

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

RIVERA JAVIER MONTEJANO (PLN190329)

RESOLUTION NO. 24-

Resolution by the Monterey Zoning Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Design Approval to allow the construction of two 2,575 square foot single-family dwellings with attached 441 square foot garages and a detached 1,108 square foot second-story accessory dwelling unit above a garage. Materials and colors consist of tan stucco exterior, natural brown stone veneer, white vinyl windows and doors, brown trim, and brown composition roofing.

[PLN190329, 12753 Via Linda, Castroville, Castroville Community Plan area (APN: 030-011-022-000)]

The RIVERA JAVIER MONTEJANO application (PLN190329) came on for a public hearing before the Monterey County Zoning Administrator on April 25, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator 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) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan (General Plan);
 - North County Inland Area Plan;
 - Castroville Community Plan; and
 - Monterey County Coastal Zoning Ordinance (Title 21).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/or regulations of the applicable Monterey County Code (MCC). All proposed development is located within the Inland unincorporated area of the Monterey County; therefore, the 1982 Monterey County (Coastal Zone) General Plan does not apply.
b) The proposed project involves the construction of two 2,575 square foot single-family dwellings with attached 441 square foot garages and a

detached 1,108-square-foot garage with a 1,108 square foot second-story accessory dwelling unit (ADU). The detached two-car garage and second-story ADU would have 342 square feet of covered porches on each level. Associated site improvements include a new permeable driveway/auto court and ornamental landscaping.

- c) Allowed Use. The subject property is located at 12753 Via Linda, Castroville, within the Castroville Community Plan area in the North County Area Plan (Assessor's Parcel Number [APN]: 030-011-022-000). The subject parcel is split-zoned: Community Plan or "CP" (Inland) and Resource Conservation or "RC/CZ" (Coastal Zone). All proposed development is located within the portion of the property zoned CP, which refers to the community plan for land use, development standards and design guidelines. Therefore, the development is governed by the Castroville Community Plan ("CCP") which designates the site as "Low Density Residential – C" or "LDR-C". CCP Appendix B – Development Standards states that a Design Approval is required for most development projects in the CCP area to ensure that Community Plan goals and objectives are realized and followed by new individual development projects and to protect and enhance the neighborhood character and image of Castroville. Development of single-family dwellings and accessory dwelling units are principally allowed uses pursuant to CCP Table B-2 of the Castroville Community Plan and the project involves the granting of a Design Approval. As proposed, the development is an allowed use for this site.
- d) Lot Legality. The subject property (17,129 square feet in size), APN: 030-011-022-000, is identified as Lot 1 in a Record of Survey dated October 2013 (Volume 32, Page 75, Survey Maps) illustrating a lot line adjusted approved Minor Subdivision Committee Resolution No. 11-010. Additionally, Certificate of Compliance No. CC140047 (Document No. 2014039158) was recorded on August 20, 2014, illustrating the subject property in its current configuration and under separate ownership. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Access Easements. The subject property is accessed via a 40-foot wide common driveway easement that extends west off of Via Linda, a public road. A 30-foot wide access easement is conveyed over the eastern portion of the subject property, while a 60-foot wide access easement is conveyed over the southern portion of the property immediately north of the subject lot. The 30-foot access easement was originally conveyed as a 60-foot wide access easement, as shown on Volume 32, Page 75 of Survey Records. However, on December 4, 2020, the current property owner recorded a Quitclaim Deed that relinquished interest in the western 30 feet of the 60-foot access easement (Document No. 2020071947).
- f) Design/Visual Resources/Neighborhood Character. As stated in Evidence "c" above, the establishment of the residences requires the granting of a Design Approval. In accordance with Title 21 Chapter 21.44, the purpose of the design review is to regulate the location, size, configuration, materials, and colors of structures and fences to ensure the protection of the public viewshed and neighborhood character. Pursuant to North County Inland Area Plan (NCAP) Policy 3-1, within areas designated as

“sensitive” or “highly sensitive” on the Scenic Highway Corridors and Visual Sensitivity Map (Figure 15), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted. Figure 15 of the NCAP identifies two existing scenic corridors and various sensitive or highly sensitive areas. A portion of Highway 156, which runs through Castroville, is identified as a scenic corridor. The subject property is approximately 0.7 miles northwest of this portion of Highway 156 and will not be visible due to topography and intervening development and vegetation. No other scenic corridor or sensitive or highly sensitive area is located within proximity to the subject project site. The subject site is adjacent to vacant residential lots (west), developed residential lots (east), agriculture (north), and the North Monterey County Middle School (south). CCP Appendix A – Design Guidelines Section 6 provides Residential Design guidelines and standards which requires that accessory structures are architecturally compatible with the main structure, roof forms be compatible with neighboring existing development, and encourages two-story balconies and covered awnings or porches. The neighboring residences along Via Linda primarily consist of two-story craftsman-style homes with pitched roofs and exterior colors that include blue, green, orange, and tan. As proposed, the exterior colors and materials for the single-family dwellings, garages, and ADU will consist of tan stucco exterior, natural brown stone veneer, white vinyl windows and doors, brown trim, and brown composition roofing. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- g) Site Development Standards. Per Table B-3 of the Castroville Community Plan required setbacks for main structures on standard single family lots (over 5,000 square feet) are 20 feet (front), 15 feet (rear), and 5 feet (side), while accessory dwellings units must be located behind the main residence and at least 5 feet from the side and rear property lines. However, in the case of a corner lot, a 10-foot “corner side” setback is applicable to the second front setback. The subject property is bound by two Via Linda access easements on the north and east sides of the property and thus is a corner lot. Castroville Community Plan Policy 3.2.1(f) requires that the entry to primary residences be directly accessible from the street, or in this case, an access easement. As designed, the proposed residences are directly accessible via a driveway connecting to the eastern Via Linda access easement. Consequently, the northern access easement is considered the “corner side”. The main dwelling units are setback approximately 27 feet from the edge of the eastern access easement, 11 feet 4 inches from the northern property line (northern access easement), 5 feet on the side (south), and over 15 feet to the rear (west). The proposed ADU over the garage is situated behind (west) the two main residences and complies with the required 5-foot rear and side setbacks. Therefore, the proposed project complies with the required site development standards relative to setbacks.

Per Table B-2 of the Castroville Community Plan and Policy 3.2.1(e), single family dwellings and ADUs above garages shall be constructed to

a maximum height of 30 feet and limited to two stories. As proposed, the two-story single-family dwellings have heights of 25 feet 5 inches and the proposed second-story ADU over the garage has a height of 25 feet. The allowed maximum site coverage is 40 percent. The subject property is 17,129 square feet, which allows site coverage of 6,851 square feet. The proposed development will result in a total site coverage of 4,740 square feet or 36%. Therefore, the proposed project complies with the required site development standards relative to height and site coverage.

- h) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archeological report dated July 2022 was prepared for the project site by Achasta Archaeological Services and concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and 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 contractor to stop work if previously unidentified resources are discovered during construction.
- i) Land Use Advisory Committee. The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project includes a Design Approval subject to a public hearing. The LUAC, at a duly-noticed public meeting on October 2, 2023, voted three – zero, with two members absent, to support the project as proposed. One member of the LUAC requested additional information about the access easement. See Finding 1, Evidence “e”.
- j) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN190329.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project includes construction of two single-family dwellings and an ADU above a garage on a residential lot.
 - b) The project was reviewed by HCD-Planning and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - c) The following technical report has been prepared:
 - “Phase I Preliminary Archaeological Assessment” prepared by Susan Morely, Marina, CA, dated July 1, 2022.
 - “Soil Investigation Report (Design Phase)” prepared by GMD Engineers, Salinas, CA dated July 1, 2021.

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190329.

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 and Environmental Health Bureau, and conditions have been recommended, 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) The Castroville Community Services District issued a ‘Can and Will Serve’ letter, dated August 18, 2023, confirming that the property will be approved for connection to the District’s water and sewer main provided certain conditions are adhered to, including obtaining a building permit from HCD-Building Services, connection fees are paid, meeting fire protection requirements, granting an easement over the connection, and complying with the Castroville Community Plan Water Use.
 - c) The Environmental Health Bureau reviewed the project application, and raised no concerns.
 - d) The project includes a minor amount of grading consisting of 80 cubic yards of cut, 22 cubic yards of fill, and 58 cubic yards hauled off-site to the Monterey Regional Waste Management District.
 - e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN190329.

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 Monterey County HCD-Planning Services and HCD-Building Services records, and the County is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190329.

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 15303 categorically exempts the construction of two single-family dwellings and accessory structures on residential properties.
 - b) The proposed project involves the construction of two 2,575-square-foot single-family dwellings with attached 441-square-foot garages and a detached 1,108-square-foot garage with a 1,108-square-foot second-story accessory dwelling unit. Therefore, the project meets these exceptions.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact with 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 historical resources were found in the reports which may cause a substantial adverse change in the significance of a historical resource. It is not visible from an officially designated scenic highway.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190329.

6. FINDING:

APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

Board of Supervisors. Pursuant to Title 21 section 21.44.070, 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.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Design Approval to allow the construction of two 2,575 square foot single-family dwellings with attached 441 square foot garages and a detached 1,108 square foot second story accessory dwelling unit above a garage. Materials and colors consist of tan stucco exterior, natural brown stone veneer, white vinyl windows and doors, brown trim, and brown composition roofing.

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

PASSED AND ADOPTED this 25th day of April, 2024.

Mike Novo, AICP
Monterey County 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 TO 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 construction permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no construction 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 offices 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

PLN190329

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval allows construction of two 2,575 square foot two-story single family dwellings with attached 441 square foot attached garages and construction of a detached 1,108 square foot second story accessory dwelling unit above a garage. Materials and colors consist of tan stucco exterior, natural brown stone veneer, white vinyl windows and doors, brown trim, and brown composition roofing. The property is located at 12753 Via Linda, Castroville (Assessor's Parcel Number 030-011-022-000), Castroville Community Plan, 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 RMA - 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. (RMA - 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 Monterey County Zoning Administrator for Assessor's Parcel Number 030-011-022-000 on April 25, 2024. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - 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 RMA - 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 RMA - 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.
(RMA - 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 RMA - 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. 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.

5. 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.

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NEW SINGLE FAMILY DWELLINGS FOR: MONTEJANO DEVELOPMENT

12753 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-022-000



1 FRONT ELEVATION
SCALE: N.T.S.

PROJECT TEAM

OWNER:
JAVIER MONTEJANO
11450 POOLE STREET
CASTROVILLE, CA. 95012
(831) 794-5926

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

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

VICINITY MAP N.T.S.



SCOPE OF WORK

- 2 NEW TWO STORY 2,575 S.F. SINGLE FAMILY RESIDENCE CONSISTING OF:

4 BEDROOMS, 1 STUDY, 4 FULL BATHROOM, LIVING, FAMILY, DINING, KITCHEN, LOFT, WET BAR, LAUNDRY CLOSET

- W/ 441 S.F. ATTACHED GARAGE

- 1 NEW TWO STORY 1,108 S.F. A.D.U. RESIDENCE CONSISTING OF:

2 BEDROOMS, 2 FULL BATHROOM, FAMILY, DINING, AND KITCHEN

- W/ 1108 S.F. ATTACHED 3 CAR GARAGE BELOW UNIT W/ LAUNDRY AND FULL BATH

SHEET INDEX

- A0. GENERAL PLAN
- A1. SITE PLAN
- A2. FLOOR PLAN #A
- A3. ELEVATIONS #A
- A4. ROOF PLAN #A
- A5. FLOOR PLAN #B
- A6. ELEVATIONS #B
- A7. ROOF PLAN #B
- A8. FLOOR PLAN #C
- A9. ELEVATIONS #C
- A10. ROOF PLAN #C

DATA

JURISDICTION: MONTEREY COUNTY
BUILDING CODE: RESIDENTIAL :2022 C.R.C.
CALIFORNIA GREEN ELECTRICAL :2022 C.E.C.
BUILDING STANDARDS MECHANICAL :2022 C.M.C.
CODE:2022 C.G.B.S.C. PLUMBING :2022 C.P.C.
MONTEREY COUNTY FIRE :2022 C.F.C.
MUNICIPAL CODE: ENERGY CODE :2022 C.En.C.

ZONING: MDR-C
ASSESSORS PARCEL NO: 030-011-022-000
CURRENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
OCCUPANCY GROUP: RESIDENCE R-3/U
NUMBER OF STORY: 2 STORY BUILDING
CONSTRUCTION TYPE: V-B
AUTOMATIC FIRE SPRINKLERS SYSTEMS: YES
LANDSCAPE: 499 S.F.

PROPOSED HABITABLE FLOOR AREA	
MAIN DWELLING #A	2,575 S.F.
MAIN DWELLING #B	2,575 S.F.
A.D.U. #C	1,108 S.F.
TOTAL	6,530 S.F.
ACCESSORY STRUCTURES	
MAIN DWELLING #A GARAGE	441 S.F.
MAIN DWELLING #B GARAGE	441 S.F.
A.D.U. #C GARAGE	1,108 S.F.
TOTAL	1,884 S.F.

DEFERRED SUBMITTAL

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

SYMBOLS

SECTION REFERENCE		SECTION NUMBER
DETAIL REFERENCE		SHEET NUMBER
REVISION REFERENCE		REVISION NUMBER
		CLEAR DIM.

ABBREVIATIONS

1. NOT ALL ABBREVIATIONS WILL APPLY TO THIS PROJECT.

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

GENERAL NOTES

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

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REVISION
DATE:
BY:

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JAVIER MONTEJANO
12753 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-022-000

GENERAL PLAN

11/28/23

JOB NUMBER:
23-67

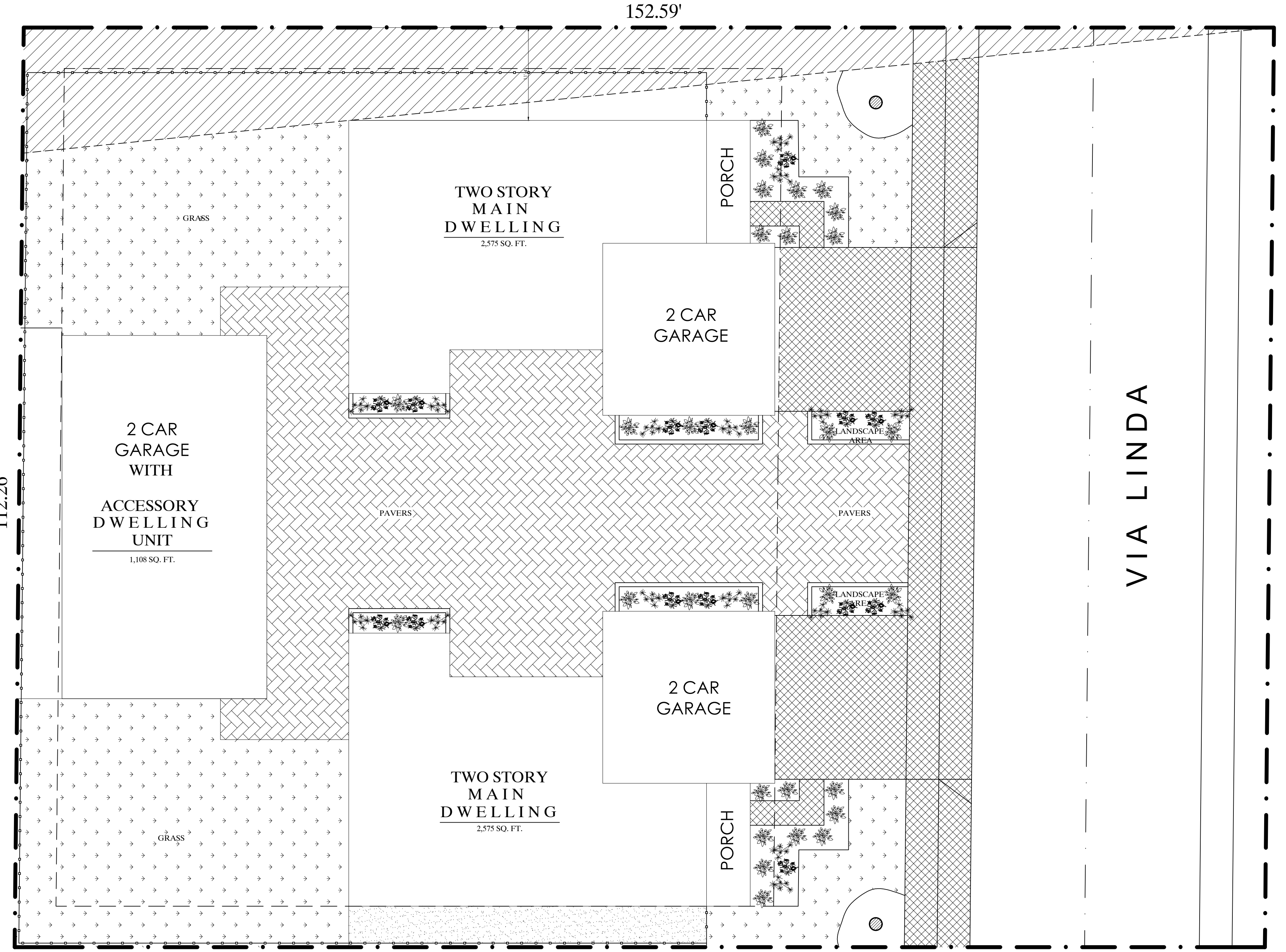
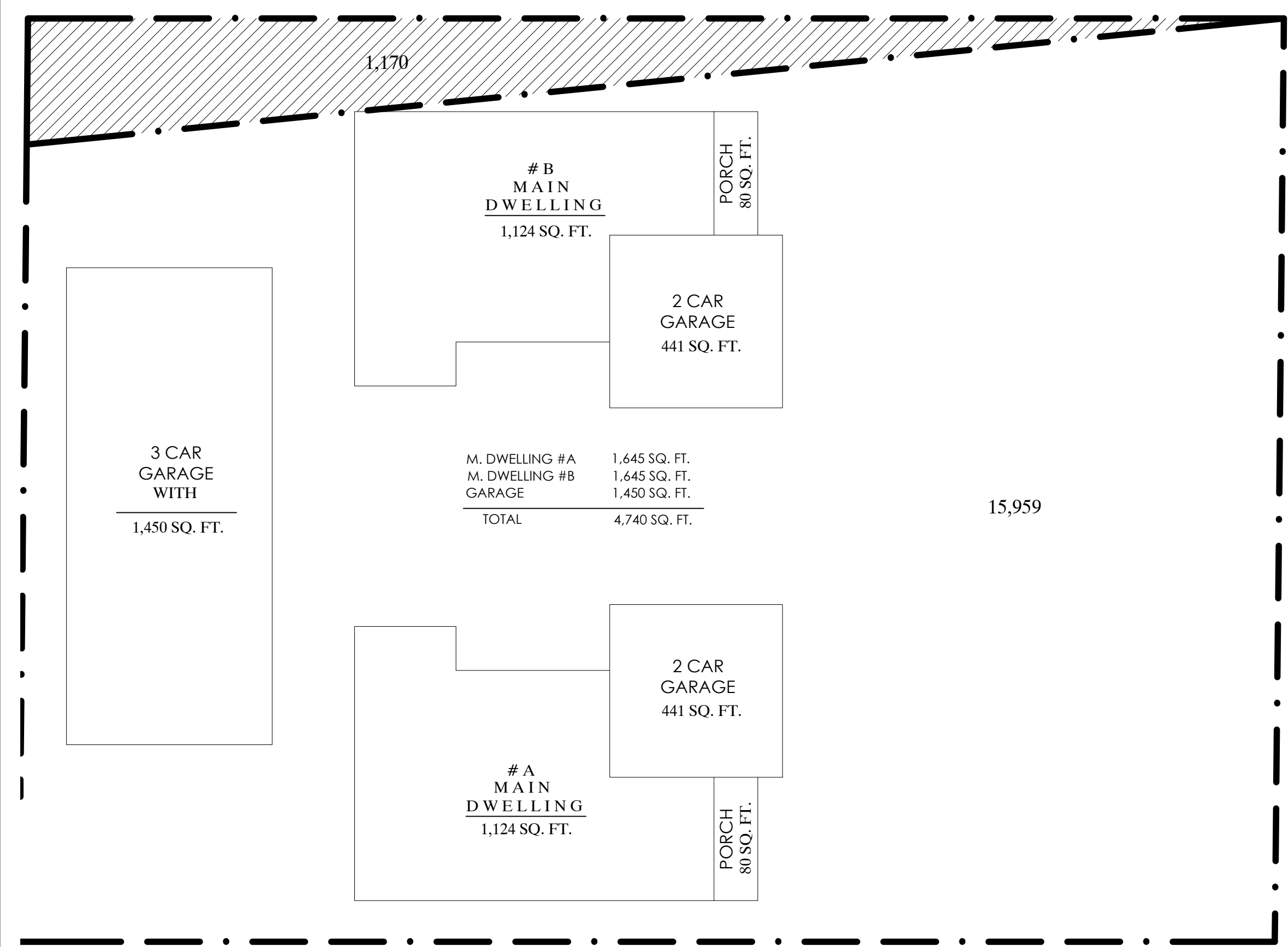
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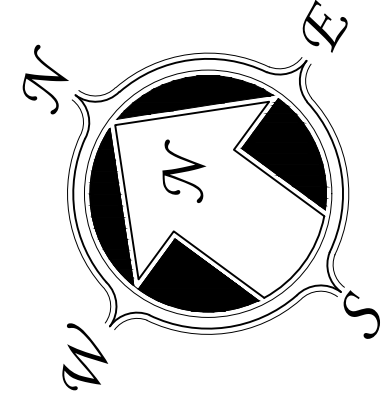
LEGEND

- PROPERTY LINE
- 6' WOODEN FENCE
- GRASS AREA
- CONCRETE AREA
- GRAVEL
- PAVERS
- LANDSCAPE AREA
- TREES

Lot Size 17,139 S.F.
 40% 6,856 S.F.
 Lot coverage 4,740 S.F. **OK**



1 SITE PLAN
 SCALE: 1/8" = 1'-0"



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J. L.
 e_ldesigns@hotmail.com

REVISION
 DATE:
 BY:

**RESIDENTIAL DEVELOPMENT
 JAVIER MONTEJANO**

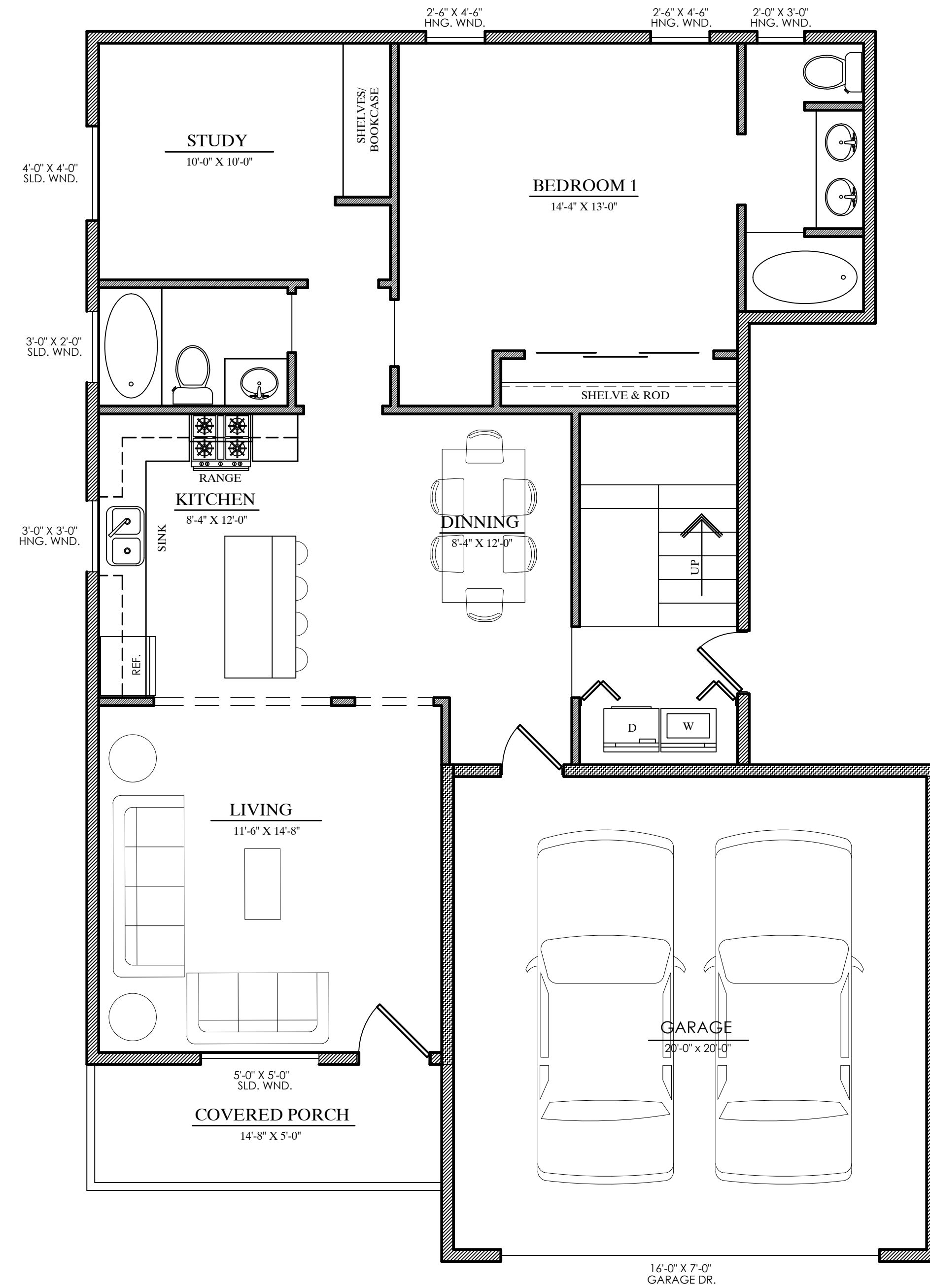
1,2753 VIA LINDA
 CASTROVILLE, CA. 95012
 A. P. N. : 030-011-022-000

SITE PLAN

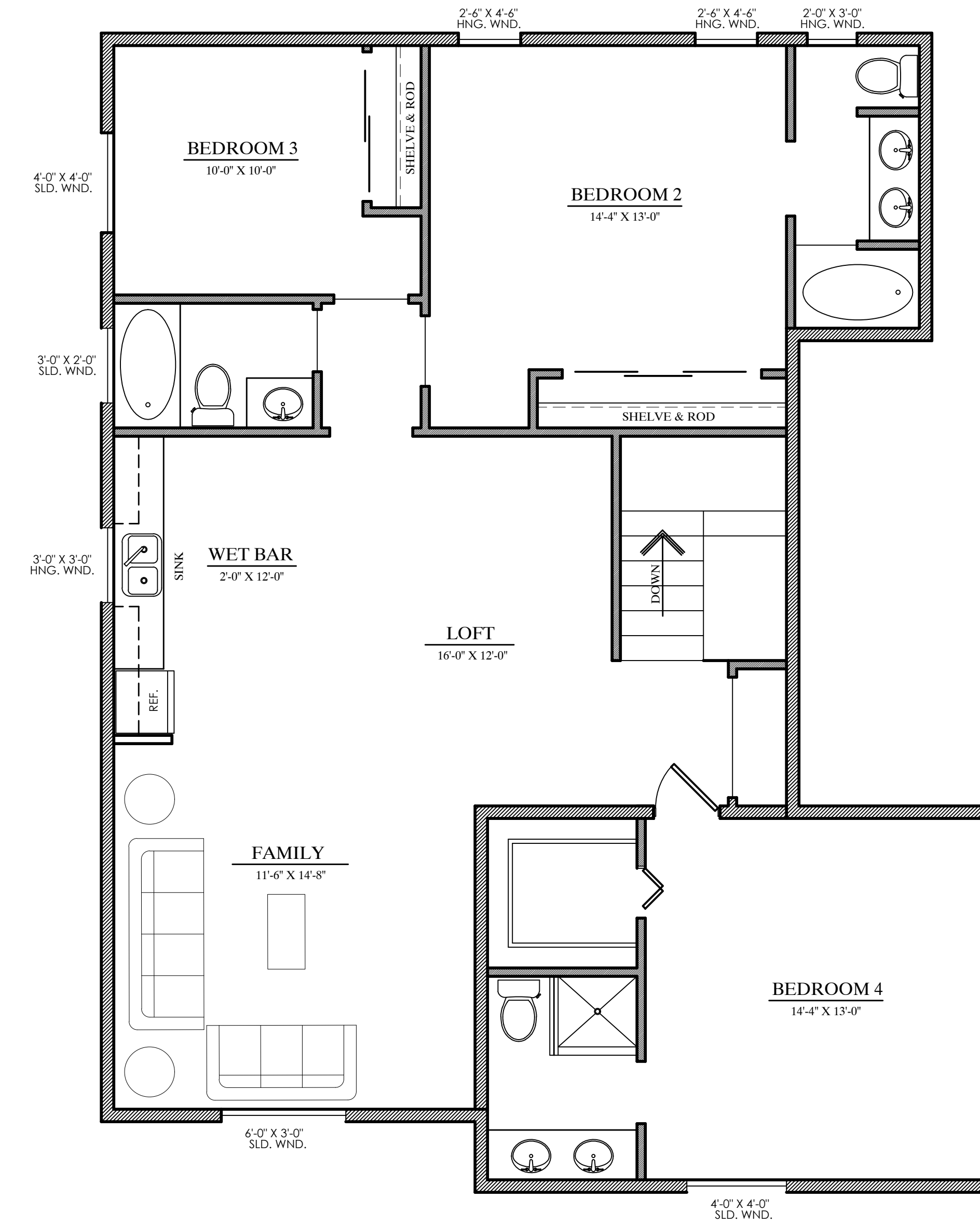
11/28/23
 JOB NUMBER:
23-67

PAGE:
A1

LEGEND	
	NEW 2X4 EXTERIOR WALLS
	NEW 2X4 INTERIOR WALLS
	NEW TYPE "X" 5/8" GYP. BRD. WALL

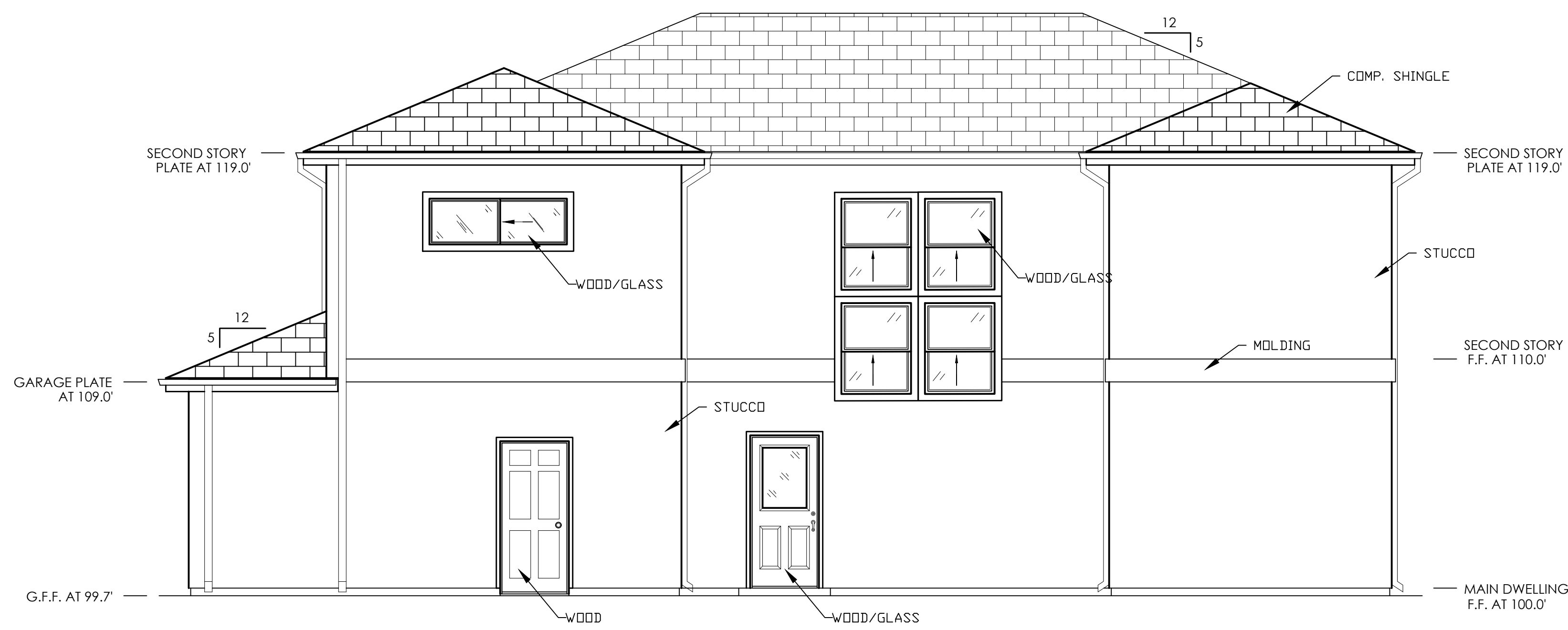


1 FIRST FLOOR - PLAN A
SCALE: 1/4" = 1'-0"

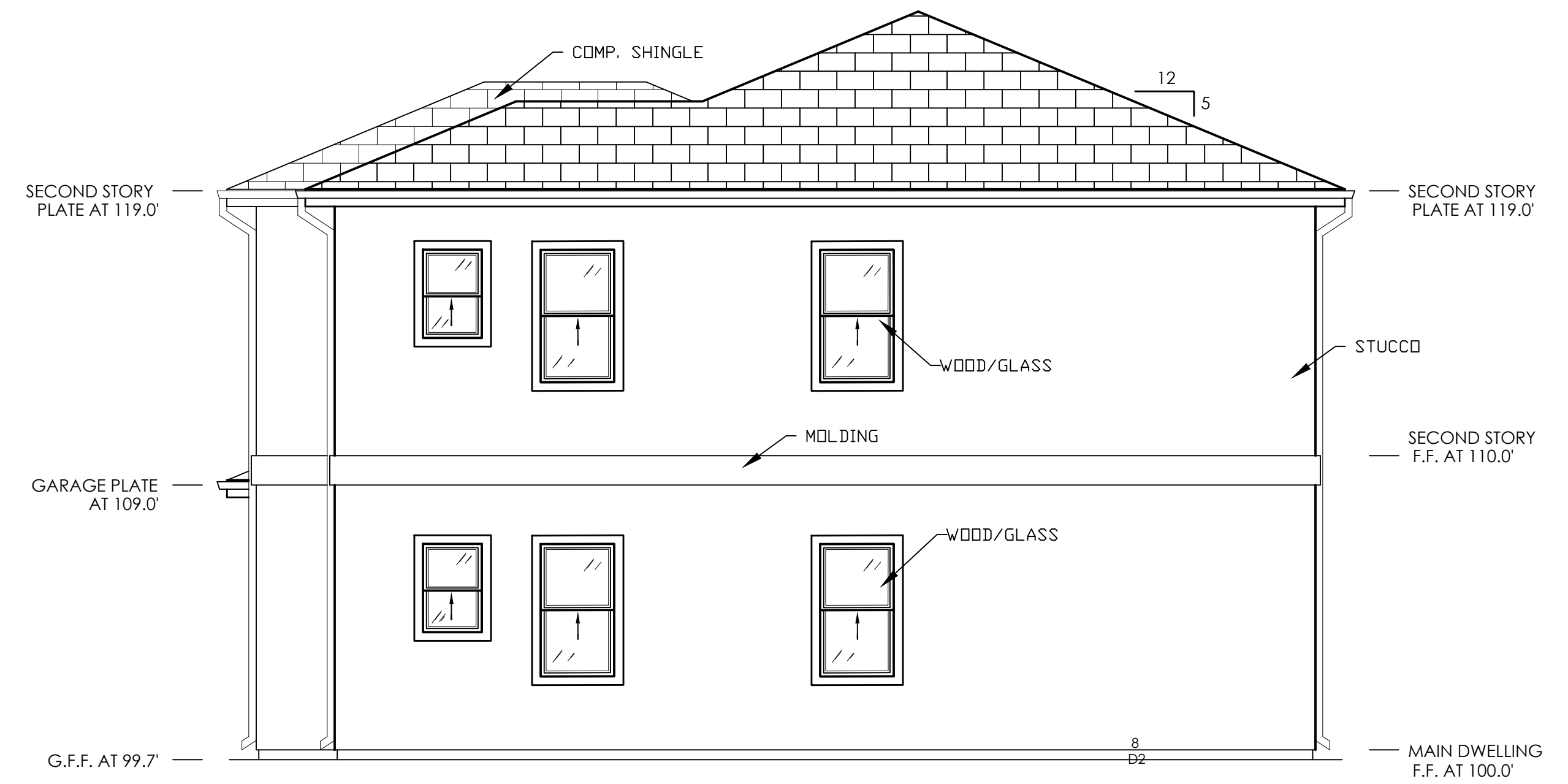


1 SECOND FLOOR - PLAN A
SCALE: 1/4" = 1'-0"

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



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

PROPOSED EXTERIOR FINISHES

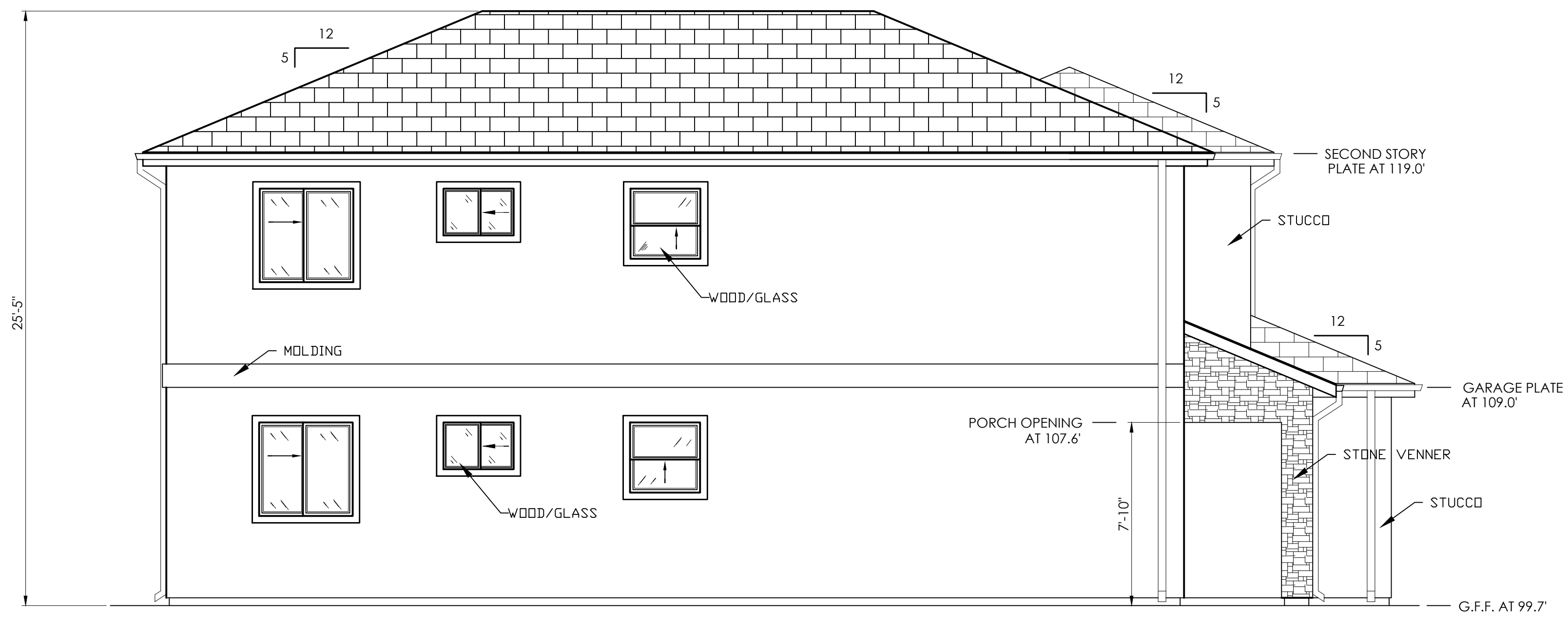
- ROOF: ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) 1/2" THK. PLYWOOD SHEATING.
- ROOF PITCH: 5:12 HIP ROOF
- FASCIA/RAKE: 2X6 PRIMED SPRUCE
- OVERHANG: 1'-0" OVERHANG
- GUTTER/DOWNSPOUTS: 4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
- WALL: 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2" PLY. SHEATING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.
- WINDOWS: (N) WHITE VINYL DOUBLE PANE

EXTERIOR COLORS:

- STUCCO: BONE
- ROOF SHINGLE: BROWN
- WINDOW: WHITE



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



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

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[Signature]
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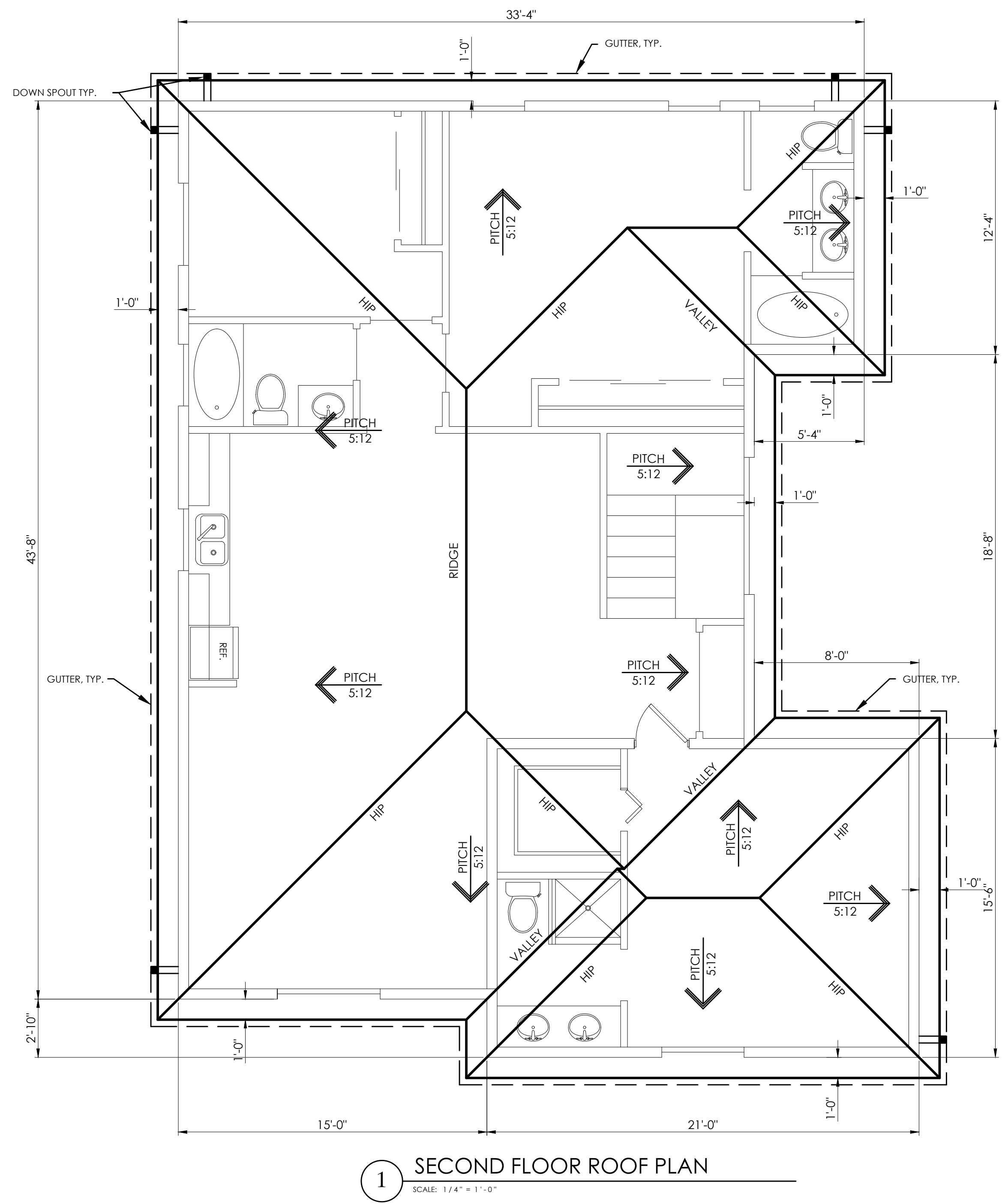
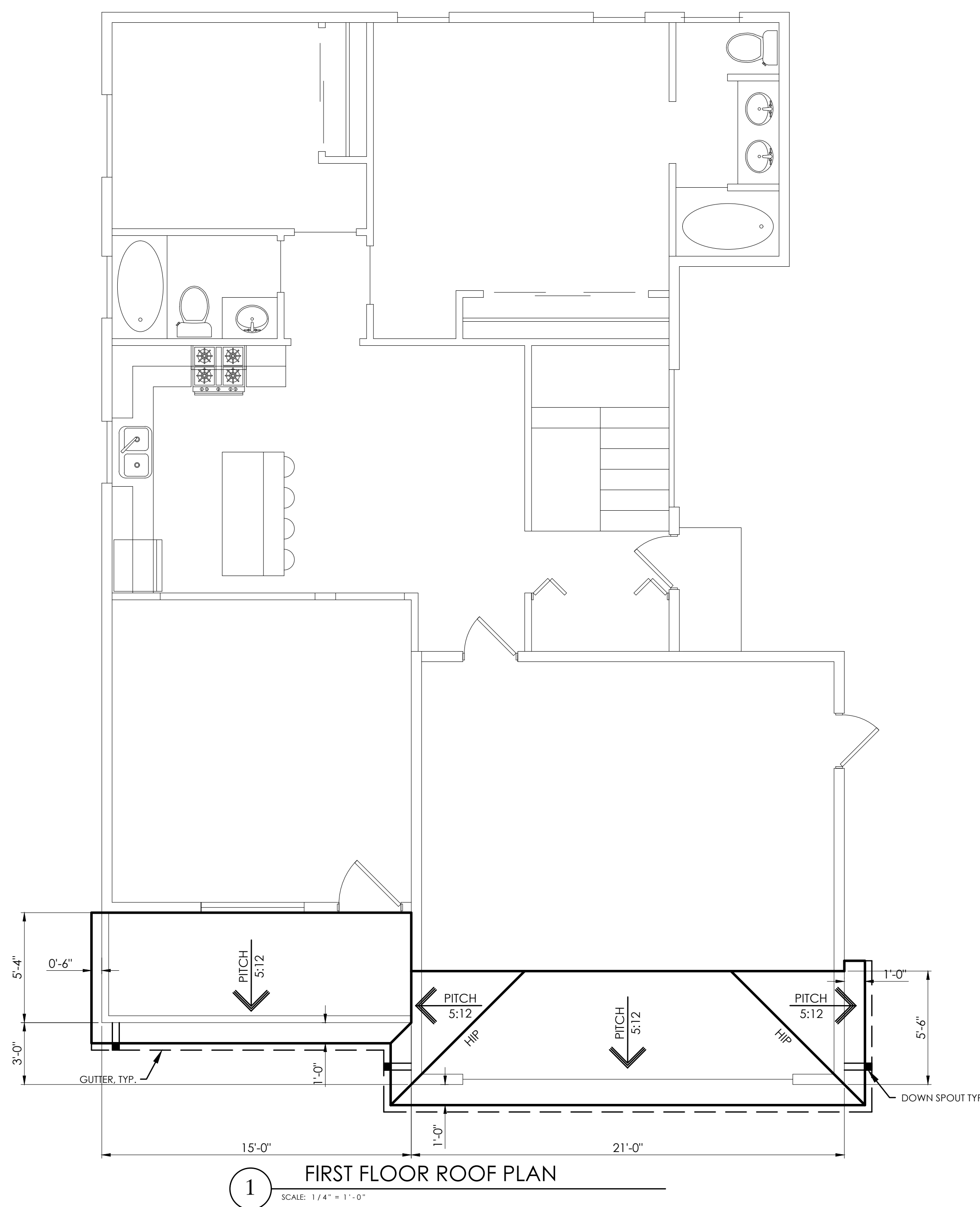
REVISION
DATE: 0
BY:

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JAVIER MONTEJANO
12753 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-022-000

ELEVATIONS

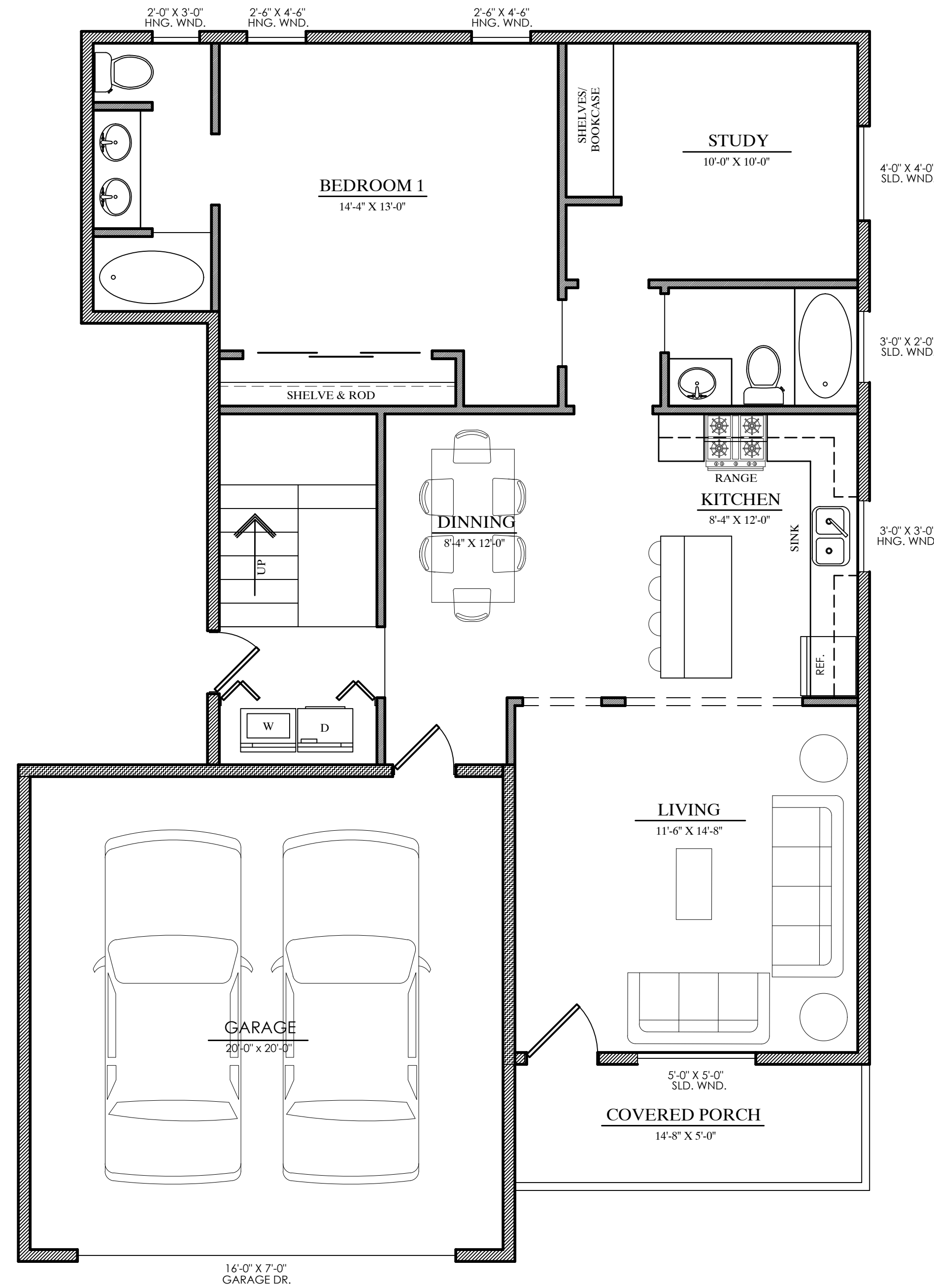
11/28/23
JOB NUMBER:
23-67
PAGE:
A3

LEGEND	
	GUTTERS
	DOWNSPOUTS WITH SPALSH BLOCKS
	SLOPE DIRECTION ARROW
	ROOF LINE

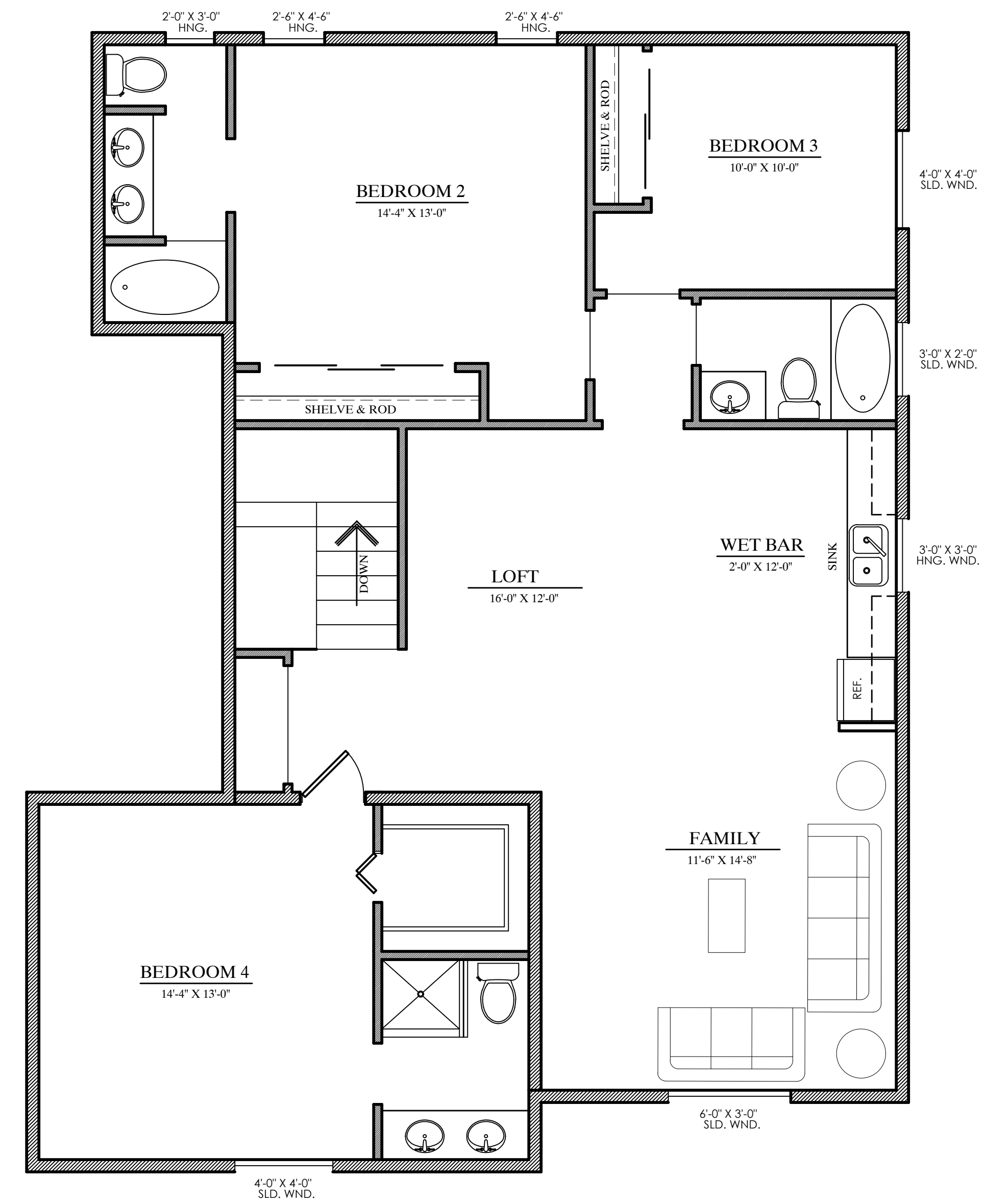


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LEGEND	
	NEW 2X4 EXTERIOR WALLS
	NEW 2X4 INTERIOR WALLS
	NEW TYPE "X" 5/8" GYP. BRD. WALL

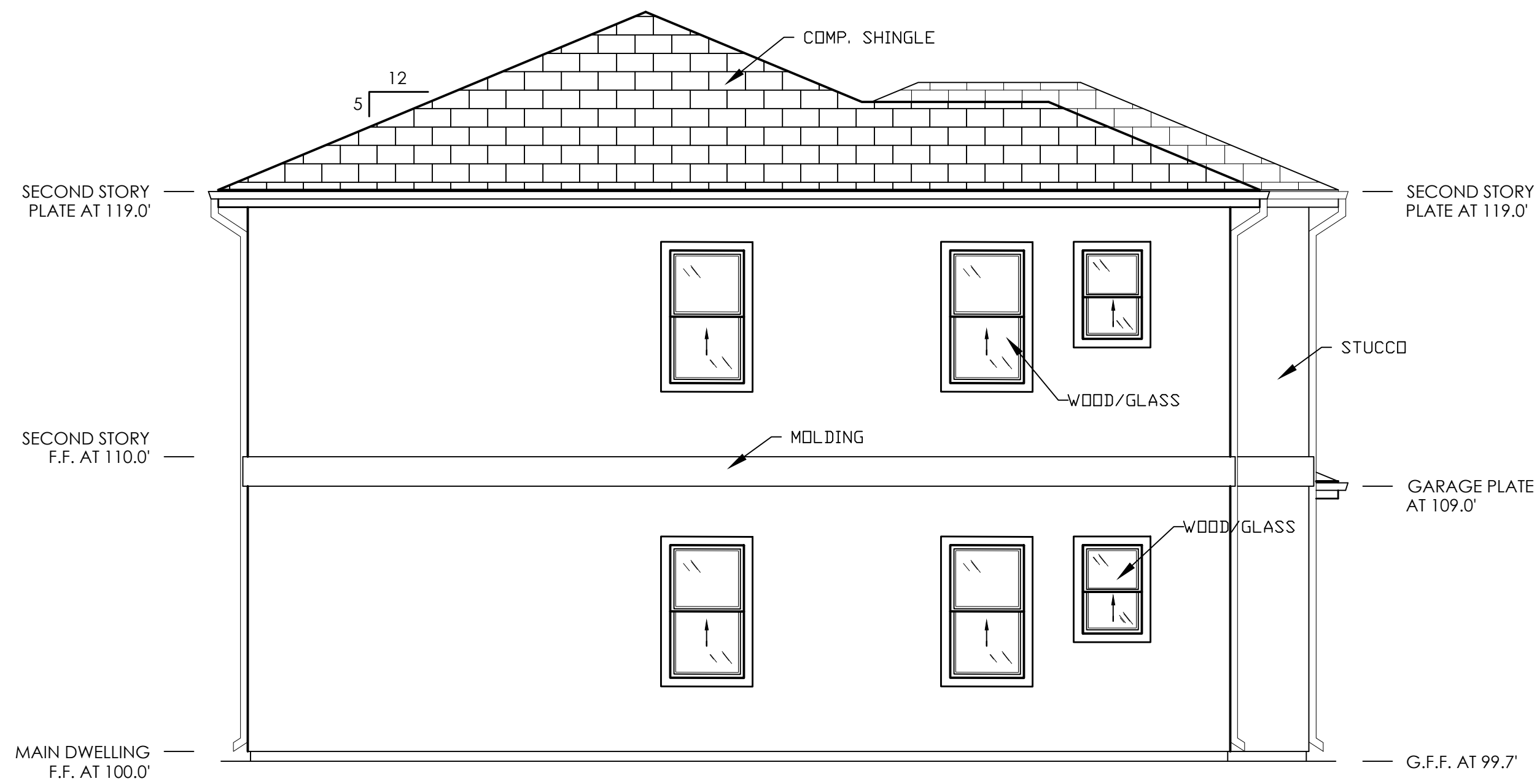


1 FIRST FLOOR - PLAN B
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR - PLAN B
SCALE: 1/4" = 1'-0"

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

PROPOSED EXTERIOR FINISHES

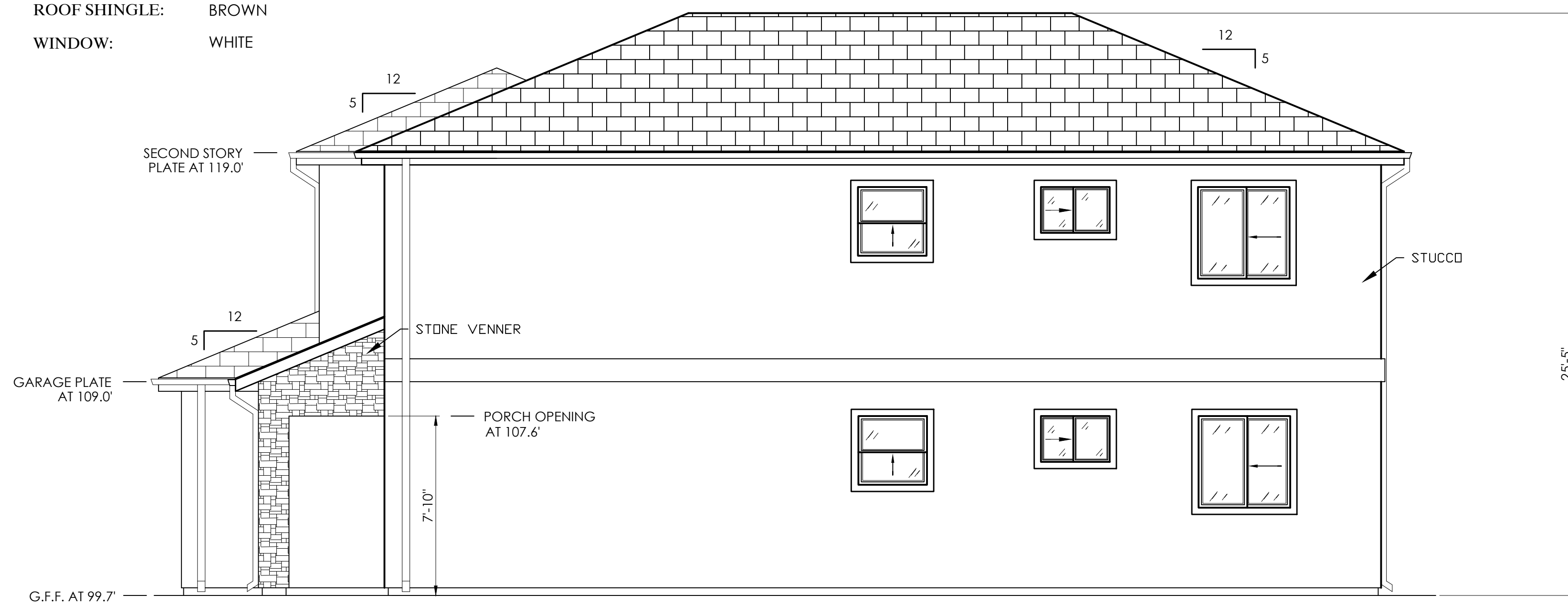
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- ROOF PITCH:** 5:12 HIP ROOF
- FASCIA/RAKE:** 2X6 PRIMED SPRUCE
- OVERHANG:** 1'-0" OVERHANG
- GUTTER/DOWNSPOUTS:** 4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
- WALL:** 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2' PLY. SHEATING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.
- WINDOWS:** (N) WHITE VINYL DOUBLE PANE

EXTERIOR COLORS:

- STUCCO:** BONE
- ROOF SHINGLE:** BROWN
- WINDOW:** WHITE



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



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



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

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e_designs@hotmail.com

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DATE: 0
BY:

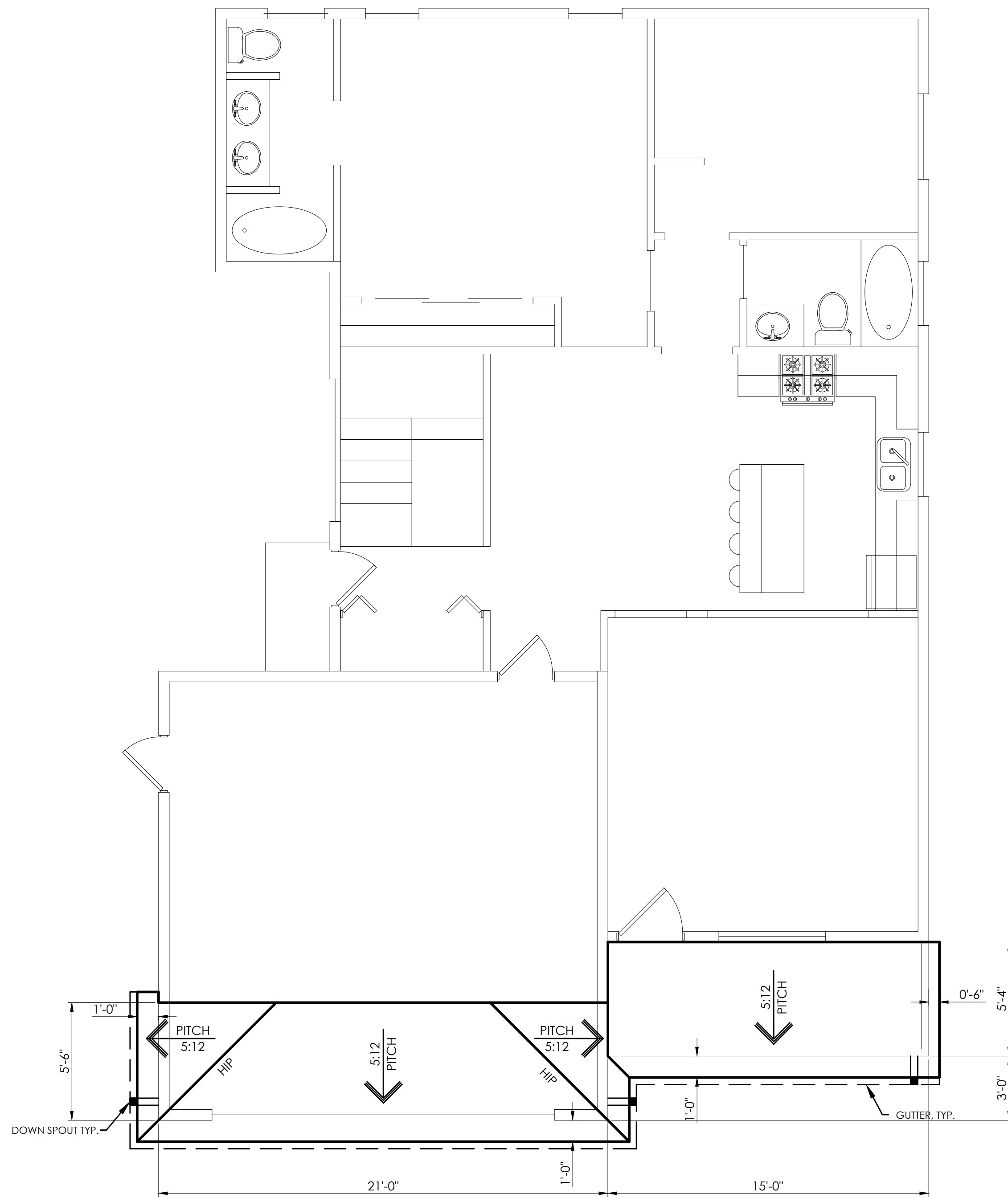
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12753 VIA LINDA
CASTROVILLE, CA. 95012
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ELEVATION PLAN #B

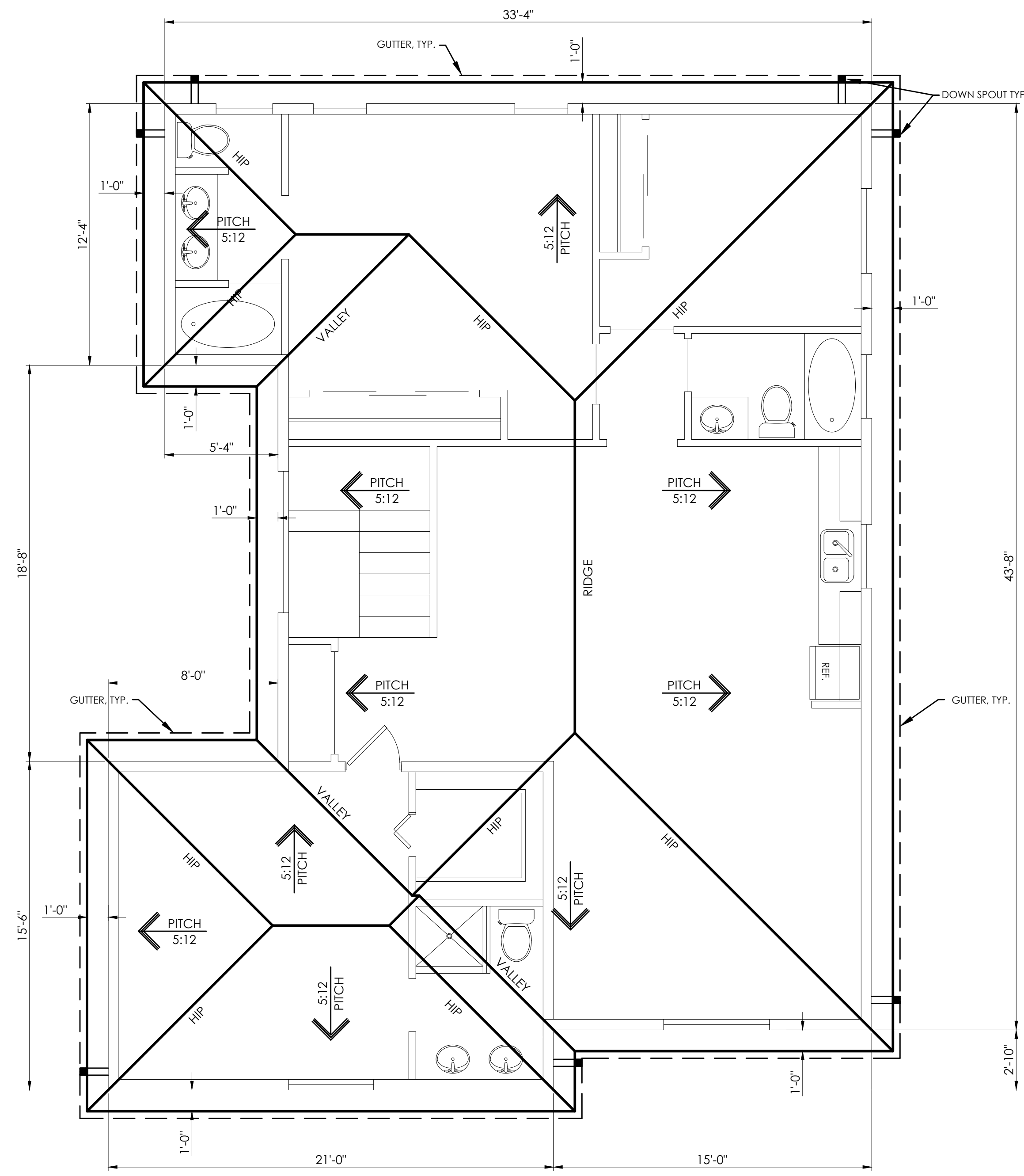
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LEGEND	
	GUTTERS
	DOWNSPOUTS WITH SPALSH BLOCKS
	SLOPE DIRECTION ARROW
	ROOF LINE



1 FIRST FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"




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e_designs@hotmail.com

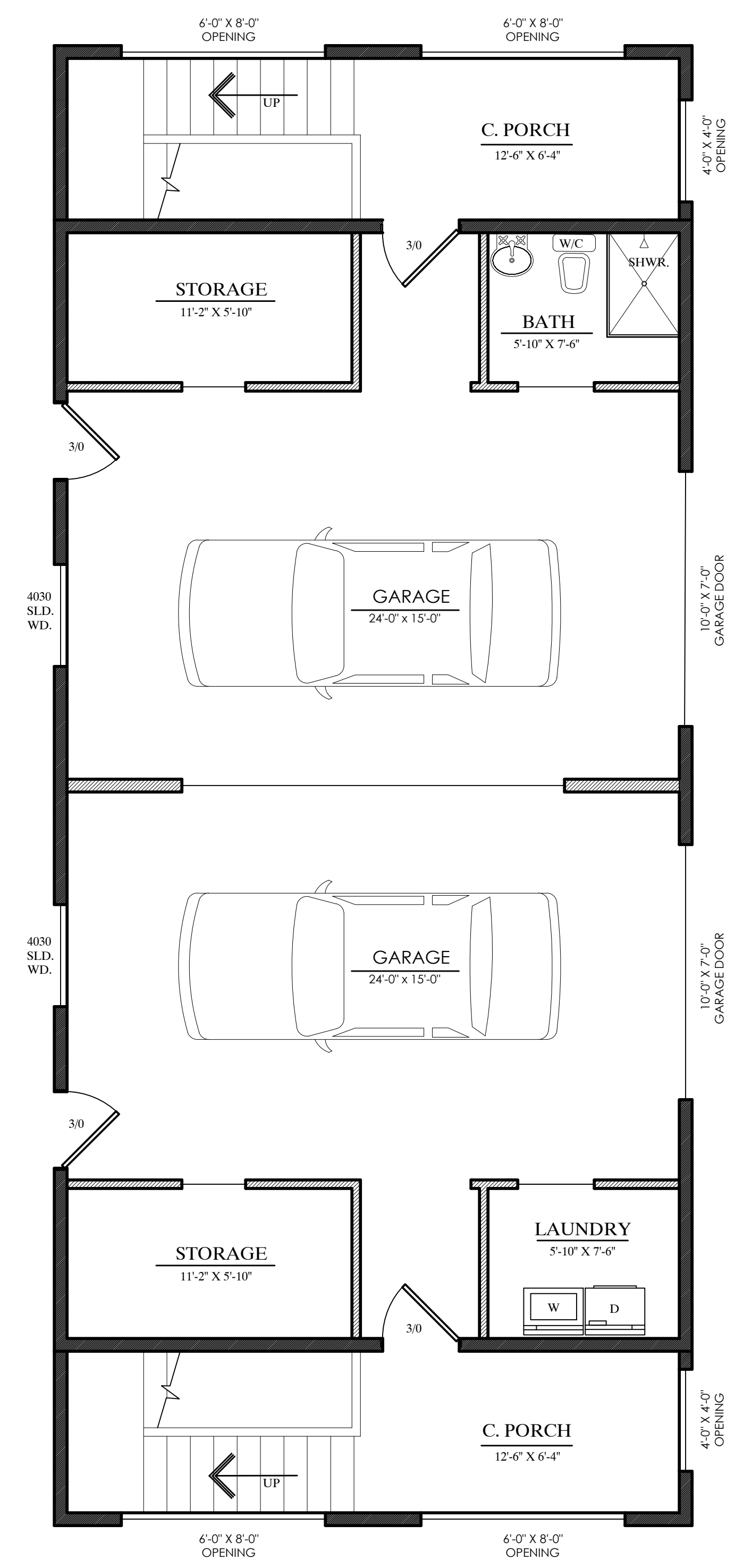
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BY:

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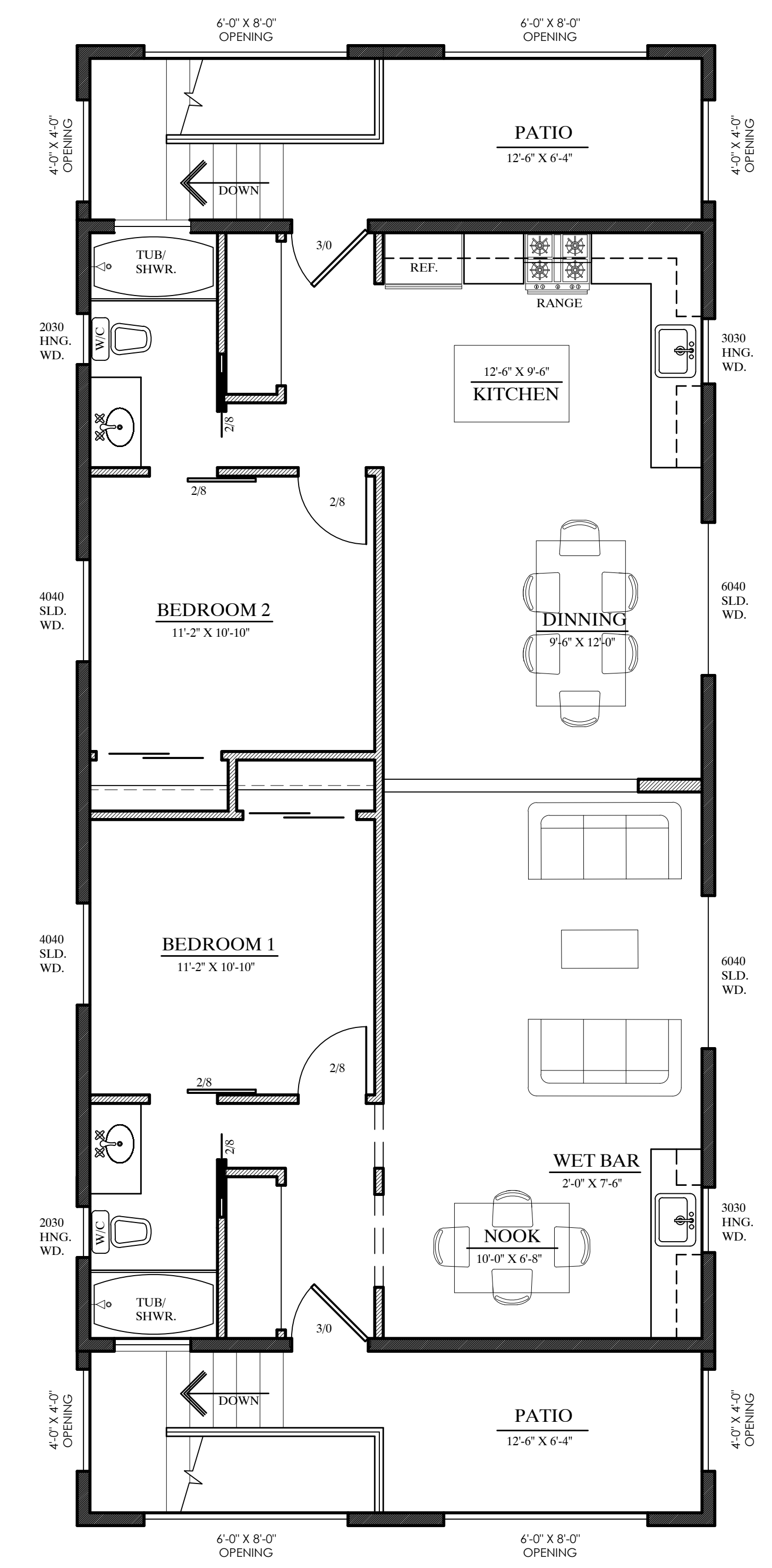
ROOF PLAN # B

11/28/23
JOB NUMBER:
23-67
PAGE:
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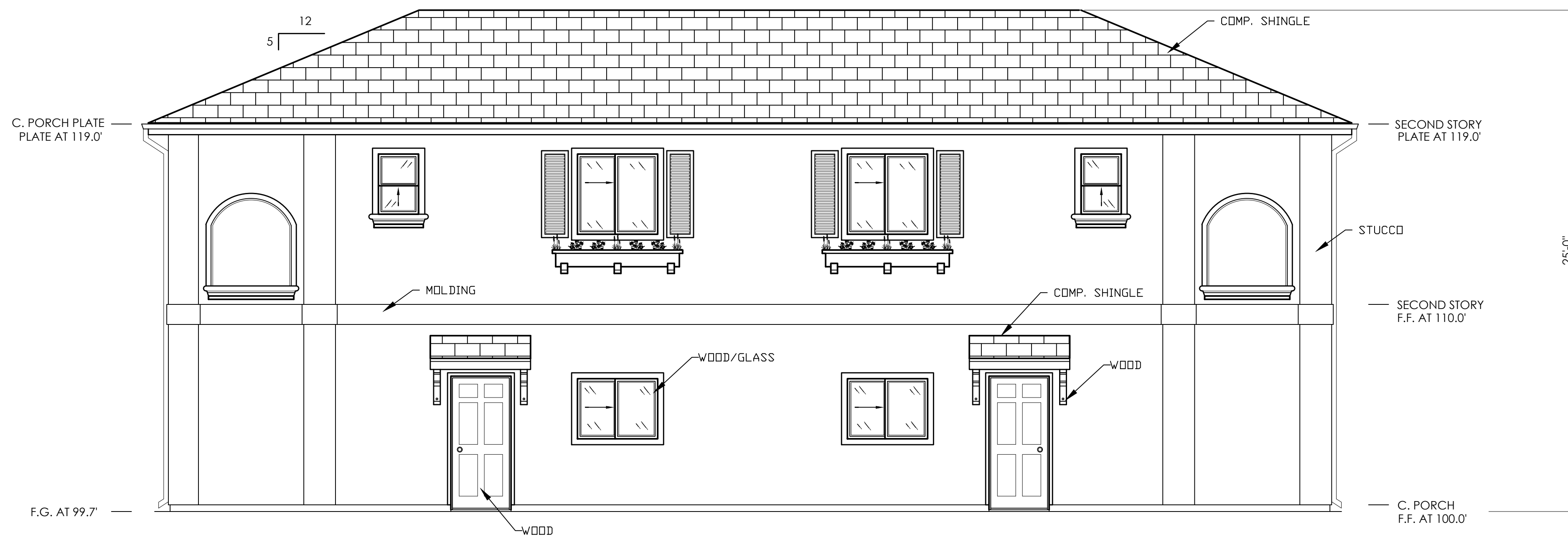
LEGEND	
	NEW 2X6 EXTERIOR WALLS
	NEW 2X4 INTERIOR WALLS
	NEW TYPE 'X' 5/8" GYP. BRD. WALL



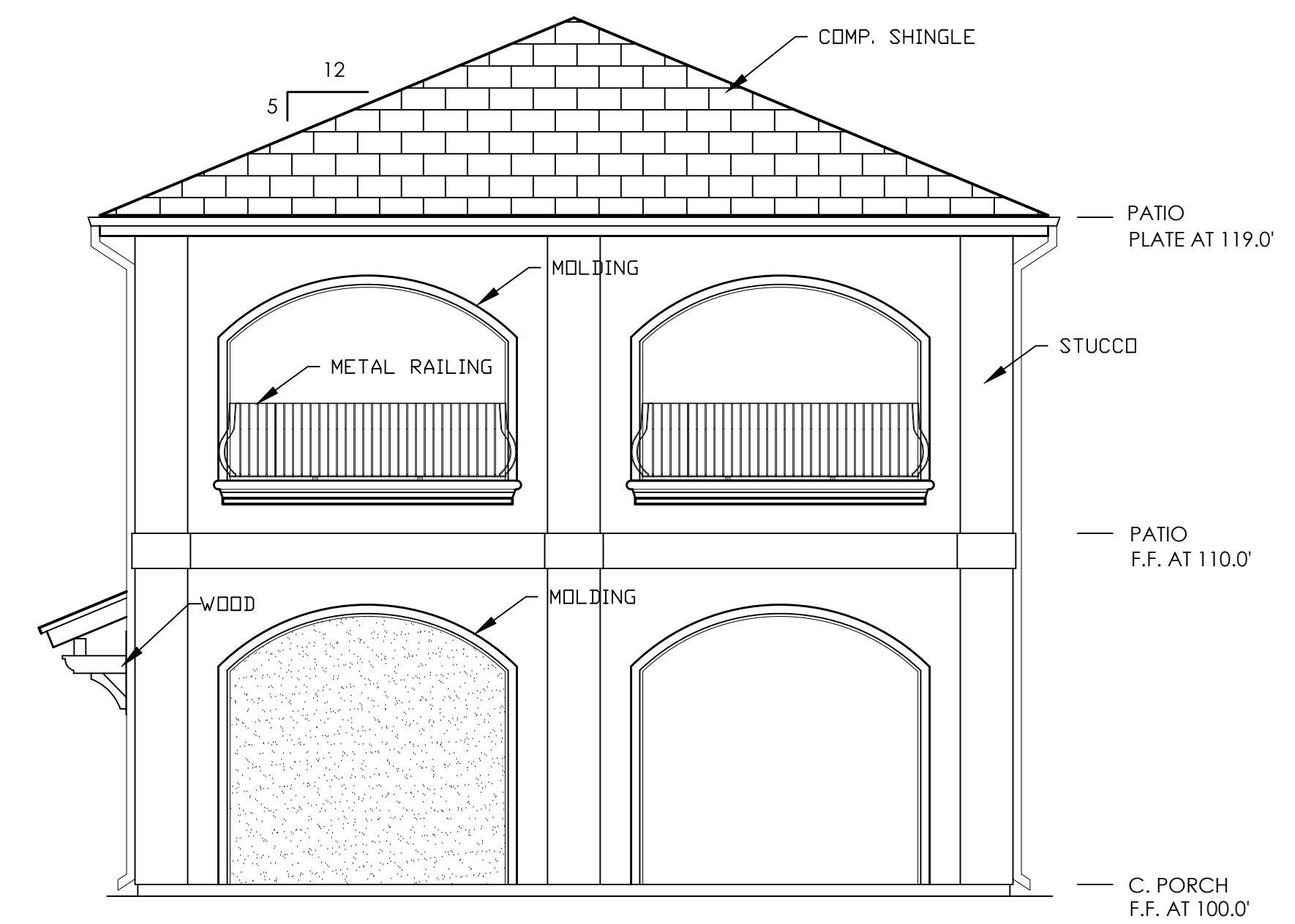
1 FIRST FLOOR - PLAN A
 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR - PLAN A
 SCALE: 1/4" = 1'-0"



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



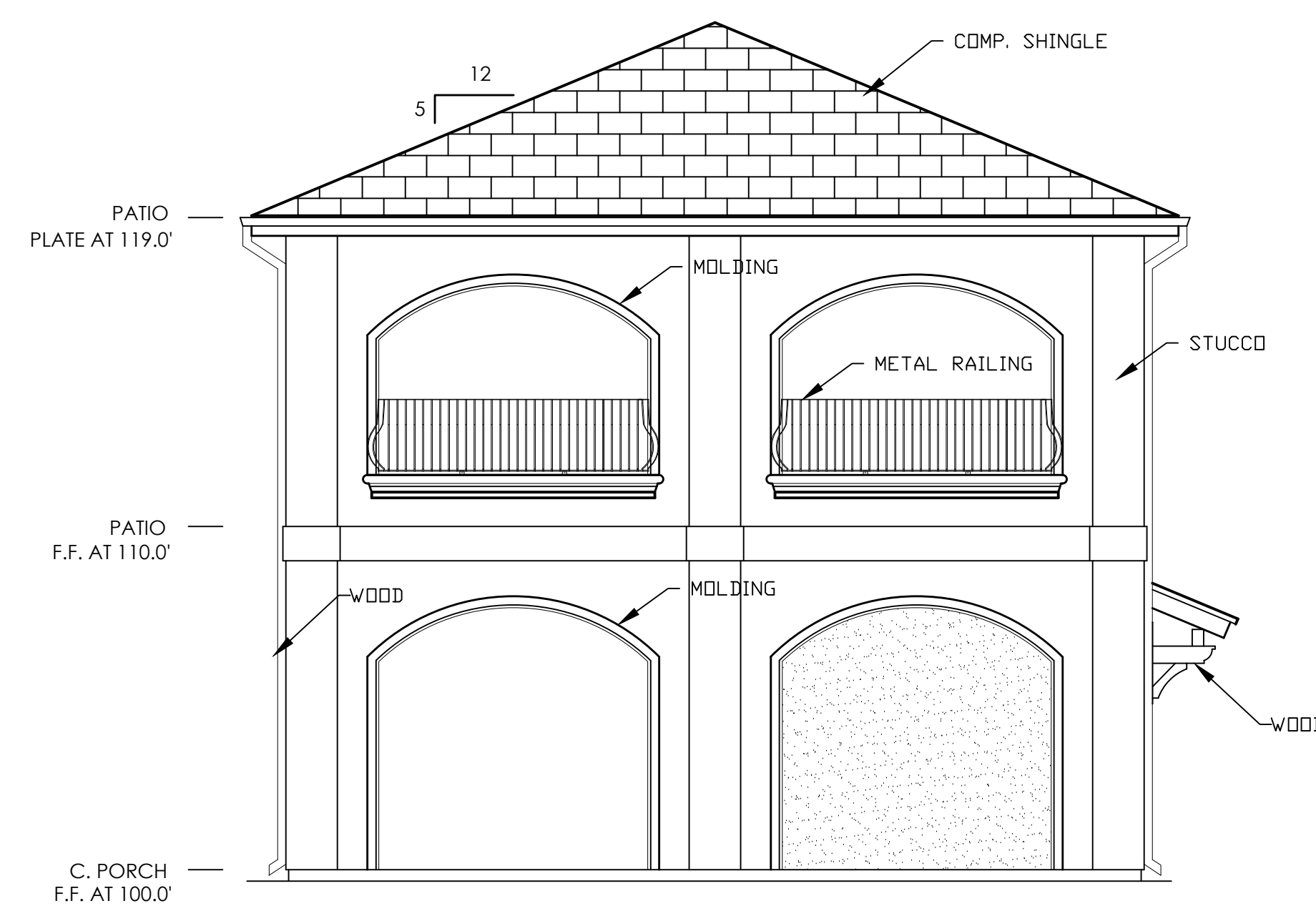
3 SOUTH ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES

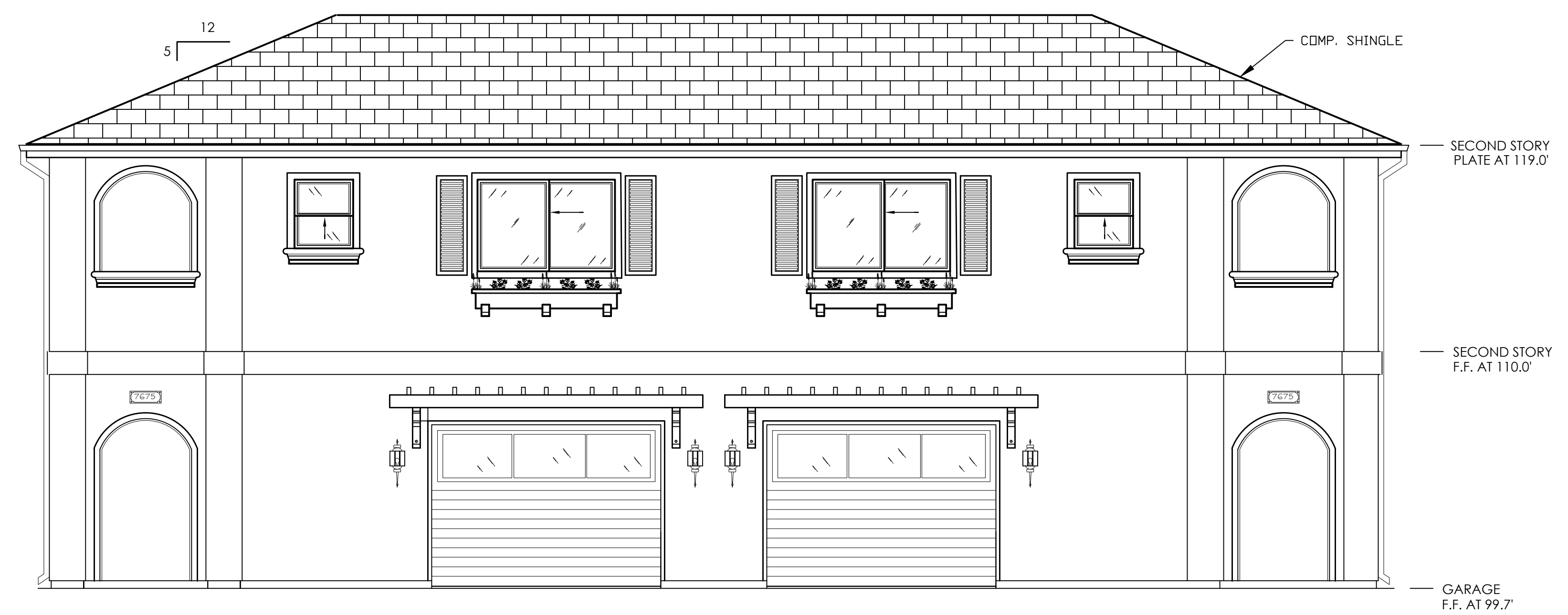
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- WINDOWS: (N) WHITE VINYL DOUBLE PANE

EXTERIOR COLORS:

- STUCCO: BONE
- ROOF SHINGLE: BROWN
- WINDOW: WHITE



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



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

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REVISION DATE: BY: 0

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ELEVATIONS PLAN # C


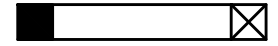
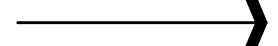

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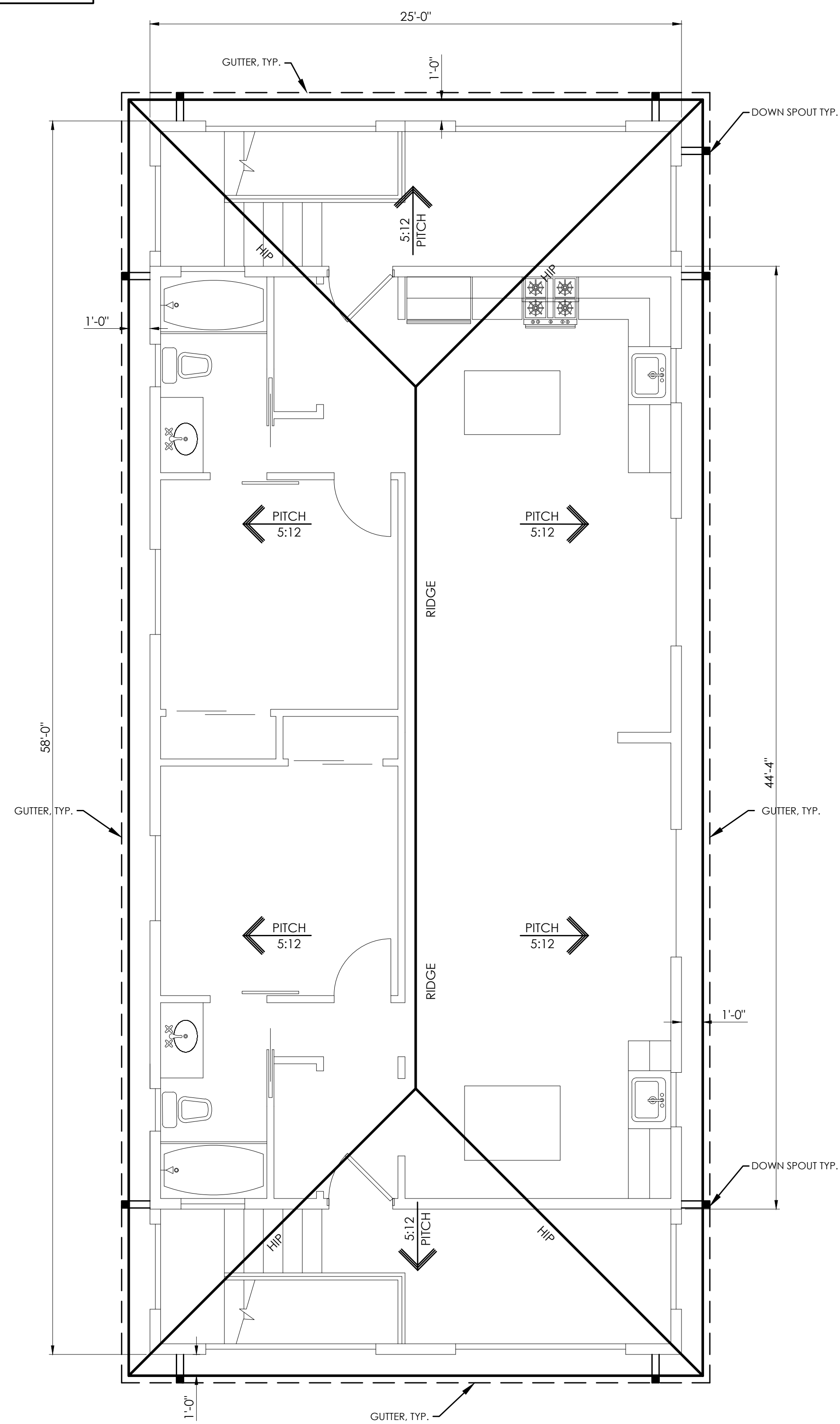
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LEGEND	
	GUTTERS
	DOWNSPOUTS WITH SPALSH BLOCKS
	SLOPE DIRECTION ARROW
	ROOF LINE



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

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 SUITE 115
 SALINAS, CA. 93901
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 e_ldesigns@hotmail.com

REVISION	0
DATE:	
BY:	

RESIDENTIAL DEVELOPMENT
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ROOF PLAN # 0

11/28/23

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18-30

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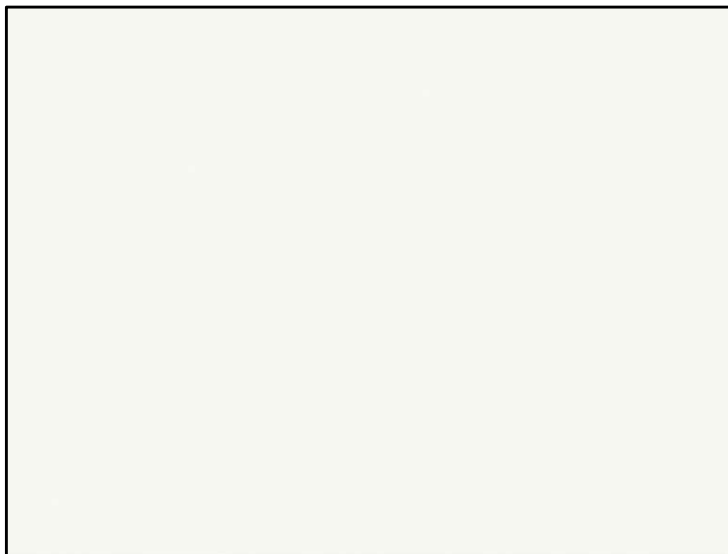
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MONTEJANO DEVELOPMENT

12753 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-022-000



EXTERIOR STUCCO
(TAN) STUCCO FINISH



WINDOWS & DOORS
(JELD-WEN) WHITE VYNIL DOUBLE PANE

E&L BUILDING DESIGNS

lml designs@outlook.com

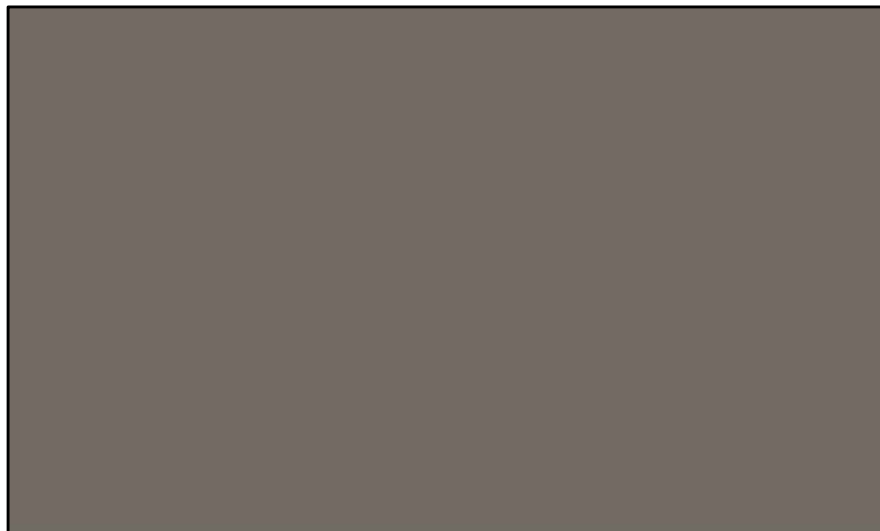
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P:(831) 320-1947

MONTEJANO DEVELOPMENT

12753 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-022-000



ROOFING MATERIAL
(BROWN) COMPOSITE SHINGLES



FASCIA TRIM
(GREY/BROWN) PAINTED WOOD

E & L BUILDING DESIGNS
lml designs@outlook.com

21 W. ALISAL ST.
SUITE 115
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MONTEJANO DEVELOPMENT

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STONE VENEER
EL DORADO



WINDOW TRIM
(BEIGE) PAINTED WOOD

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