

Exhibit A

This page intentionally left blank.

**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:

PEZZINI DINO J. TR (PLN220369)

RESOLUTION NO. 26-065

Resolution by the Monterey County Chief of Planning:

- 1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Guidelines section 15300.2;
- 2) Approving a Coastal Administrative Permit to allow demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150; and
- 3) Approving a Coastal Administrative Permit to allow the construction of a new 1,750-square foot one-story single-family dwelling with a 550 square foot-attached garage and associated site improvements.

[PLN220369 Dino J. Pezzini, Trust, 16725 Meridian Road, Salinas, North County Land Use Plan (APN: 129-051-010-000)]

The DINO J. PEZZINI, TR, application (PLN220369) came on for an administrative decision hearing before the Monterey County Chief of Planning on August 19, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies 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), Part 2; 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 property is located off Meridian Road, Salinas, within the North County Land Use Plan. The project includes the demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150 and the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements. The developed parcel located in a residentially developed rural neighborhood and also includes an existing 960 square foot workshop that is to remain. The associated site improvements include a 5000-gallon water storage tank, septic system, 389 square feet of deck, and a 1,390 square foot paved driveway, as well as the removal of materials and garage onsite.
- c) Allowed Use. The property is located at 16725 Meridian Road in Salinas, located in the North County Land Use Plan (APN:129-051-010-000). The parcel is zoned Low Density Residential with a maximum Density of 2.5 acres per unit within the Coastal Zone, or “LDR/2.5(CZ)”, which allows the construction of the first single-family dwelling as a principally allowed use, subject to the approval of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. The project scope, as described in Evidence “b” above, is an allowed land use for this site. This approval includes the abatement of code case 23CE00150 (see Finding 4 and supporting evidence) prior to approval of the construction of a single-family dwelling, consistent with Title 20 section 20.90.040.A.
- d) Lot Legality. The subject property (2.5 acres), APN: 129-051-010-000, is shown in its current size and configuration on the 1964 County of Monterey Assessor’s map. In addition, the County of Monterey approved permit PC92230 in 1993 and subsequently issued building permit BP49158 for the demolition and construction of a single-family dwelling. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. The subject property zoning district does not include a Design Control Overlay (see Evidence “c”) and therefore is not subject to the regulations outlined in Title Chapter 20.44 (Design Control Zoning Overlay). However, the NC LUP establishes policies that require the protection of public views. NC LUP Policy 2.2.2.1 protects views to and along the ocean shoreline from these public vantage points. NC CIP section 20.144.020.SSS defines the “Public Viewshed” as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. The subject property is not visible from any of these viewpoints and will not block views to and from the ocean which was assessed based on the distance and intervening topography surrounding the subject property. Additionally, the project has been designed to minimize tree removal and grading for the building site pursuant of NC LUP policy

2.2.2.5. The colors and materials used are consistent with the neighborhood and community character, including beige exterior stucco walls and a composite medium brown colored shingle roof. Therefore, the proposed development will not conflict with NC LUP Visual Resource policies.

- f) Development Standards. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.14.060.C, the main structures shall have setbacks of at least 30 feet for the front, 20 feet for the sides, and 30 feet for the rear, with a maximum allowable height of 30 feet. The garage is attached to the proposed residence and therefore is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As illustrated on the attached plans, the residence and garage will be 114 feet from the front, over 110 feet and 225 feet from the sides, 86 feet from the rear, and will have a height of 17 feet as measured from average natural grade. In compliance with the subject property's allowable building site coverage of 15 percent, the project will have a lot coverage of approximately 3 percent. Therefore, the property complies with the required site development standards based on the applicable LDR zoning district.
- g) Cultural Resources. The Monterey County Geographic Information System identified the property to be within a low archaeological sensitivity area. The parcel does not fall within 750 feet of archaeological resources and therefore is exempt from a Coastal Development Permit pursuant of NC CIP section 20.144.110.A.1. Additionally, the requirements to mandate an archaeological report were not met, as outlined in section NC CIP section 20.144.110.B.1.c, since the parcel is not within 750 feet of a known archaeological resource.
- h) Public Access. As demonstrated in Finding 7 and supporting evidence, the development is consistent with public access policies in the NC LUP and NC CIP.
- i) 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.
- j) The project planner conducted a site visit on July 9, 2026, to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

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) The following report has been prepared:
 - “Geotechnical and Percolation Investigation Report” (LIB260146) prepared by Belinda Taluban, Salinas, CA, on April 29, 2026.County staff independently reviewed this report and concurs with its 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 this report.
- c) Staff conducted a site visit on July 9, 2026, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

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 (EHB), 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) All necessary public facilities are available to the subject property. Domestic water will be provided by the existing onsite well. The subject property proposes the installation of a new onsite wastewater treatment system (OWTS). EHB reviewed the application and found that the conceptual OWTS design meets the minimum requirements established in Monterey County Code Chapter 15.20.
 - c) Staff conducted a site visit on July 9, 2026, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

4. FINDING: VIOLATIONS – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. Violations exist on the property. As approved, implementation of the project will abate the violation and bring the property into conformance.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and are aware of any violations existing on subject property (23CE00150).

- b) Staff conducted a site visit on July 9, 2026, to verify that the site is suitable for this use.
- c) On March 24, 2023, the subject property had an inquiry opened due to unpermitted construction and grading. After a site visit conducted by Code Enforcement on March 30, 2023, a case (23CE00150) was opened. An Administrative Citation was sent to the property owner on April 18, 2023, for an unpermitted structure left in partial construction, unpermitted accessory structure with utilities, unpermitted placement of a modular unit, and improper storage of materials and garbage without the benefit of permits. Condition No. 6 has been applied to require all garbage, debris, scrap materials, abandoned vehicles or machinery, and materials of a similar nature to be removed from the property prior to the issuance of the construction permit.
- d) The unpermitted structure referred to within the citation is a 960 square foot legal nonconforming accessory structure historically used as a workshop that was built in the 1950's along with the original single-family dwelling- both structures were constructed prior to the County of Monterey Zoning Code that required permits to be obtained for accessory structures. Therefore, this structure is not a violation of the code nor is an after-the-fact permit required. The existing single-family dwelling had initially been approved for demolition and for construction of a new residence in 1993 under PC92230 with a building permit that was issued under BP49158 that was never followed through with. The electrical panel attached to the legal nonconforming accessory structure provides electricity for the well pump that serves the subject parcel, located directly next to the accessory structure. As a part of the construction permit, the applicant will replace the old unpermitted electric panel and connect it to the proposed single-family dwelling's generator, but the structure itself will remain.
- e) Approval of the Coastal Administrative Permit to restore the property to its previous state by demolishing the unpermitted structures, replacing unpermitted utilities, and removing the modular home will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations. The property owner has applied for the appropriate permits to partially abate the violations by restoring the disturbed areas to their original condition and have applied for the proper permits to construct the proposed single-family dwelling. Upon issuance of the required building permit(s), the violation will be fully abated.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

- 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 15302 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located

on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

- b) The project includes demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling and construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot-attached garage and associated site improvements (see Finding 1 and supporting evidence), and is not environmentally sensitive, qualifying it as exempt under Section 15302.
- 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 a hazardous waste site. 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 significant cumulative impact.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 9, 2026.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

- 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 not described as an area where the Local Coastal Program requires visual or physical public access but is located below Manzanita County Park near a proposed trail (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP). The proposed development will not be visible from the public access road to the parcel.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal of this decision may be made to the Board of Supervisors by any public agency or aggrieved person.
- b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the decision on this project is not appealable to, or by, the California Coastal Commission.

DECISION

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

1. Find the additions to an existing structure qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302;
2. Approve the Coastal Administrative Permit to allow demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and a
3. Coastal Administrative Permit to allow the construction of a new 1,750-square foot one-story single-family dwelling with a 550 square foot-attached garage 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 19th day of August 2026.

Melanie Beretti
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

_____.

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

NOTES

1. 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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220369

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative Permit (PLN220369) allows demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and to allow the construction of a new 1,700 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements. The property is located at 16725 Meridian Road, Salinas (Assessor's Parcel Number 129-051-010-000), North County 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 129-051-010-000 on [Date the permit was approved]. The permit was granted subject to 6 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. 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.

6. PD027 - DEBRIS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked or abandoned vehicles or machinery, garbage, debris or similar materials. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of compliance to HCD - Planning.



SITE: 16725 MERIDIAN ROAD A/RN. 129-051-010
OWNER: DINO PEZZINI PH. 831-789-6674

DEMO 2 UNITS (2,850 TOTAL SQ. FT.) # 1 & 2 REMOVE 2 CAMPING TRAILERS, # 3 & 4

SITE COVERAGE
 PROPOSED BLDG. FOOTPRINT INCL.
 EXISTING GARAGE IS 3,913 SQ. FT.
 LOT AREA IS 108,240 SQ. FT.
 BLDG. FOOTPRINT WILL COVER APPROX.
 3 % OF TOTAL LOT.

TOTAL IMPERVIOUS SURFACE AREA TO
 BE 5,187 SQ. FT. WHICH SHALL INCL.
 HOUSE, EXISTING GARAGE & CONCRETE
 DRIVEWAY & PATIO AREA.

MERIDIAN ROAD

PROJECT

N.

16725 MERIDIAN ROAD

VICINITY MAP

HIGHWAY 166

12' WIDE BASE ROCK ROAD

15' WIDE ROAD R/W

BASE ROCK DRIVEWAY

2-STORY
 (1,450 SQ. FT.)
 UNIT #2

UNIT #1
 (1,400 SQ. FT.)

CAMPING TRAILER
 UNIT #3 (2,000 SQ. FT.)
 MOBILE HOME (600 SQ. FT.)
 UNIT #4

EXISTING GARAGE
 TO REMAIN (960 SQ. FT.)

(2 1/2 ACRES)

UNIT REMOVAL PLAN
 UNITS #1, 2, 3 & 4 TO BE REMOVED
 (SCALE: 1" = 25')

16725 MERIDIAN ROAD
 ARN. 129-051-010
 OWNER/BUILDER: DINO PEZZINI
 DRAWN BY DINO PEZZINI
 8850 PEZZINI LANE
 PH: 831-789-6674

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2025 CALIF. RES. CODE, CALIF. BLDG. CODE, CALIF. MECH., CALIF. PLUMB., CALIF. ELEC., AND CALIF. ENERGY CODES.

OCCUPANCY GROUP R-3/4

DESCRIPTION OF USE: RESIDENCE/GARAGE

TYPE OF CONSTRUCTION: VB

SPRINKLERS: YES

STORIES 1, HEIGHT: 17'

FLOOR AREA: 1,750 SQ. FT. (NO GRADING REQUIRED)
(NO TREES TO BE REMOVED)

PG. 1 - PLOT PLAN

PG. 2 - FLOOR PLAN

PG. 3 - FOUNDATION PLAN

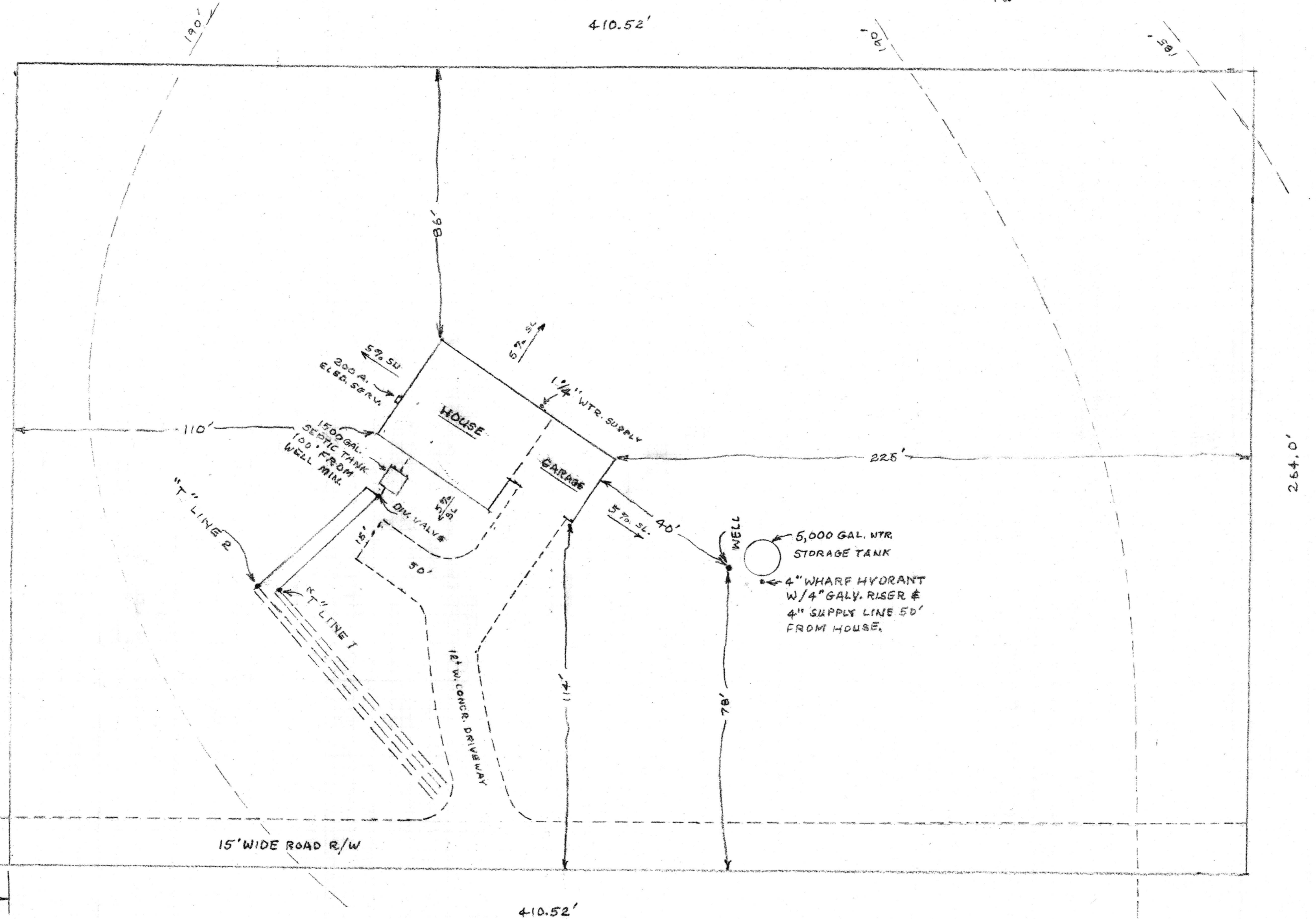
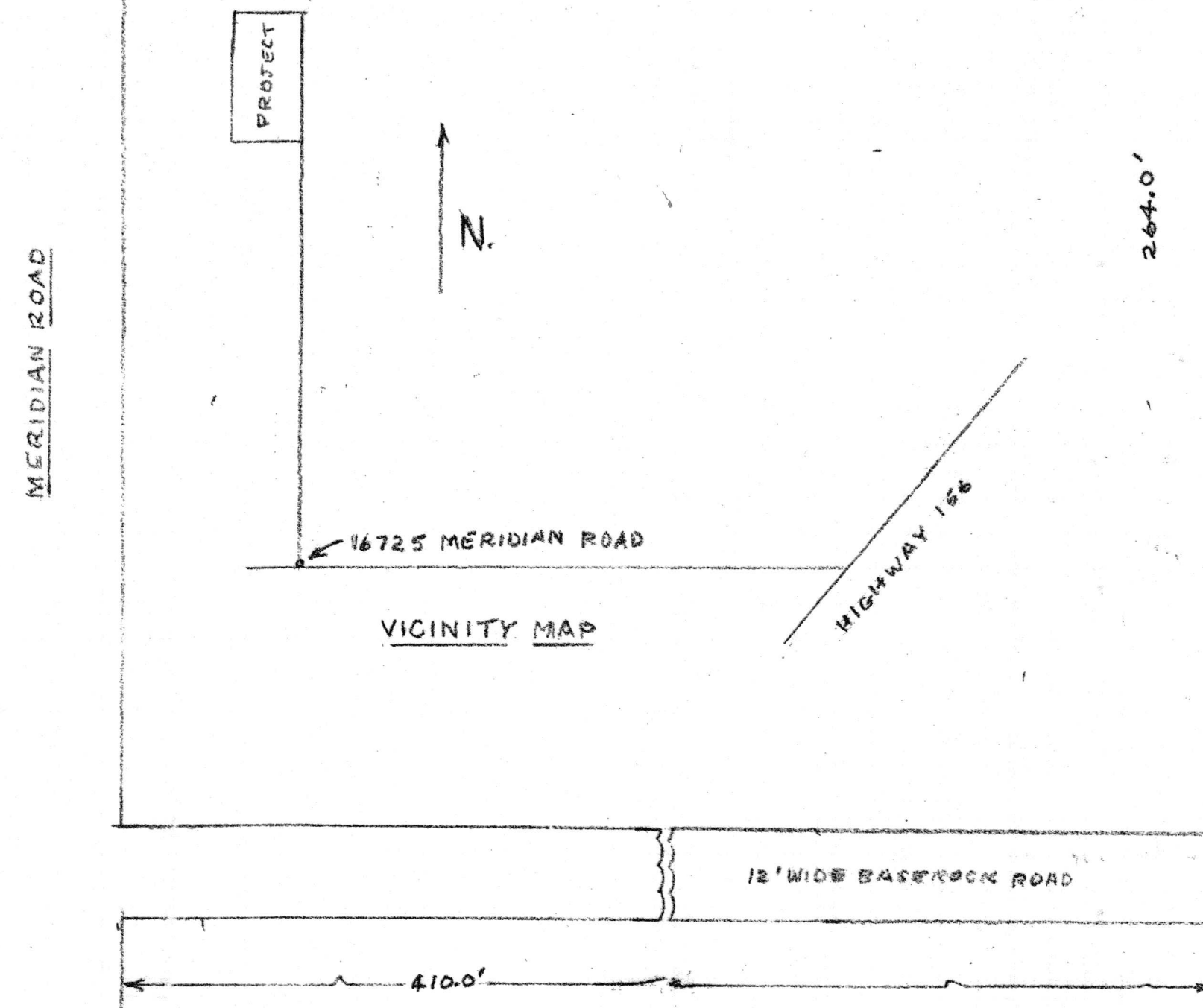
PG. 4 - ROOF PLAN, FRAMING PLAN & GENERAL NOTES

PG. 5 - ELEVATION PLANS

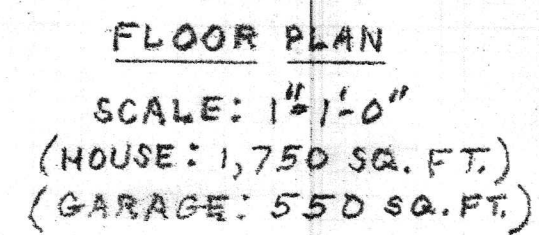
PG. 6 - TITLE 24 ENERGY REQ. & SIGNED CCR FORM

PG. 8 - CAL GREEN RESIDENTIAL CHECKLIST (SHEET 1 OF 2)

PG. 9 - CAL GREEN RESIDENTIAL CHECKLIST (SHEET 2 OF 2)
AND W.U.I. NOTES.



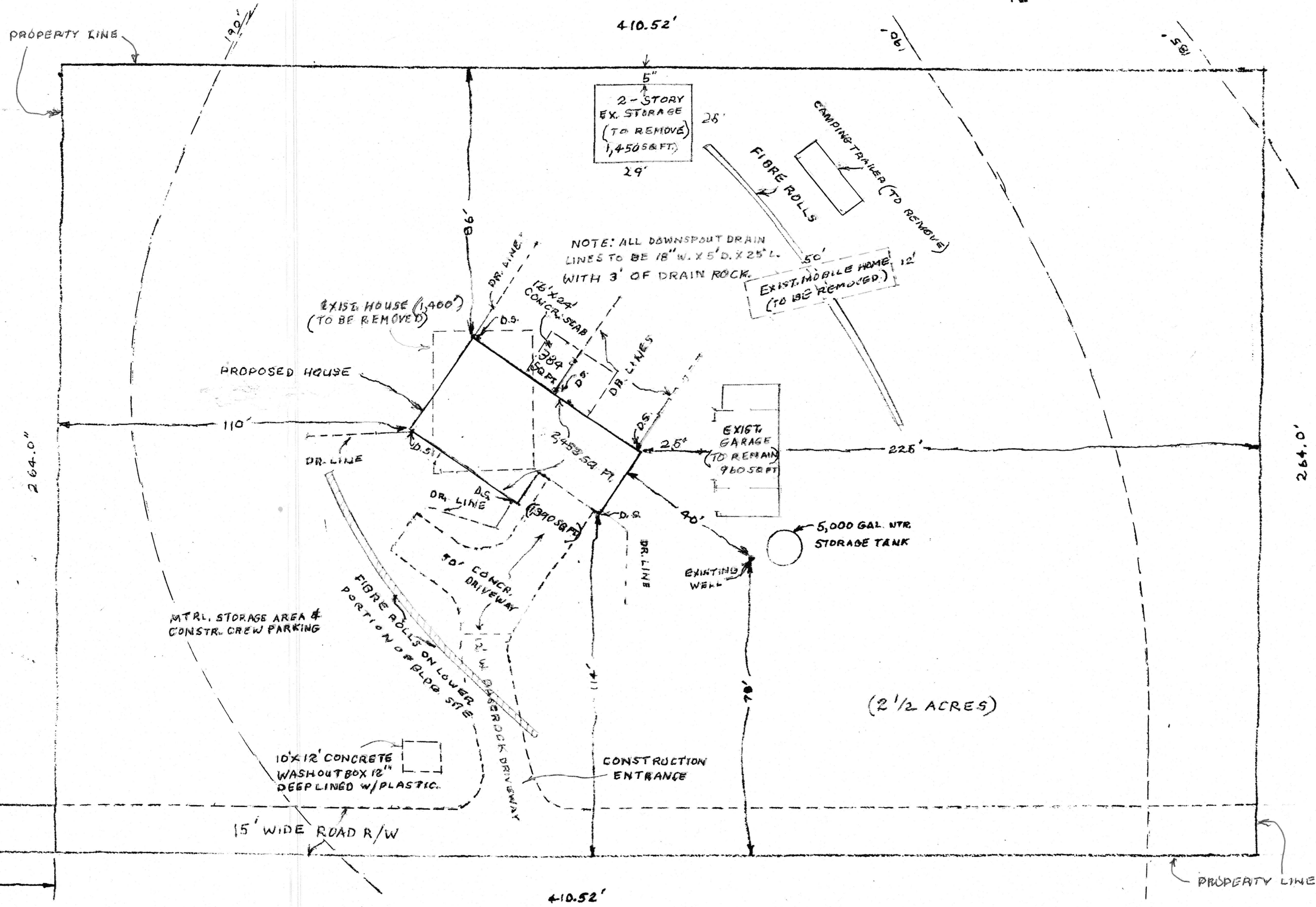
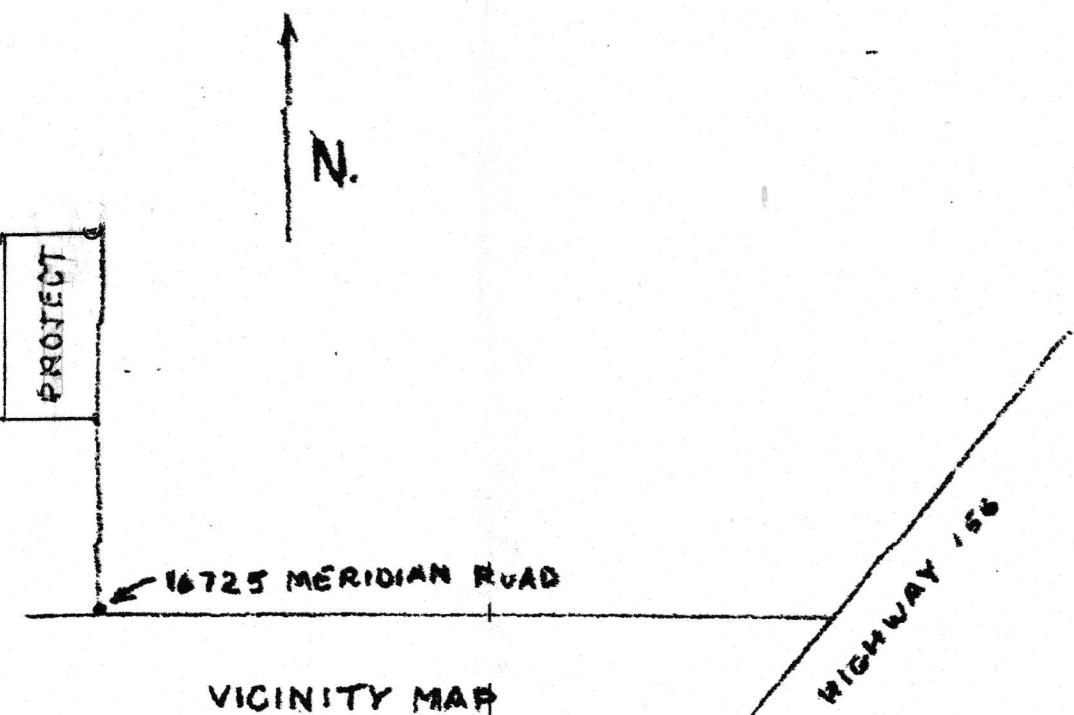
PLOT PLAN
(SCALE: 1" = 25')



Construction Management Plan

Person responsible for all construction:
Dino Pezzini, Phone (831)789-6674, Mailing Address: 8850 Pezzini Lane,
Salinas, CA 93907 (directly behind job site). David Pezzini (son) lives on
property directly east and will be working on project. No more than
three vehicles a week (average) will be entering job site. No vehicle will
ever be blocking or parking in front of neighbor's property. Types of
vehicles will be an occasional lumber truck, concrete truck and a sanitary
plumbing truck. Hours of operation will be 8 am to 5 pm. Duration of
construction to be approximately 10 months. Date to be after permit is
granted. Parking of construction vehicles to be on site as will be all storage
of construction materials. Haul route will be highway 101 South, Highway 156
and Meridian Road. There are no hospitals or schools along route. Any trees
near building will be protected by installing fencing around tree.

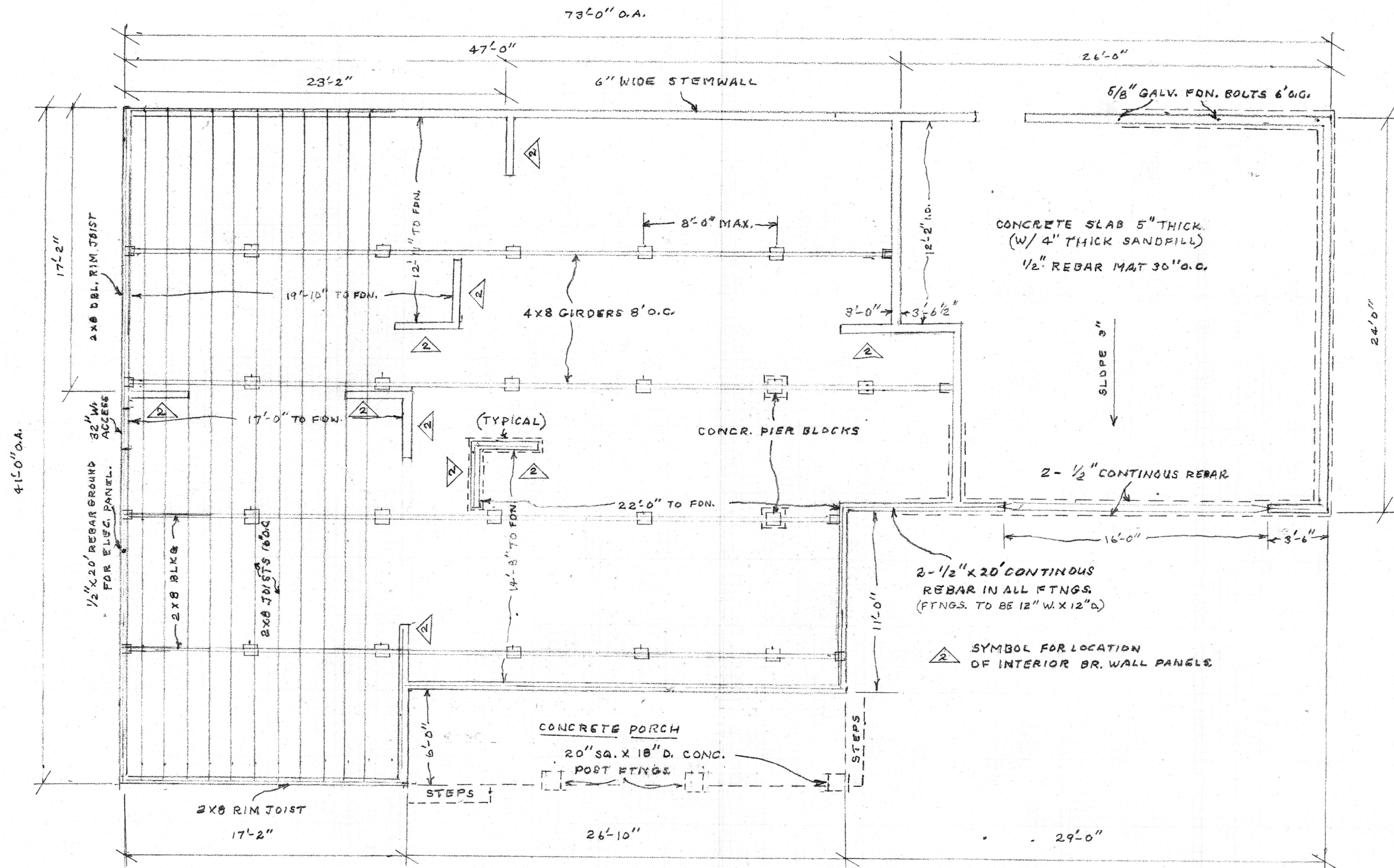
MERIDIAN ROAD



DRAINAGE & WATER RETENTION PLAN
SCALE: 1" = 25'

(NOTE: NO ROOF RUNOFF OR EROSION SEDIMENT WILL
BE ALLOWED TO LEAVE BUILDING SITE.)

16725 MERIDIAN ROAD
A.P.N. 129-054-010
OWNER/BUILDER: DINO PEZZINI
DRAWN BY DINO PEZZINI
8850 PEZZINI LANE
PH: 831-789-6674



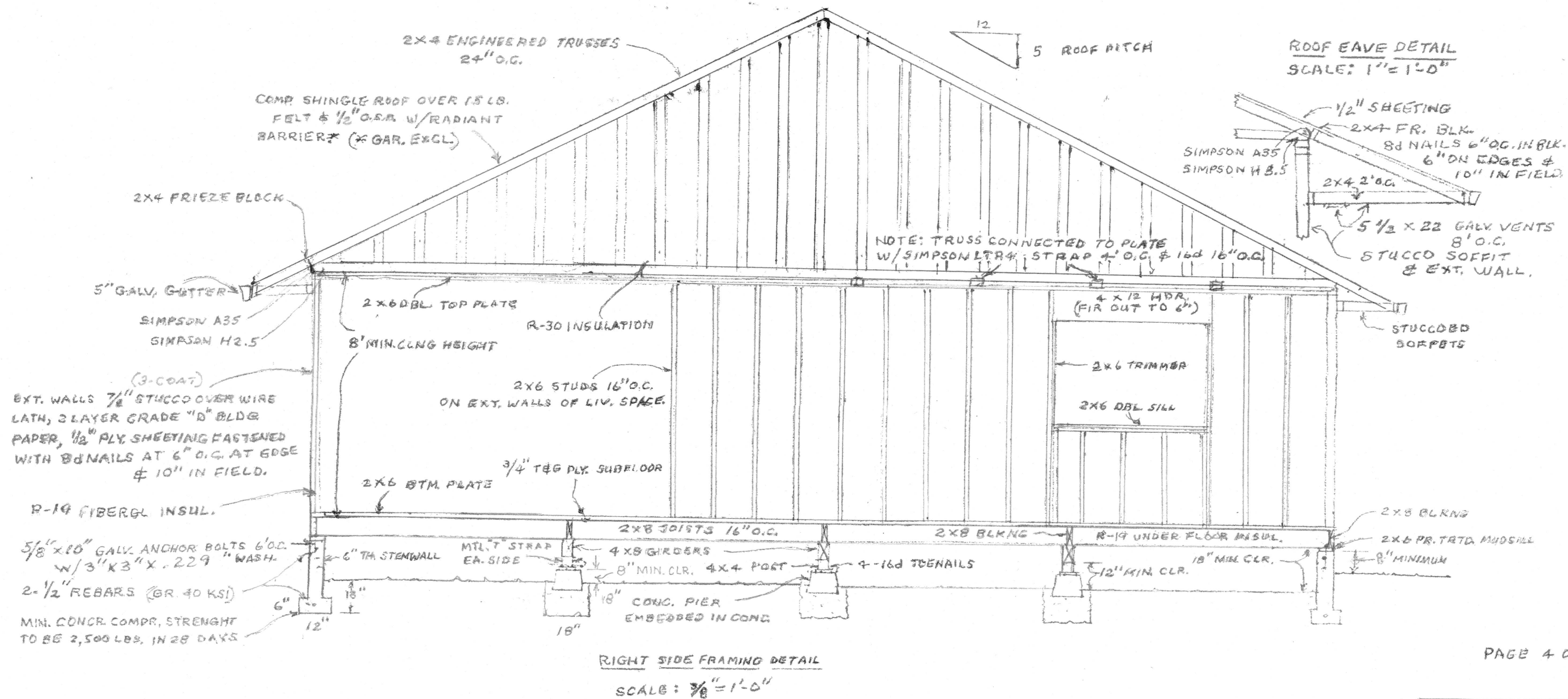
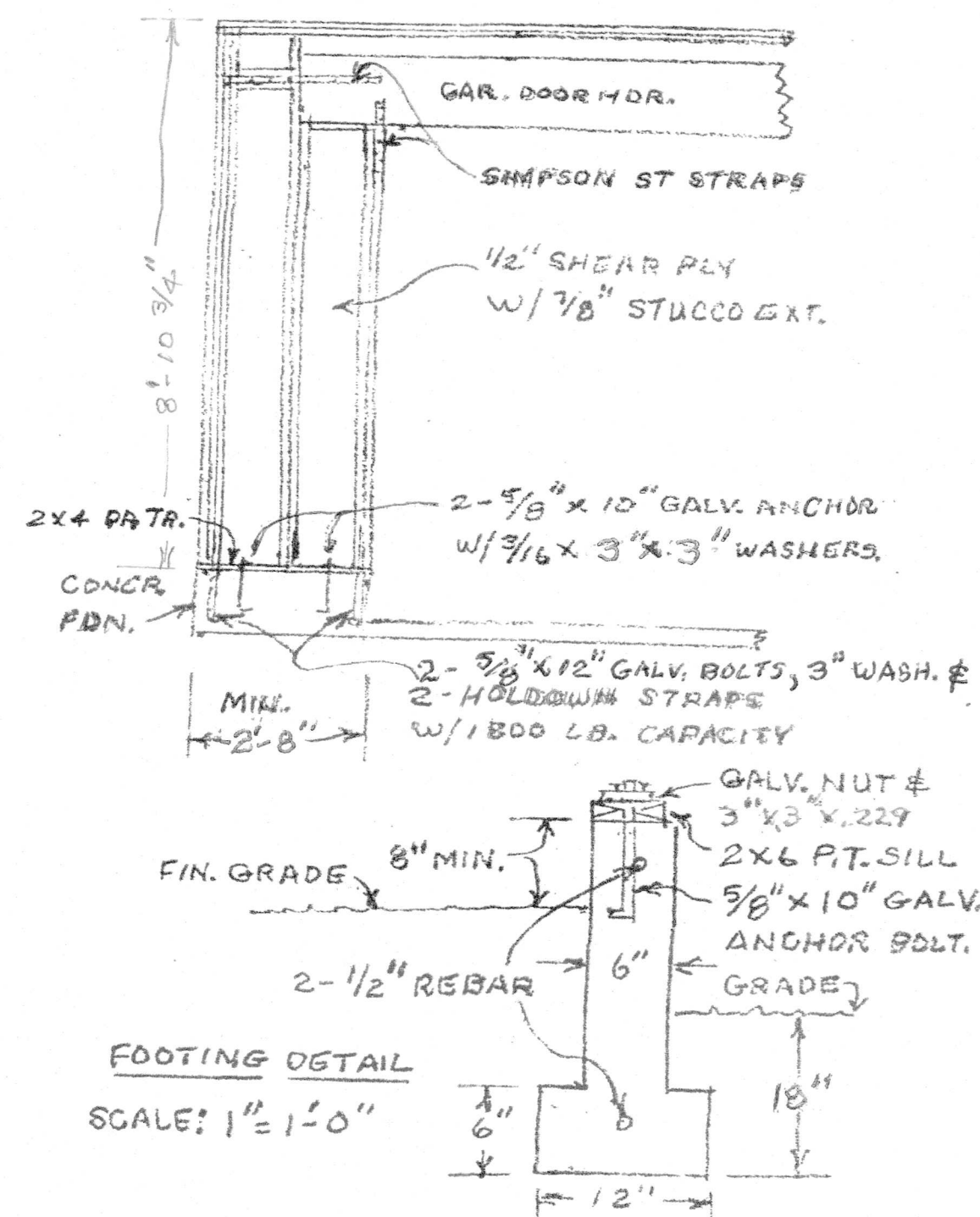
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

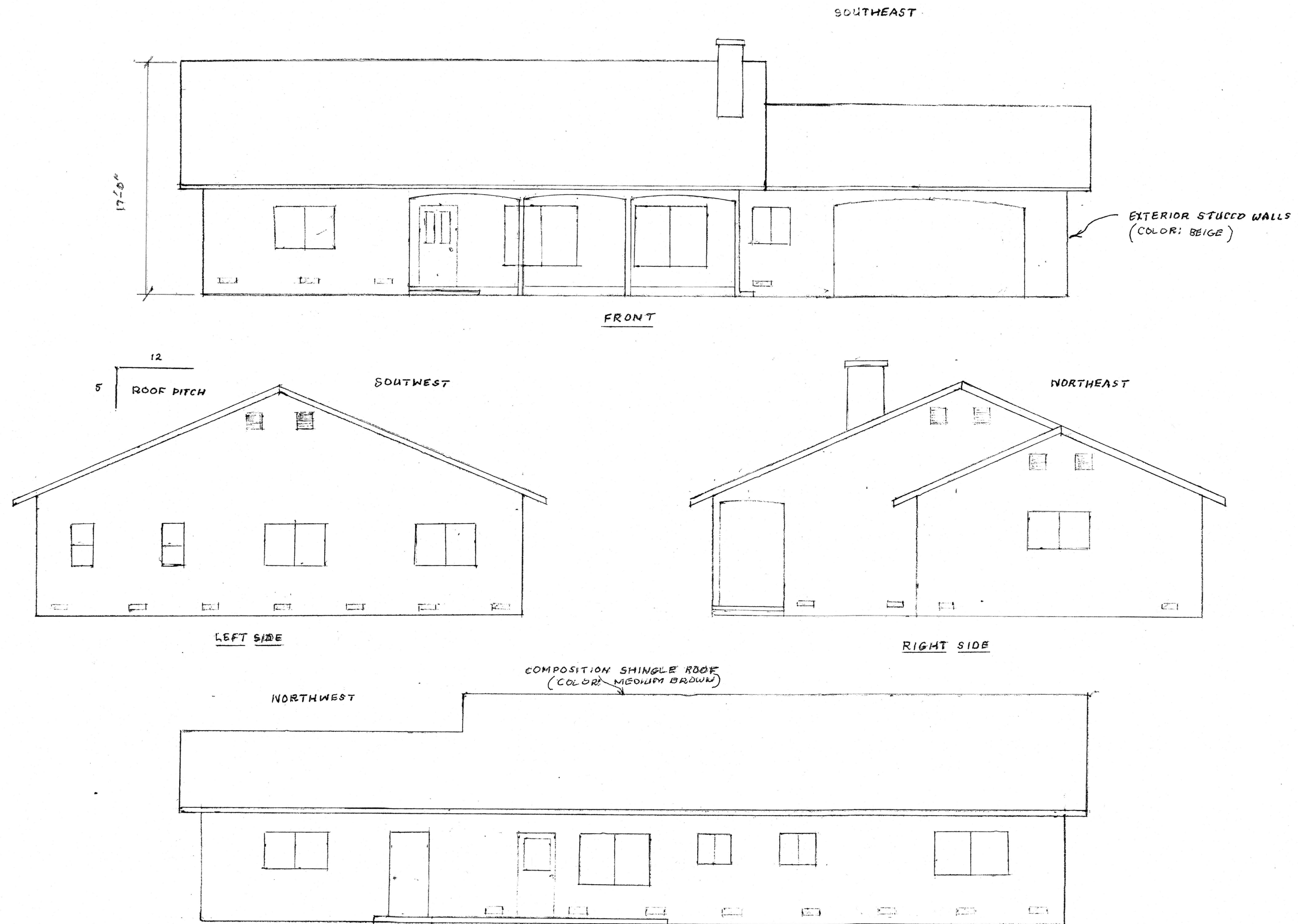
1. All lmb to be #2 and better. Doug fir or as noted
2. Toilets to use 1 $\frac{1}{2}$ gallon maximum per flush (GALLONS)
3. Showerhead flow not to exceed 2 gallons per min
4. Water pressure at building not to exceed 50 pounds
5. All patio doors, tub and shower doors to be tempered glass
6. All windows and patio doors to be dual glazed vinyl with one tempered pane
7. Provide one square foot underfloor ventilation for each 150 sq ft of under-floor area. $1720 \text{ sq ft} \div 150 = 11.55 \text{ sq ft}$
20 - 6x14 fdn. Vents approx. 5' apart around the perimeter.
8. Nailing schedule per table R602.3 (1)
9. All electric outlets in garage, kitchen, bathrooms, and ext to be G.F.I.
10. No electrical ground to be connected to plumbing pipes.
11. No person may tap into a fire hydrant other than fire suppression or emergency aid.
12. All hoses used in construction activities shall be equipped with a shut off nozzle.
13. No potable water to be used for compaction or dust control purposes.
14. Solder will contain no more than 2/10 of 1% in water line connections.
15. Non-removable type backflow prevention device to be installed at all hose bibs.
16. Clothes dryer and electric range shall have a 4-wire grounded electric outlet
17. Outdoor electrical outlets shall have a weatherproof enclosure.
18. All exterior vents have $\frac{1}{4}$ inch screen for fire suppression.
19. Propane furnace: 85,000 B.T.U downflow.
20. Attic ventilation to equal 1/300 of the attic area. $5,230 \text{ cu.ft attic space} \div 300 = 17.4 \text{ sqft. Required.}$
21. Shower and tub to have a thermal mixing valve. Walls to be tiled minimum of 6ft high over water resistant GYPSUM board.
22. Tile floors in bathrooms and laundry area, balance of house to be vinyl plank flooring.
23. Kitchen and bath counters to be quartzite.
24. Kitchen range to have 100 C.F.M. exhaust fan.
25. All gutter downspouts shall drain into individual rock filled trenches 18" wide by 30" deep with 24" of ground cover.
26. Provide pressure relief valve, drain pan 2-tie straps and a hot water rec. pump.

ROOF DETAIL
SCALE: $\frac{1}{8}" = 1'-0"$

notes for the truss calculations as a deferred item:
The manufactured truss submittals shall be reviewed by the designer/architect/engineer of record for design compatibility. Indicated by wet stamping and signing the calculations or providing a wet stamped and signed letter stating that the truss calculations conform to the design.
Trusses shall not be installed until an APPROVED JOB COPY of the truss submittals is issued by the Monterey County Building Division.

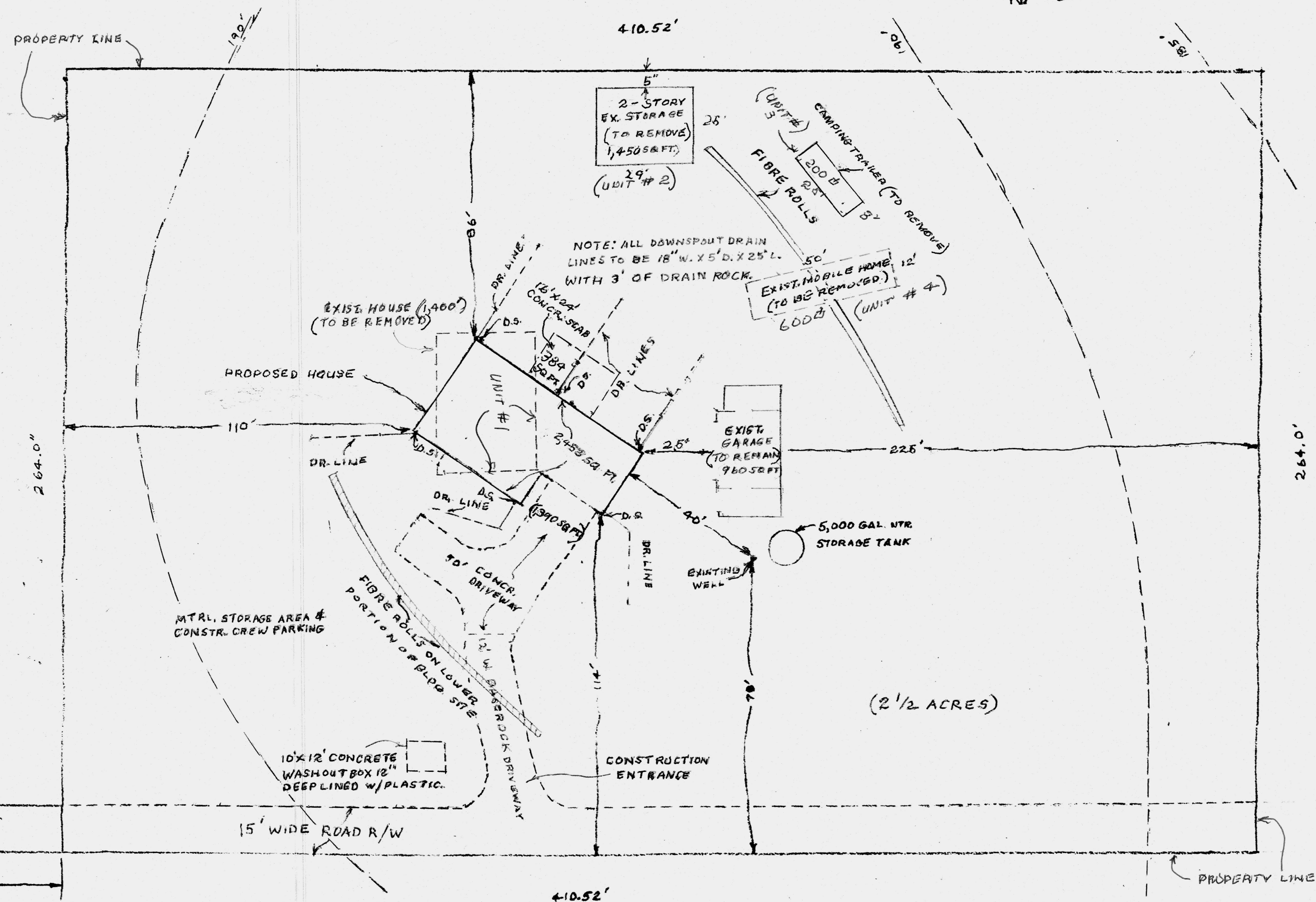
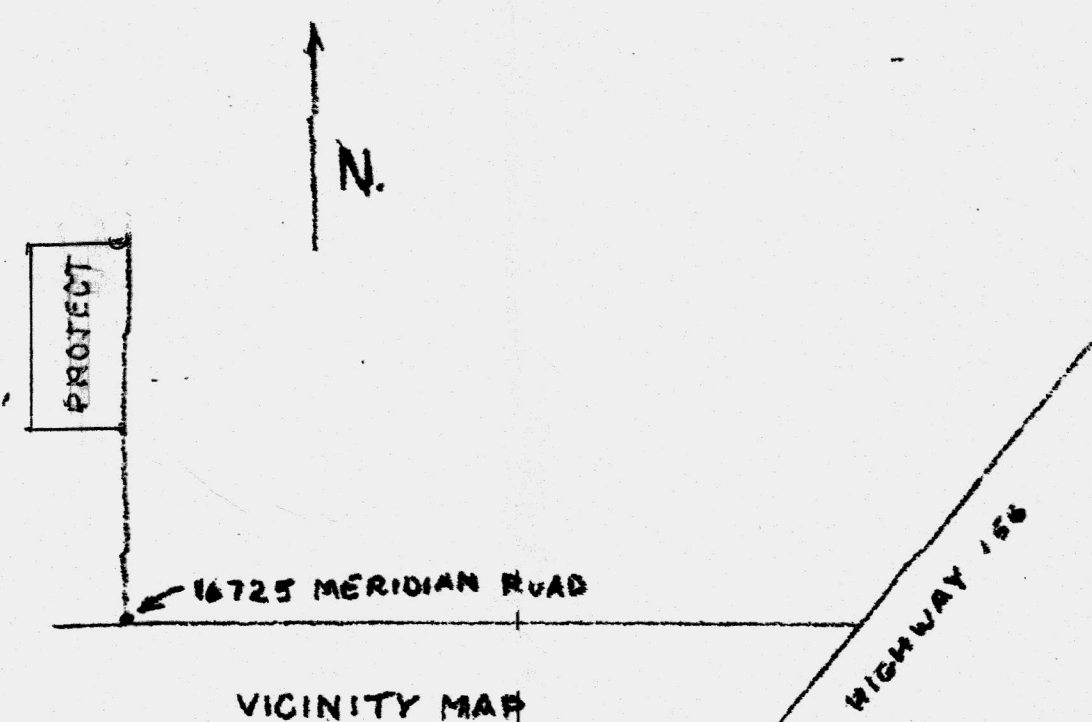
GARAGE DOOR SHEAR DETAIL
SCALE: $\frac{3}{8}" = 1'-0"$





ELEVATION DETAIL
SCALE: 3/16" = 1'-0"

Person responsible for all construction:
Dino Pezzini, Phone (831)789-5674, Mailing Address: 8850 Pezzini Lane, Salinas, CA 93907 (directly behind job site). David Pezzini (son) lives on property directly east and will be working on project. No more than three vehicles a week (average) will be entering job site. No vehicle will ever be blocking or parking in front of neighbor's property. Types of vehicles will be an occasional lumber truck, concrete truck and a sanitary plumbing truck. Hours of operation will be 8 am to 5 pm. Duration of construction to be approximately 10 months. Date to be after permit is granted. Parking of construction vehicles to be on site as will be all storage of construction materials. Haul route will be highway 101 South, Highway 156 and Meridian Road. There are no hospitals or schools along route. Any trees near building will be protected by installing fencing around tree.



REVISED
(PAGE 1-B)

DRAINAGE & WATER RETENTION PLAN
SCALE: 1" = 25'

(NOTE: NO ROOF RUNOFF OR EROSION SEDIMENT WILL
BE ALLOWED TO LEAVE BUILDING SITE.)
REVISED TO SHOW FOUR UNITS TO BE REMOVED
NUMBERED 1 THRU 4.

16725 MERIDIAN ROAD
A.P.N. 129-054-010
OWNER / BUILDER: DINO PEZZINI
DRAWN BY DINO PEZZINI
8850 PEZZINI LANE
PH: 831-789-6674



VICINITY MAP

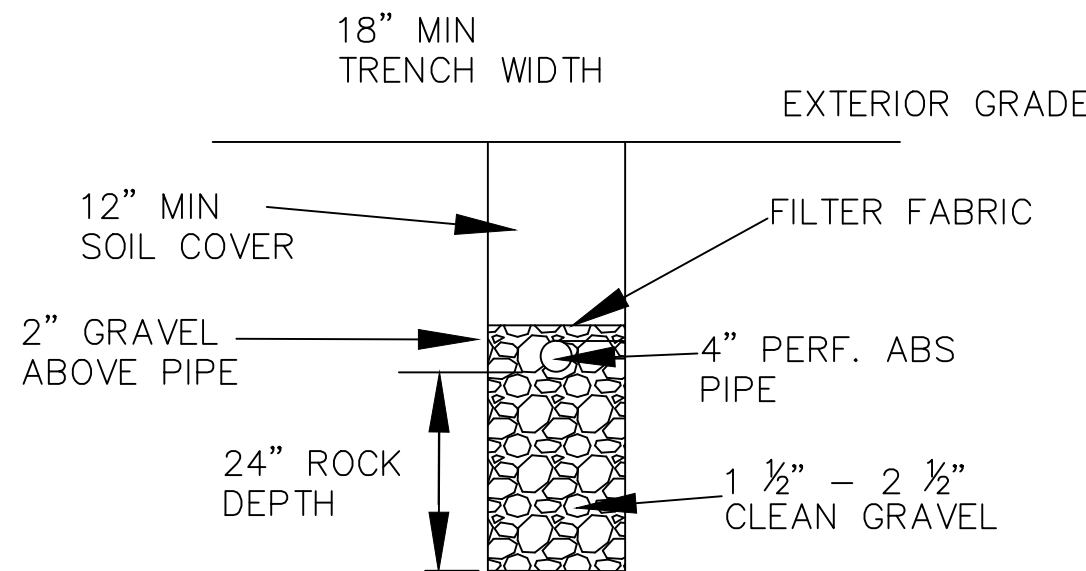
NOT TO SCALE

PROJECT INFORMATION

PROPERTY OWNER:	DINO PEZZINI 8850 PEZZINI LANE SALINAS, CALIFORNIA 93907
JURISDICTION:	COUNTY OF MONTEREY
ASSESSORS PARCEL NO:	129-051-010-000
DESCRIPTION:	16725 MERIDIAN ROAD, SALINAS, CA 93907
LOT SIZE:	2.17 ACRES

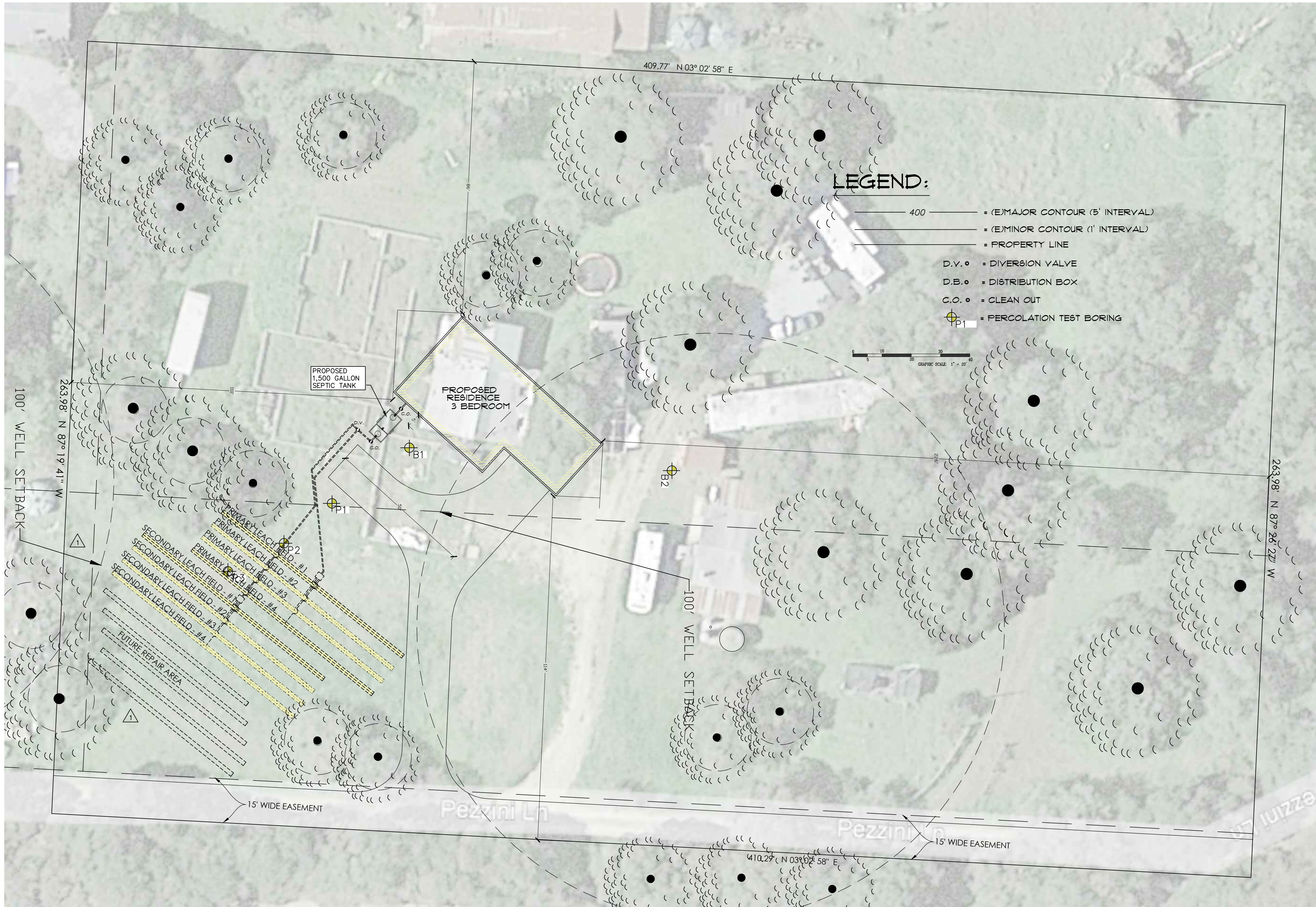
BASIS OF SEPTIC DESIGN:

- THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY LAMP FOR OWTs, THE TOTAL ALLOWABLE NITROGEN LOADING FOR THIS PARCEL IS 86.8 TOTAL GRAMS OF NITROGEN. THE PROPOSED DEVELOPMENT PROVIDES A TOTAL OF 40 GRAMS OF NITROGEN FOR THE PROPOSED 3 BEDROOM RESIDENCE.
- THE PROPOSED SYSTEM INCLUDES A 1,500 GALLON CONCRETE TANK TO THE SOUTH OF THE PROPOSED RESIDENCE. THE PROPOSED SYSTEM IS DESIGNED FOR AN ESTIMATED DAILY WASTEWATER GENERATION IS 375 GALLONS PER DAY.
- A SOILS PERCOLATION INVESTIGATION PREPARED BY SOIL SURVEYS GROUP, INC, DATED DECEMBER 2, 2022 INDICATES AN AVERAGE PERCOLATION RATE AT 5-FOOT DEPTH OF 44.44 MINUTES PER INCH. THE DESIGN SOIL APPLICATION RATE IS 0.30 GALLONS PER DAY PER SQUARE FOOT BASED ON THE 5-FOOT DEPTH AVERAGE.
- THE ESTIMATED DAILY WASTEWATER GENERATION 375 GALLONS $375 / 0.30 = 1250$ SQUARE FEET. $1250 / 4 \text{ LF/FT} = 312.5 \text{ LF}$
PRIMARY FIELD: FOUR - $79' \times 2.0'$ E.D. $\times 18"$ TRENCHES
SECONDARY FIELD: FOUR - $79' \times 2.0'$ E.D. $\times 18"$ TRENCHES
- THE LEACH FIELDS SHALL HAVE AT A MINIMUM IF 12 INCHES OF SOIL COVER.
- THE LEACH FIELDS SHALL NOT BE COVERED BY AN IMPERMEABLE SURFACE, SUCH AS PAVING, CONCRETE SLABS, PLASTIC SHEETING OR ANY OTHER MATERIAL THAT PREVENTS OXYGEN TRANSFER TO THE SOIL UNLESS SUPPLEMENTAL TREATMENT IS INCORPORATED INTO THE SEPTIC SYSTEM.
- TO FACILITATE FUTURE INSPECTION OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS ARE TO BE INSTALLED AT THE END OF EACH TRENCH.
- THE LEACH FIELDS SHALL NOT BE DEEPER THAN FIVE FEET.
- THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.



LEACH FIELD DETAIL

MAXIMUM TRENCH DEPTH NOT TO EXCEED 5 FEET



SEPTIC PLAN

SCALE: 1" = 20' 0"

GENERAL / GRADING NOTES

- SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
- INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
- PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
- DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.
- ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

SCOPE OF WORK

INSTALL A 1500 GALLON CONCRETE SEPTIC TANK WITH BOTH PRIMARY AND SECONDARY LEACH FIELDS. EACH FIELD CONSISTS OF FOUR (4) - $79' \times 18"$ $\times 2$ FT EFFECTIVE DEPTH. TRENCH DEPTH NOT TO EXCEED 5 FEET BELOW EXISTING GROUND SURFACE. THE NEW SYSTEM SHALL INCLUDE THE CLEAN OUTS, A DIVERSION VALVE, TWO DISTRIBUTION BOXES.

SEPTIC NOTES:

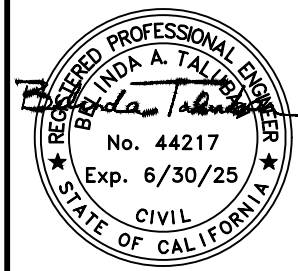
- THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTs FOR NEW CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS, DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.
- THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.
- THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.

REVISIONS

06/07/24 BT

TALUBAN ENGINEERING, INC.

103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 252, SALINAS, CALIFORNIA, 93902



SEPTIC SYSTEM SITE PLAN

PROPOSED RESIDENCE
16725 MERIDIAN ROAD
SALINAS, CALIFORNIA

DATE: 3.15.24

SCALE: AS SHOWN

DRAWN: BT

JOB: 23-024

APN: 129-051-010-000

SHEET

SW.1

OF

SHEETS