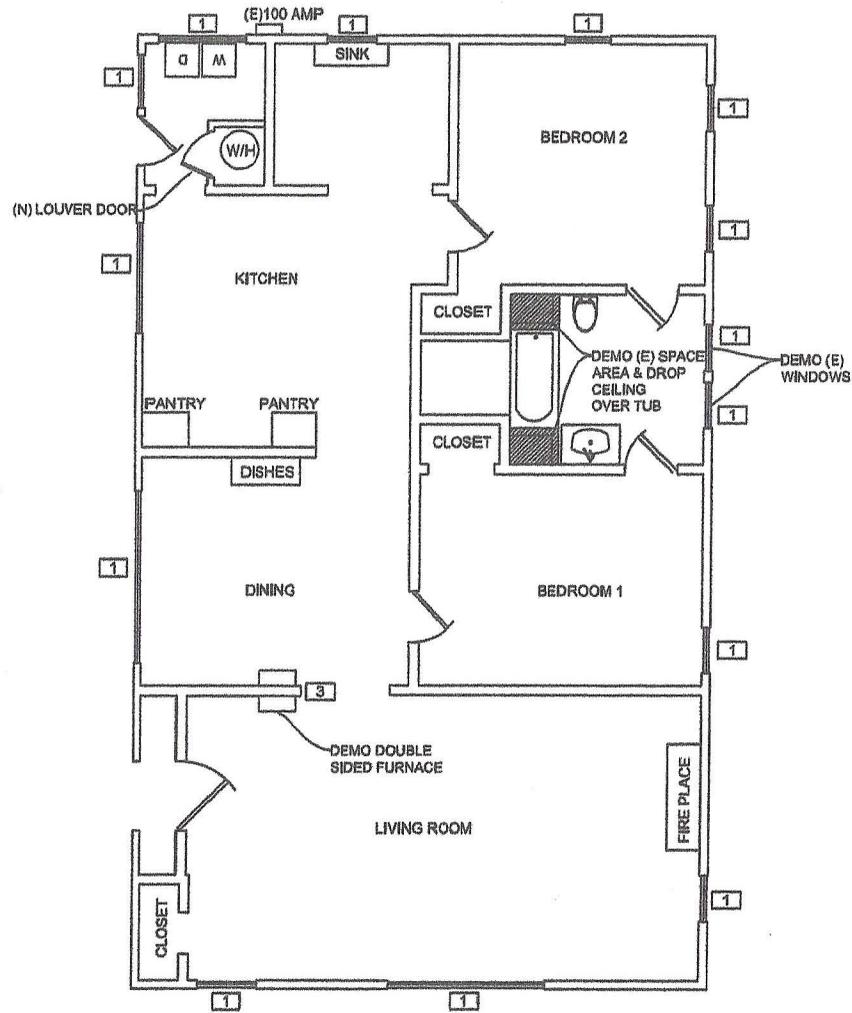


5  
 2  
 SHEETS

**C1**

PLN 250137

953 Trafton Rd



 **953 EXISTING FLOOR PLAN**

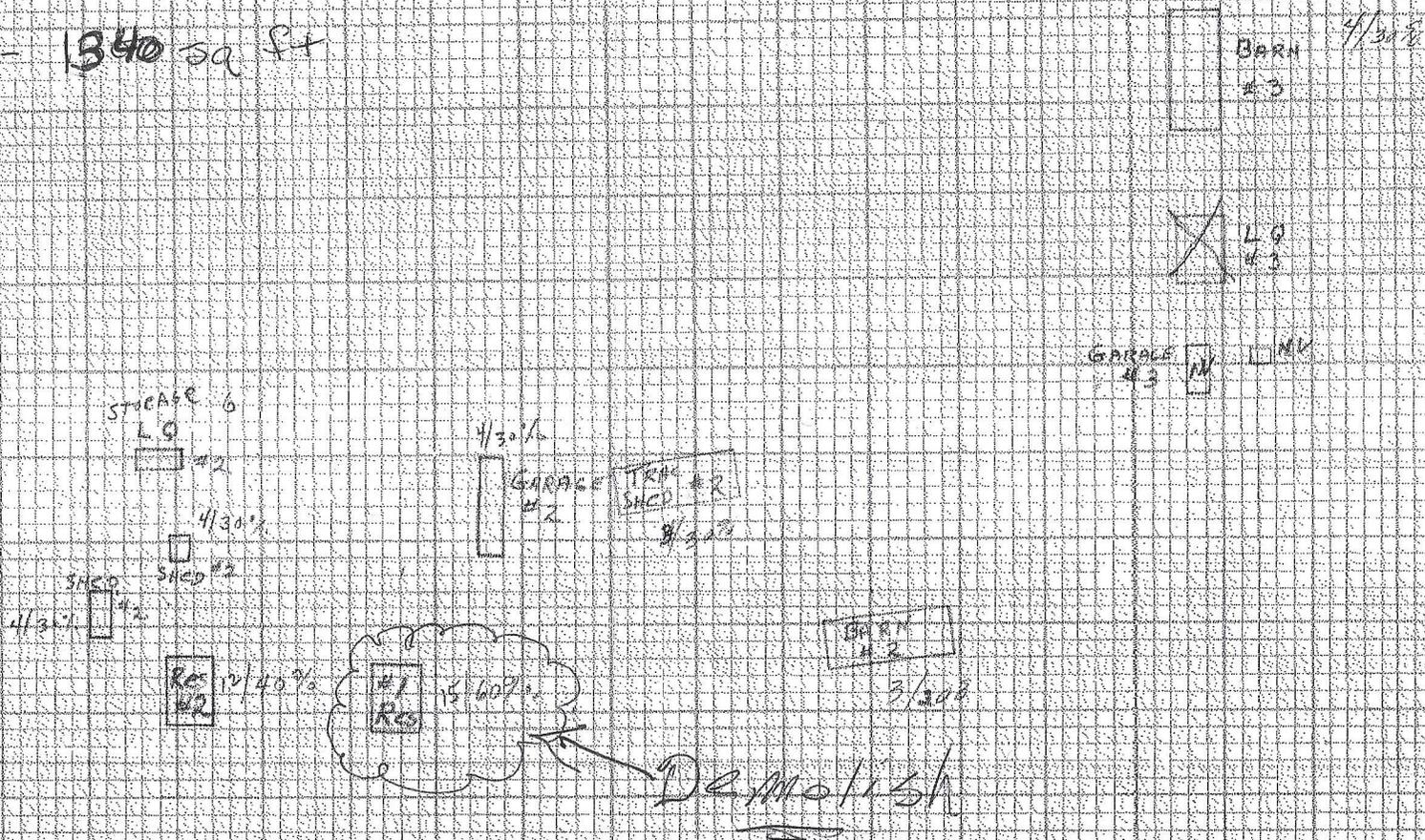


James D Switzer  
953 Trafton Rd  
Moss Landing, Ca  
95039

Dist/Description 117-052-008-000

Demolish RES #1

Approx - 1340 sq ft



TRAFTON RD