

Exhibit A

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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:

PAGE BRANDON AND SAMANTHA (PLN250035)

RESOLUTION NO. ____

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements.

[PLN250035, Brandon Page, 13780 Vista Dorada Drive, Salinas, Toro Area Plan (Assessor's Parcel Number 161-411-010-000)]

The Page Brandon and Samantha application (PLN250035) came on for a public hearing before the Monterey County Zoning Administrator on September 11th, 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:

RECITALS

WHEREAS, the proposed project (PLN250035) located at 13780 Vista Dorada Drive, Salinas, Toro Area Plan (Assessor's Parcel Number 161-411-010-000), is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Low Density Residential, with Building Site-8, and Design Control overlays ("LDR/B-8-D") which allows for the construction of the first single family dwelling on a legal lot of record subject to the granting of a Design Approval as outlined in Title 21 Chapter 21.44;

WHEREAS, as proposed, the project consists of construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21.14.060.C and 2010 General Plan Policy [LU-2.34.a], (see attached plans);

WHEREAS, proposed colors and materials include off-white stucco, dark grey composition shingles, dark bronze windows/doors, and beige stone. The proposed 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 proposed 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 Toro Area Plan;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report was prepared by Susan Morley and Brenna Wheelis dated March 2025 (LIB250277). The results of the Phase I pedestrian survey were negative and indicated that the proposed project will have no significant effect on archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the Applicant/Owner to enter into a contract with a registered Archaeologist for on-call services, and for the contractor to stop work if previously unidentified resources are discovered during construction;

WHEREAS, the subject property (.74 acres, 32,670 square feet) is identified as Lot 10 on a final map entitled "Tract No.608, Vista Dorada" as shown on Page 31, Volume 10 of Cities and Towns, 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 referred to the Toro Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on June 23, 2025 voted 2-0 to support the project as proposed;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures. The project involves the construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the development will not create any new scenic impacts. 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. No known biological, historical or archaeological resources are present. Therefore, the proposed development is consistent with CEQA Guidelines section 15302 and 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Board of Supervisors 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 Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements.

PASSED AND ADOPTED this 11th day of September, 2025.

Mike Novo, AICP

Zoning Administrator

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 OF THE BOARD 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.

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County of Monterey HCD Planning

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

PLN250035

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN250035) allows the construction of a one-story 3,135 square foot single family dwelling with a 714 square foot two-car garage, a 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements. The property is located at 13780 Vista Dorada Drive, Salinas (Assessor's Parcel Number 161-411-010-000), Toro 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 the Zoning Administrator for Assessor's Parcel Number 161-411-010-000 on September 11, 2025. 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 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. 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.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

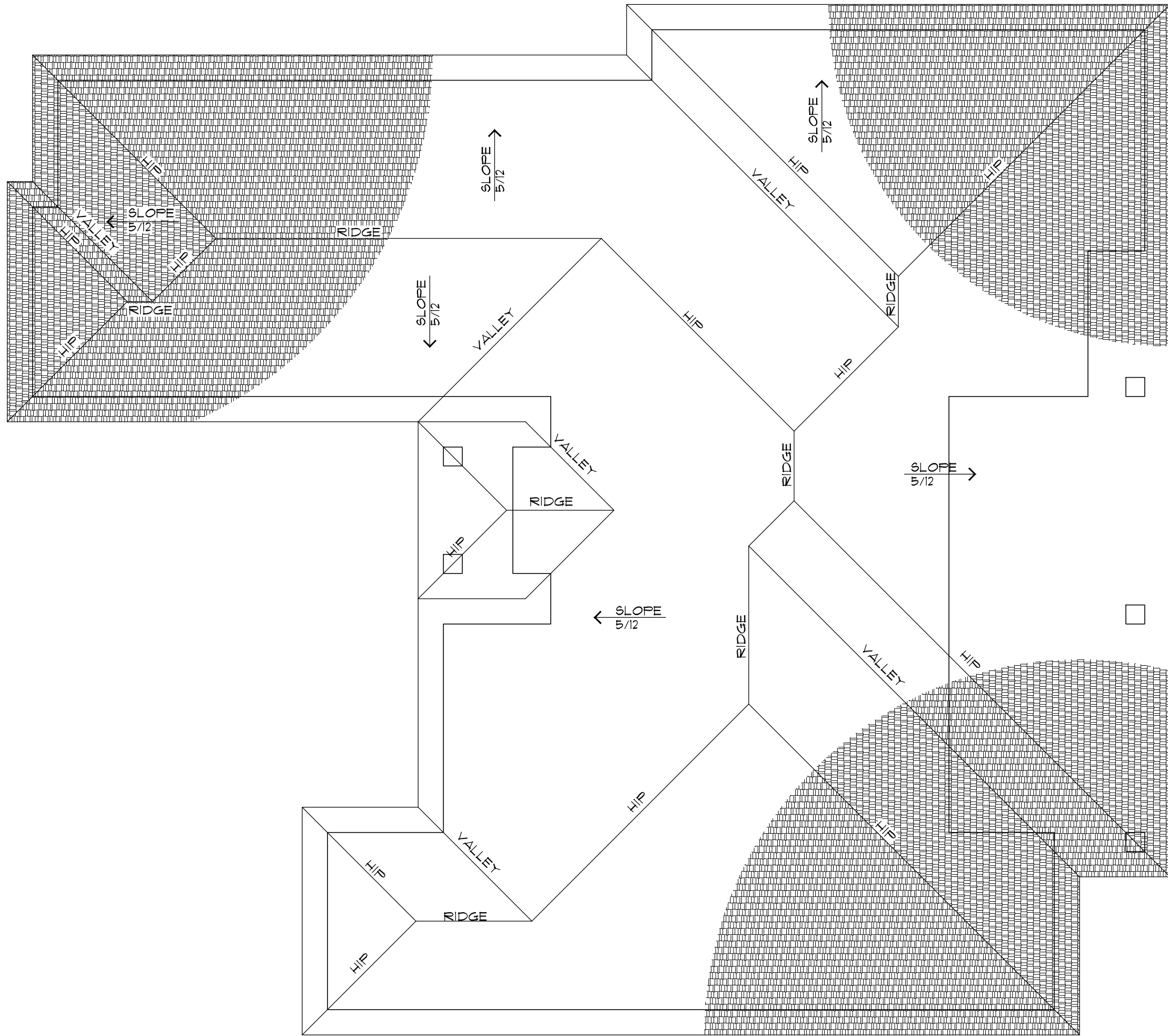
1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. 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.



ROOF PLAN

1/8" = 1' - 0"



EXISTING PHOTO

PROJECT DATA

OWNER:	MR. & MRS. BRANDON PAGE 13813 SHERMAN BLVD MARINA, CA 93933 559-355-1618 brandon@pcdevco.com		
SITE ADDRESS:	13780 VISTA DORADA DR SALINAS, CA		
APN:	161-411-010		
SITE AREA:	32,358 SF		
ZONING:	LDR/B-8-D		
LAND USE DESIGNATION:	RESIDENTIAL - LOW DENSITY 5-1 ACRES/UNIT		
CONSTRUCTION TYPE:	VB		
WUI:	YES		
SPRINKLERS:	YES		
CODES:	2022 CRC, TITLE 24, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CERC, 2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE		
OCCUPANCY GROUP:	R-3 (RESIDENCE) U-1 (GARAGE)		
STORIES:	1		
PROJECT SCOPE:	BUILD NEW 1 STORY 3135 SF SINGLE FAMILY RESIDENCE WITH 714 SF 2 CAR GARAGE AND 491 SF DEEP ONE CAR GARAGE 55 SF COVERED PORCH AND 601 SF COVERED PATIO 2314 SF CONCRETE DRIVEWAY AND MOTOR COURT, 118 SF CONC. WALKWAY		
TREE REMOVAL:	NONE		
GRADING:	CUT	925.5 CYDS	
	FILL	625.1 CYDS	
WATER SUPPLY BY CAL AM			
SEWER - SEPTIC SYSTEM			
FLOOR AREA:		LIVABLE	3135 SF
		GARAGES	1211 SF
		TOTAL	4346 SF
BUILDING SITE COVERAGE:	ALLOW		11325 SF (35%)
	PROPOSED	BUILDING	4346 SF
		COVERED PORCH	55 SF
		COVERED PATIO	601 SF
		TOTAL	5002 SF (15.5%)
IMPERVIOUS URFACES:			
	PROPOSED	BUILDING	5002 SF
		CONCRETE DRIVEWAY	2314 SF
		CONCRETE WALKWAY	118 SF
		TOTAL	7334 SF

DRAWING INDEX

A-0	ROOF PLAN, PROJECT DATA, VICINITY MAP, DRAWING INDEX
A-1	EROSION CONTROL/SITE PLAN
A-2	FLOOR PLAN
A-3	EXTERIOR ELEVATIONS, COLORS & MATERIALS
A-4	EXTERIOR ELEVATIONS, BUILDING SECTION
A-5	GRADING PLAN
SL-1	SITE LIGHTING PLAN
CMP-1	CONSTRUCTION MANAGEMENT PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN



VICINITY MAP

NTS



REVISIONS

NO. DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:

Mr. & Mrs. Brandon Page

SALINAS, CA

13780 VISTA DORADA

APN 161-411-010

DATE: 4/1/2025

PROJECT NO. 25001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

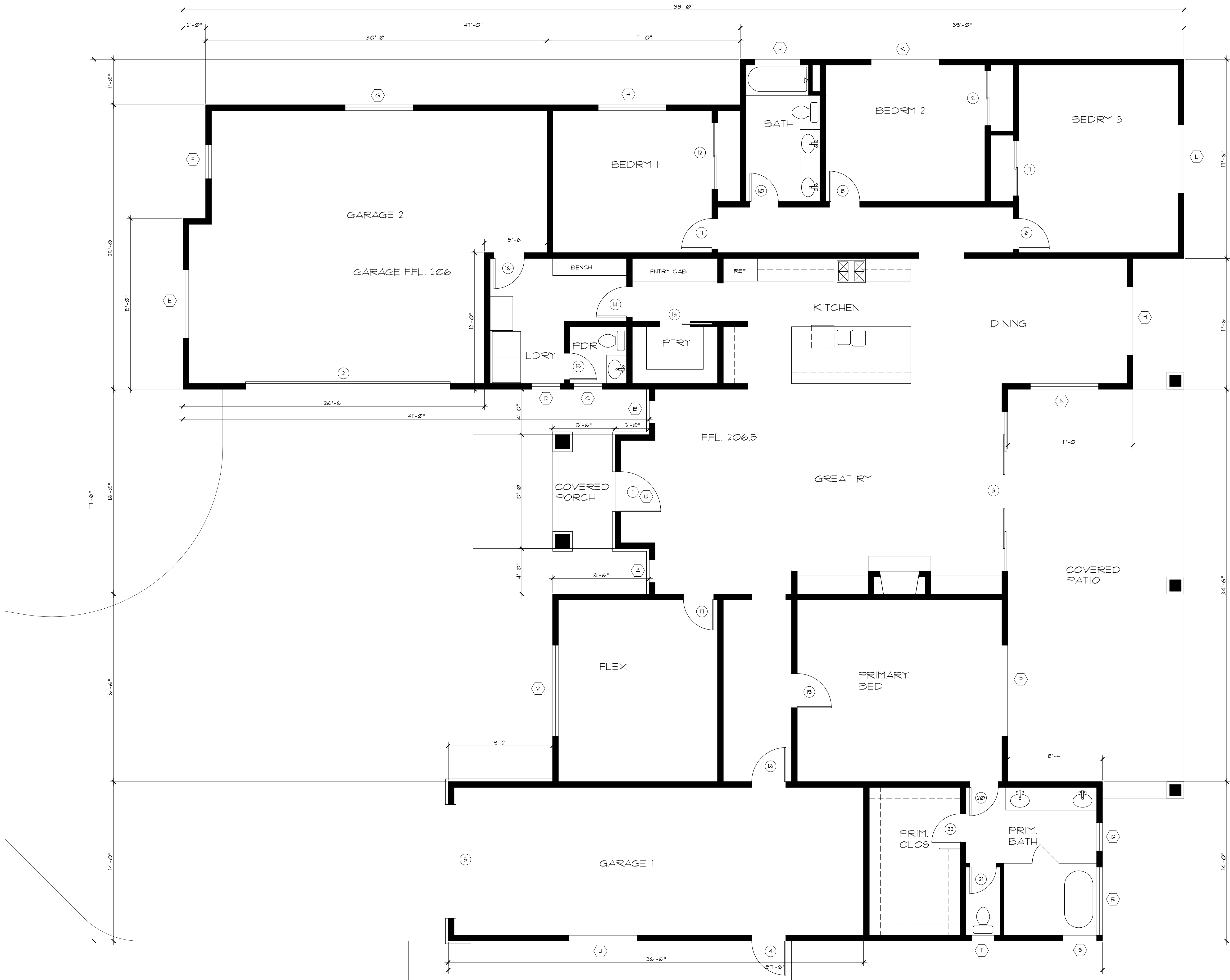
COVER SHEET

SHEET NO.

A-0

OF EIGHT

SHEETS



FLOOR PLAN
1/4" = 1'-0"

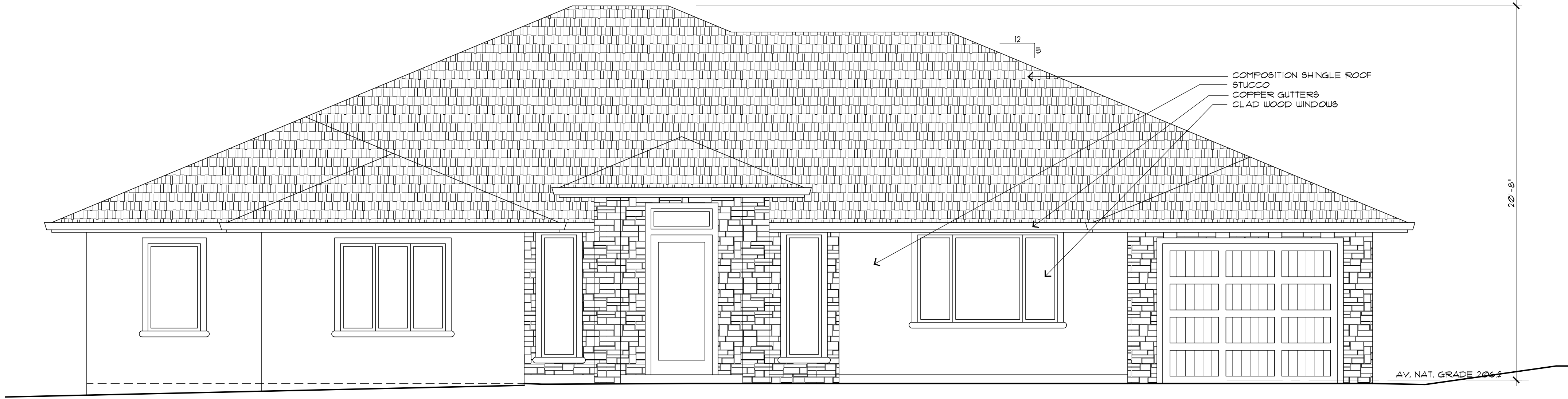


REVISIONS	
NO.	DATE

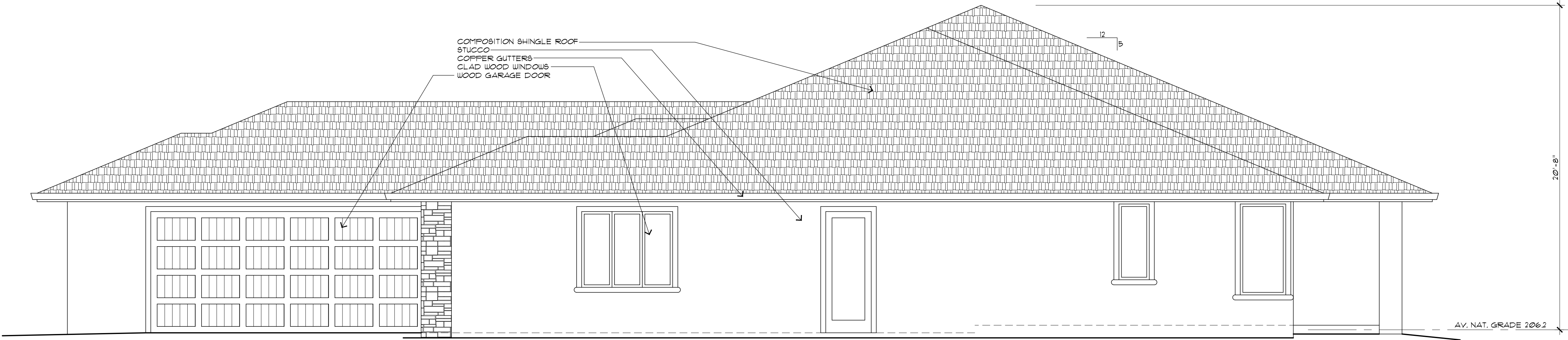
WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:
Mr. & Mrs. Brandon Page
13180 VISTA DORADA SALINAS, CA
APN 161-411-010

DATE: 4/1/2025
PROJECT NO. 25001
DRAWN BY:
CHECKED BY:
SHEET TITLE:
FLOOR PLAN



WEST
1/4" = 1'-0"



SOUTH
1/4" = 1'-0"

STUCCO AND TRIM
BENJAMIN MOORE
BONE WHITE OC-143

Bone White
OC-143

WINDOWS
SIERRA PACIFIC
ALUMINUM CLAD
DARK BRONZE

ROOFING
CERTAINTEED
PRESIDENTIAL TL
COMPOSITION SHINGLES
CHARCOAL BLACK

STONE CLADDING
COOPER MARIA

MATERIALS AND COLORS

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

A R C H I T E C T

P.O. BOX 1072
(831) 373-4567

PACIFIC GROVE, CA 93950
LICENSE # C-22893

NEW RESIDENCE FOR:
Mr. & Mrs. Brandon Page
13180 VISTA DORADA
APN 161-411-010

SALINAS, CA

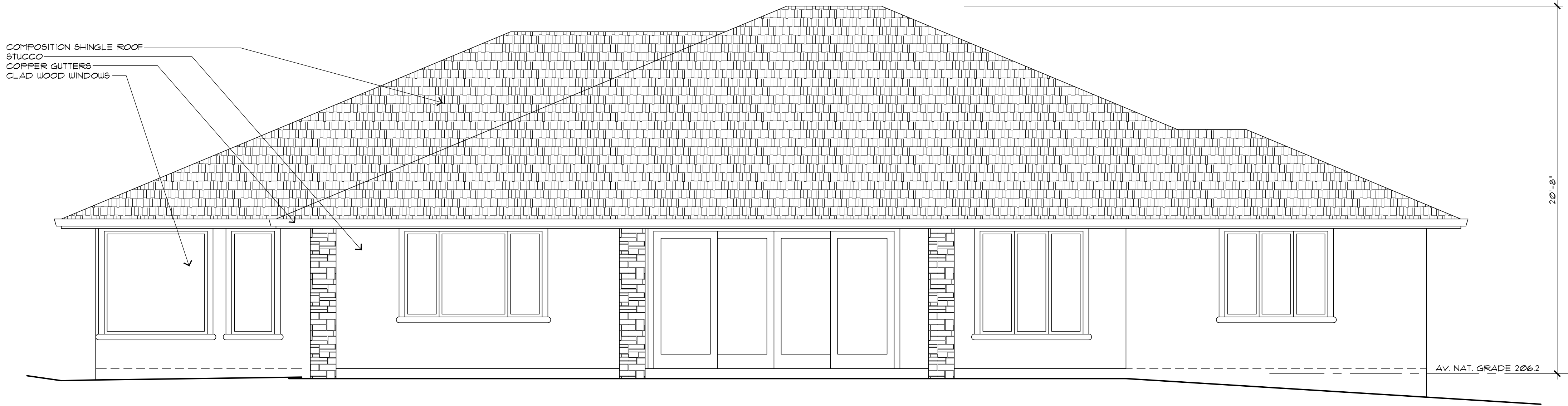
DATE: 4/1/2025

PROJECT NO. 25001

DRAWN BY:

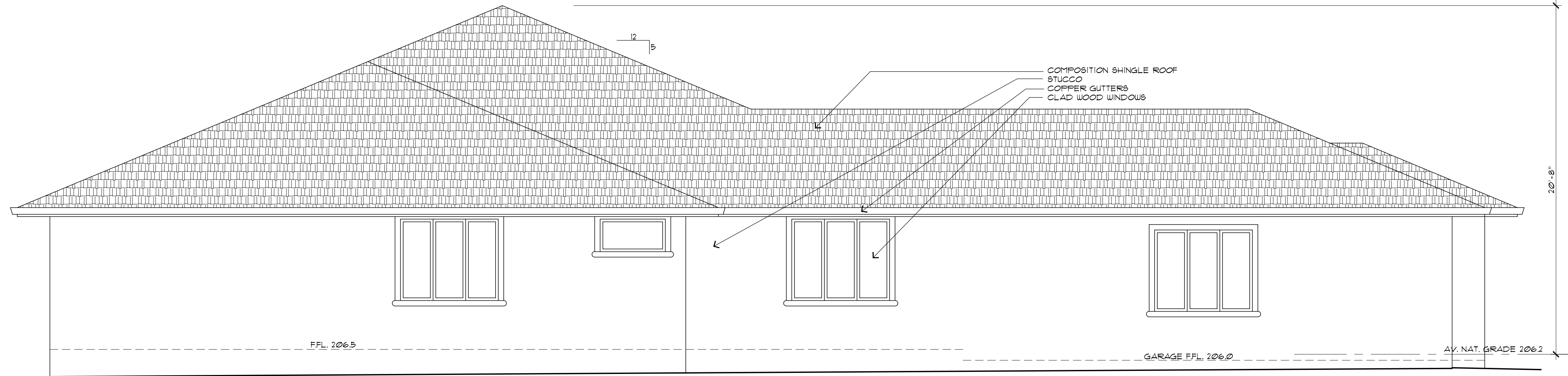
CHECKED BY:

SHEET TITLE:
EXTERIOR
ELEVATIONS



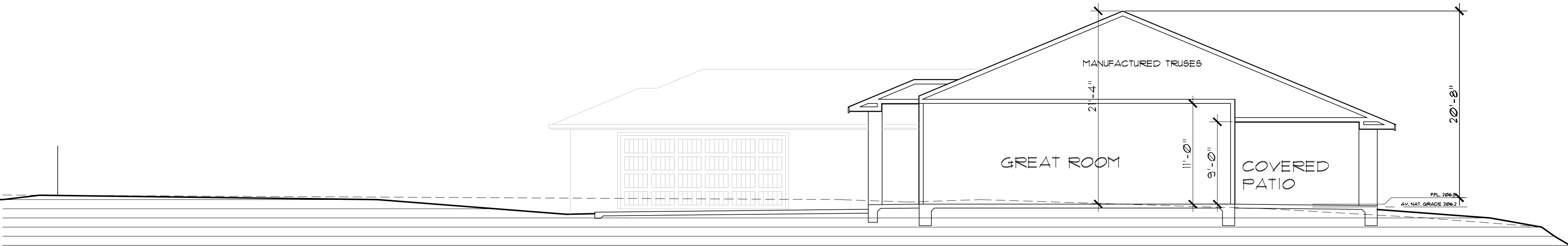
EAST

1/4" = 1'-0"



NORTH

1/4" = 1'-0"



SITE SECTION A

1/8" = 1'-0"

REVISIONS

NO.	DATE

WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072, PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:
Mr. & Mrs. Brandon Page
13180 VISTA DORADA
SALINAS, CA
APN 161-411-010

DATE: 4/1/2025

PROJECT NO. 25001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NO.

A-3
OF EIGHT SHEETS

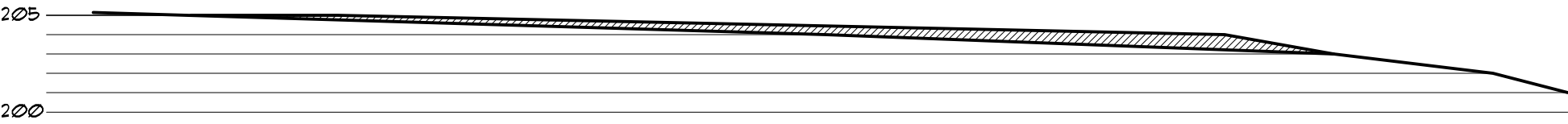
GRADING NOTES

1. ALL ROOF DRAINS & AREA DRAINS TO CONNECT IN UNDER GROUND PIPE TO RETENTION TRENCH ON SITE.
2. NO EARTH OR ORGANIC MATERIAL SHALL BE DEPOSITED OR PLACED WHERE IT MAY BE DIRECTLY CARRIED INTO A STREAM, MARSH, SLOUGH, LAGOON, OR BODY OF STANDING WATER.
3. ALL DISTURBED AREAS NOT RECEIVING LANDSCAPING TO BE PLANTED WITH PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED.
4. ALL DISTURBED SURFACES SHALL RECEIVE TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATING SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL.
5. ALL FILL AREAS TO BE COMPACTED TO 90% COMPACTION.
6. ALL CUT AND FILL SLOPES TO BE 2:1 OR FLATTER.

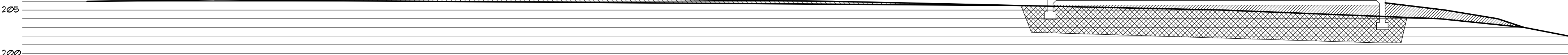
WINTER GRADING NOTES

- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 2. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 3. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF PROJECT DURING WINTER OPERATIONS.
 4. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
 5. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
 6. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH). EXPECTED CONSTRUCTION TIME AUGUST 1 - MAY 15.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.
 8. GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSION (MCC 16.08.300 C.1)
 9. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS (MCC 16.08.340)
 10. 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)
 11. 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.
 12. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT THE APPROPRIATE GEOTECHNICAL INSPECTION HAVE BEEN COMPLETED.
 13. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT RE NO LONGER NEEDED HAVE BEEN REMOVED.

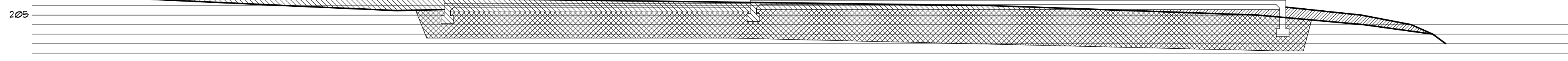
AREA A
FILL
AREA 2065F X 19.0 FT = 391.4 CF/21 = 14.5 CYDS



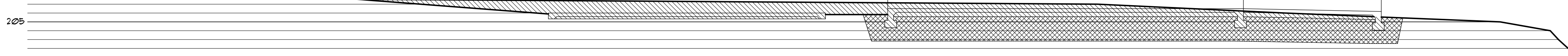
AREA B
FILL
AREA 111.0 5F X 4.0 FT = 684.0 CF/21 = 25.3 CYDS
CUT
AREA 160.5 5F X 4.0 FT = 642.0 CF/21 = 23.8 CYDS



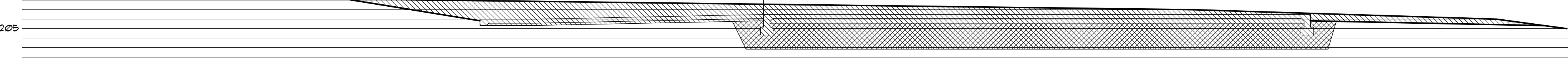
AREA C
FILL
AREA 318.5 5F X 25.0 FT = 1962.5 CF/21 = 294.9 CYDS
CUT
AREA 388.8 5F X 25.0 FT = 9720 CF/21 = 360 CYDS



AREA D
FILL
AREA 161.7 5F X 34.5 FT = 5578.6 CF/21 = 266.6 CYDS
CUT
AREA 312.5 5F X 34.5 FT = 10781.3 CF/21 = 399.3 CYDS

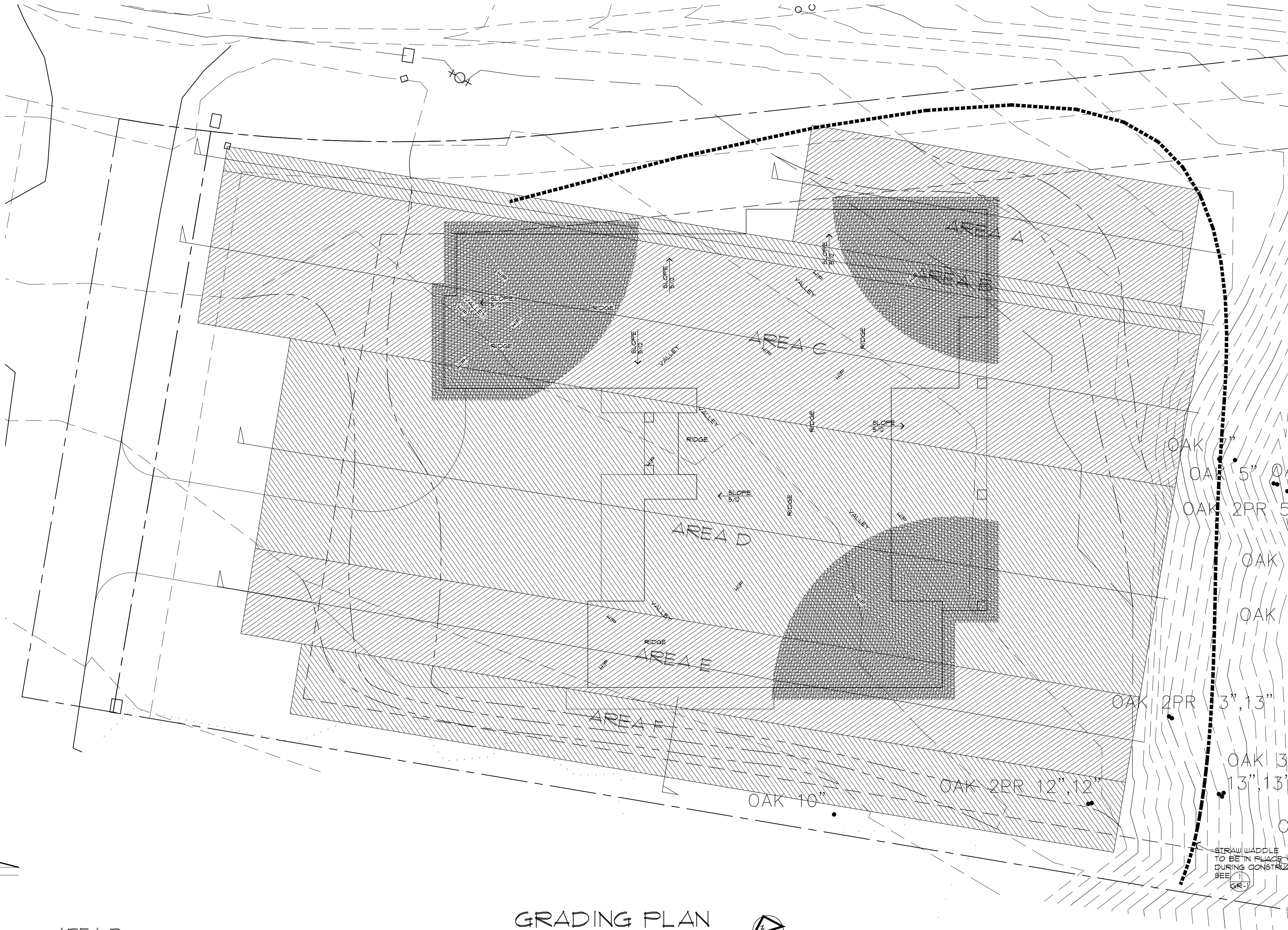


AREA E
FILL
AREA 161.7 5F X 14.0 FT = 2263.8 CF/21 = 83.8 CYDS
CUT
AREA 351.8 5F X 14.0 FT = 4925.2 CF/21 = 182.4 CYDS



GRADING PLAN

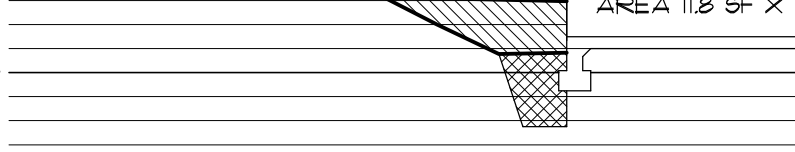
1"=10'



AREA	CUT	FILL	TOTAL	NET
A	0.0	14.5	14.5	14.5 FILL
B	23.8	25.3	49.1	1.5 FILL
C	360.0	294.9	654.9	65.1 CUT
D	399.3	266.6	665.9	132.7 CUT
E	182.4	83.8	266.2	98.6 CUT
TOTAL	965.5	625.1	1590.6	340.4 CUT

AREA E

FILL
AREA 6.9 5F X135.5 FT = 935.0 CF/21 = 34.6 CYDS
CUT
AREA 11.8 5F X 135.5 FT = 1598.9 CF/21 = 59.2 CYDS



REVISIONS

NO. DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:

Mr. & Mrs. Brandon Page

SALINAS, CA

13180 VISTA DORADA

APN 161-411-010

DATE:

4/1/2025

PROJECT NO.

25001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

GRADING
PLAN

SHEET NO.

A-5

OF EIGHT

SHEETS



CONSTRUCTION SITE PLAN

1. New 1 story residence
2. Proposed construction dumpster
3. Proposed covered patio
4. Temporary vehicular parking
5. Temporary construction materials staging area
6. Temporary porta potty
7. Proposed driveway
8. Concrete washout area

CONSTRUCTION MANAGEMENT PLAN

CONSTRUCTION COORDINATION

1. Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, number and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.

PROJECT DATA

PROJECT ADDRESS: 13780 VISTA DORADA, SALINAS

PRIMARY CONTRACTOR: PRESTIGE CONSTRUCTION
200 CLOCK TOWER, STE B204
CARMEL, CA 93923
(831) 620-9009

OWNER: MR. & MRS. BRANDON PAGE
13813 SHERMAN BLVD.
MARINA, CA 93933
(559) 355-1618

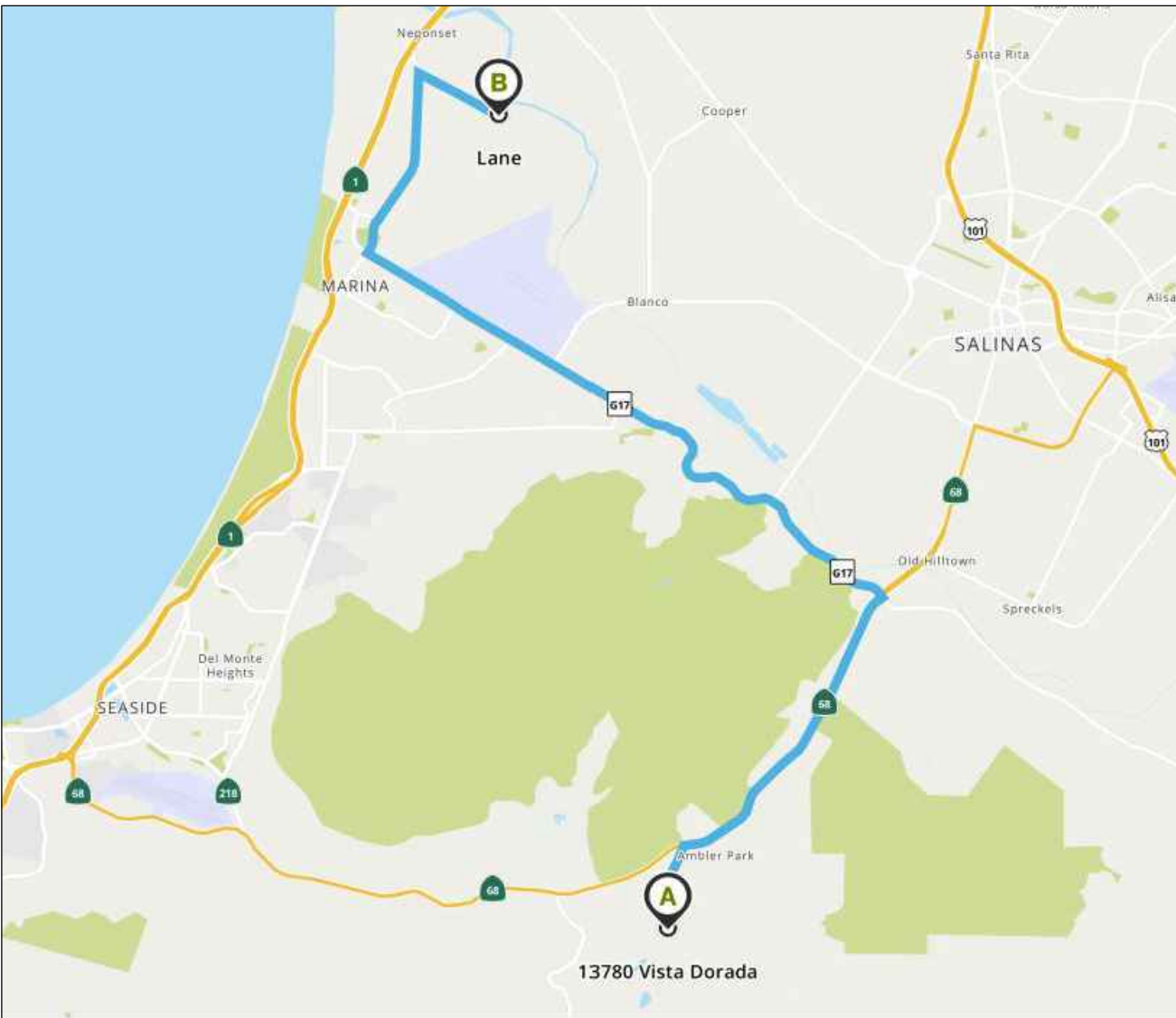
AP NUMBER: 161-411-010



VICINITY MAP

NTS

CONSTRUCTION ACTIVITY



13780 Vista Dorada
to Monterey Regional Waste Management District

27 min
17.4 mi

IRS reimbursement: \$11.63

↑ Head toward Corral de Tierra Rd on Vista Dorada. Go for 505 ft.

Then 0.10 mi

➡ Turn right onto Corral de Tierra Rd. Go for 1.1 mi.

Then 1.1 mi

➡ Turn right onto Monterey Salinas Hwy (CA-68). Go for 4.0 mi.

Then 4.0 mi

➡ Take exit 20 toward Reservation Rd/River Rd. Go for 0.2 mi.

Then 0.2 mi

⬅ Turn left onto Reservation Rd (CR-G17). Go for 8.3 mi.

Then 8.3 mi

➡ Turn right onto Del Monte Blvd. Go for 0.4 mi.

Then 0.4 mi

Take the 2nd exit from roundabout onto Del Monte Blvd. Go for 2.0 mi.

Then 2.0 mi

➡ Turn right onto Charlie Benson Ln. Go for 1.2 mi.

Then 1.2 mi

📍 Monterey Regional Waste Management District
Lane, Salinas, CA 93908

CONSTRUCTION ACTIVITY

CONSTRUCTION DURATION	12 MONTHS, BEGINNING UPON PERMIT ISSUANCE
CONSTRUCTION HOURS	Monday-Friday / 8 am - 5 PM
CONSTRUCTION WORKERS	8
CONSTRUCTION VEHICLES	5 Regular pickup trucks
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	75 Total
STAGING AREA FOR TRUCKS	See plan
PARKING AREA FOR TRUCKS AND WORKERS	See plan
CONSTRUCTION GRADING	CUT: 965.5 cyds FILL: 625.1 cyds

REVISIONS

NO.	DATE
-----	------

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:

Mr. & Mrs. Brandon Page

SALINAS, CA

DATE: 4/1/2025

PROJECT NO. 25001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

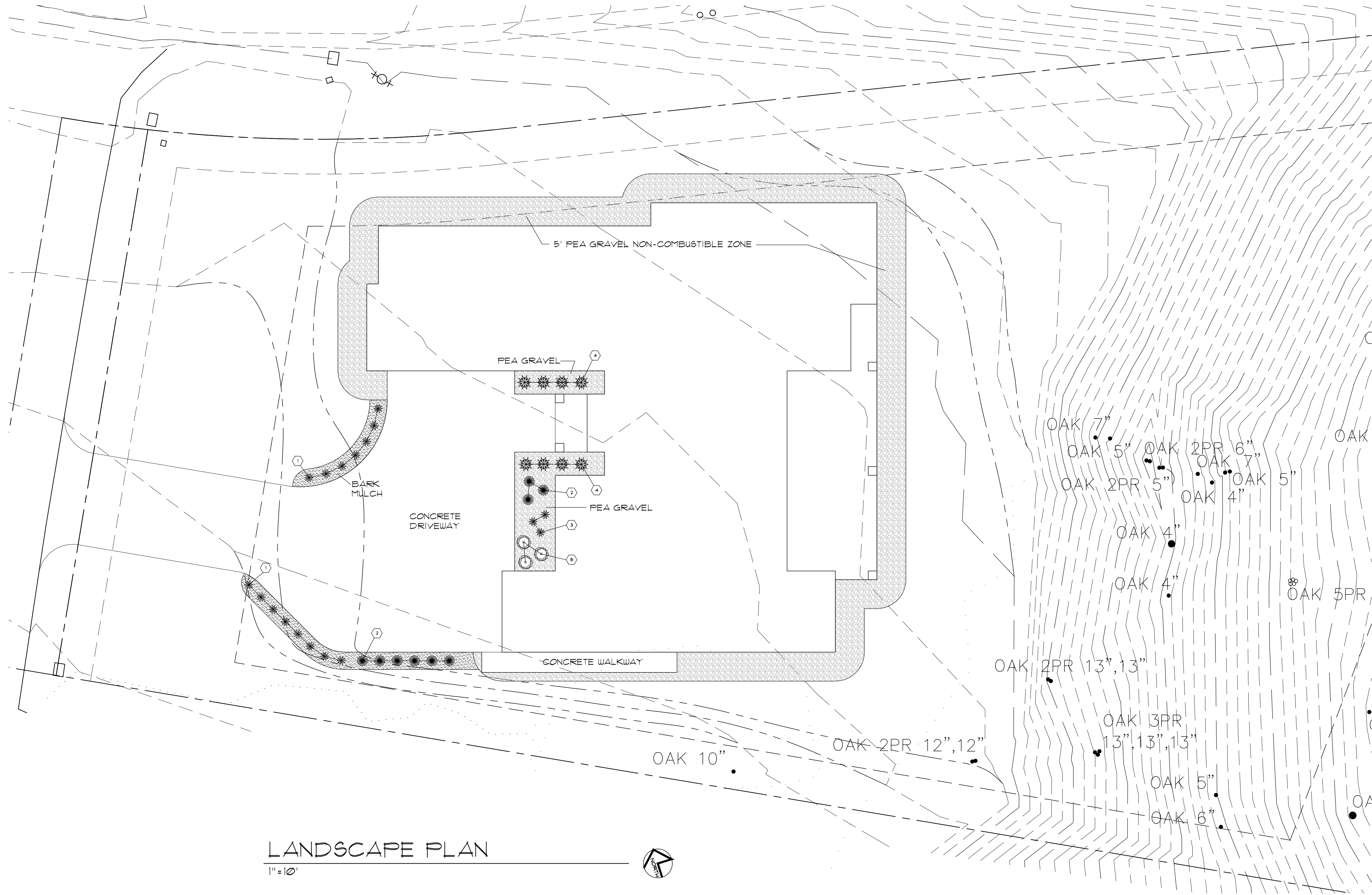
CONSTRUCTION
MANAGEMENT
PLAN

SHEET NO.

CMP-1

OF EIGHT

SHEET 6



LANDSCAPE PLAN

1"=10'



NOTE: PROVIDE DRIP IRRIGATION SYSTEM AT ALL AREAS W/ PLANTS

NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
1	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	15
2	SALVIA APIANA	WHITE SAGE	5 GAL	3
3	FROSTRATE ROSEMARY	ROSEMARY	5 GAL	3
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	8
5	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL	3

REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

A R C H I T E C T

P.O. BOX 1072

PACIFIC GROVE, CA 93950

(831) 373-4567

LICENSE # C-22893

NEW RESIDENCE FOR:

Mr. & Mrs. Brandon Page

13180 VISTA DORADA

APN 161-411-010

SALINAS, CA

DATE: 4/1/2025

PROJECT NO. 25001

DRAWN BY:

CHECKED BY:

SHEET TITLE: LANDSCAPE PLAN