# **County of Monterey**

Thyme Conference Room 1441 Schilling Place, 2nd Floor Salinas, CA 93901



**Meeting Agenda - Final** 

Thursday, September 11, 2025 9:30 AM

**County of Monterey Zoning Administrator** 

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

https://montereycty.zoom.us/j/92771458150?from=addon

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The County of Monterey Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

https://montereycty.zoom.us/j/927 7145 8150

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

# 9:30 A.M - CALL TO ORDER

# **ROLL CALL**

Mike Novo, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Environmental Services

# **PUBLIC COMMENT**

This is a time set aside for the public to comment on a matter that is not on the agenda.

# AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

# 9:30 A.M. - SCHEDULED ITEMS

# 1. PLN220098 - ROMAN CATHOLIC BISHOP OF MTY

Public hearing to consider the remodel of a portion of the Our Lady of Assumption Chruch, a new first floor addition to the Parish Hall of Approximately 530 square feet, and construction of a new second floor (Approx. 6,600 square feet) for offices and a lounge. This project includes a new onsite sign (Approx. 45 square feet) and modification of parking standards to allow parking across two properties and reducing the total spaces from 199 to 110.

Project Location: 100 Salinas Road, North County Area Plan

**Proposed CEQA Action:** 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.

**Attachments:** Staff Report

Exhibit A - Draft Resolution

Exhibit B - Parking Justification Letter

Exhibit C - Traffic Report

Exhibit D - ZA-3189 Use Permit

Exhibit E - Vicinity Map

# 2. PLN230294 - OFFICER MICHAEL B SR & BARBARA A TRS

Public hearing to consider the conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

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Project Location: 34555 Cachagua Road, Carmel Valley, CA

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2.

**Attachments:** Staff Report

Exhibit A - Draft Resolution Exhibit B - Vicinity Map

### 3. PLN240276 - T & B SPRAGUE LLC

Public hearing to consider establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

Project Location: 11065 Commercial Parkway, Castroville

**Proposed CEQA action:** Find the project Categorially Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

**Attachments:** <u>Staff Report</u>

Exhibit A - Draft Resolution
Exhibit B - Operations Plan
Exhibit C - Vicinity Map

### 4. PLN250035 - PAGE BRANDON AND SAMANTHA

Public hearing to consider 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, and associated site improvements.

Project Location: 13780 Vista Dorada Drive, Salinas.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303; and there are no exceptions pursuant to Section 15300.2.

**Attachments:** Staff Report

Exhibit A - Draft Resolution
Exhibit B - LUAC Minutes
Exhibit C - Vicinity Map

# **OTHER MATTERS**

# **ADJOURNMENT**



Introduced: 9/5/2025

# **County of Monterey**

# Item No.1

Board of Supervisors Chambers 168 W. Alisal St., 1st Floor Salinas, CA 93901

September 11, 2025

Current Status: Agenda Ready

# **Board Report**

Legistar File Number: ZA 25-045

Matter Trees. Zaning Admini

**Version:** 1 **Matter Type:** Zoning Administrator

# PLN220098 - ROMAN CATHOLIC BISHOP OF MTY

Public hearing to consider the remodel of a portion of the Our Lady of Assumption Chruch, a new first floor addition to the Parish Hall of Approximately 530 square feet, and construction of a new second floor (Approx. 6,600 square feet) for offices and a lounge. This project includes a new onsite sign (Approx. 45 square feet) and modification of parking standards to allow parking across two properties and reducing the total spaces from 199 to 110.

Project Location: 100 Salinas Road, North County Area Plan

**Proposed CEQA Action:** 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.

# RECOMMENDATION

It is recommended that the Zoning Administrator adopt a resolution to:

- Find that a remodel and addition to an existing church qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions in section 15300.2 apply to the project; and
- 2. Approve an Amendment to Use Permit ZA-3189 to allow:
  - a. a remodel and addition to an existing church (Building "B") consisting of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor and a 6,620 square foot addition to the second floor;
  - b. Installation of a 44 square foot onsite sign; and
  - c. a modification to parking standards by:
    - i. allowing off-street parking to be shared across two properties; and ii.reducing the total parking requirement from 199 spaces to 110 spaces.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 9 conditions of approval.

# PROJECT INFORMATION

**Applicant:** Roman Catholic Bishop Of Mty **APNs:** 117-323-011-000 and 117-323-012-000

Zoning: High Density Residential with a density of 8 units an acre and Light Commercial or

"HDR/8|LC"

Plan Area: North County Area Plan

Flagged and Staked: No

Project Planner: Joseph Alameda, Associate Planner

# 831-783-7079, alamedaj@countyofmonterey.gov

# SUMMARY/DISCUSSION

The Project was originally scheduled before the Zoning Administrator on May 25, 2023 and was continued to a date uncertain to allow the applicant adequate time to provide additional information related to water availability and floodplain requirements. Since then the applicant has provided the necessary information to address these two areas, which have been incorporated into the project materials, draft resolution, and plans.

The Project consists of remodel and addition to an existing church building. Building "B", the parish hall, would have its first floor remodeled and a new second story constructed above as illustrated in **Exhibit A**. The original planning entitlement for the construction of the church could not be located, however, in 1977 a Use Permit to allow additions to both Building B and the main church hall (Building "A") was approved by the Zoning Administrator (ZA-3189, Exhibit E). A subsequent Use Permit, ZA-7265, was approved in 1989 to allow detached classroom trailers on Assessor's Parcel Number 117-323-011-000, however, none of these proposed classroom trailers are present today.

The project would not meet the off-street parking requirements of the zoning ordinance in Monterey County Code Chapter 21.58. According to the applicants, the parish hall and main church would not be in use at the same time, so the existing sites have adequate off-street parking to accommodate the use (**Exhibit B**).

The project includes expansion of an existing facility, and apart from parking (addressed above), meets all applicable development standards from the Light Commercial zoning where the buildings are sited, including structure height, building coverage, and signage. A traffic assessment was prepared by Hexagon Transportation Consultants, Inc (County of Monterey Library No. LIB230040, Exhibit C), which concluded that the project would be screened out of a detailed Vehicle Miles Traveled (VMT) analysis per the Governor's Office of Planning and Research technical advisory on VMT assessment.

# Water Use

The property is and will continue to be served by Pajaro County Sanitation District (sewer) and Pajaro Sunny Mesa Community Services District (potable water). The project involves installing additional water and wastewater fixtures to serve the second-story bathroom. Total fixture count would increase from four sinks and eight lavatories to eight sinks and 16 lavatories. The applicant submitted bills from the respective utility purveyors, which EHB reviewed and determined adequate to verify that the property is served. Additionally, the applicant provided a Can/Will serve letter from the Pajaro Sunny Mesa Community Services District, which stated that adequate water will be available to accommodate the additional fixtures.

# Floodplain

The project is in FEMA floodzone "AO", meaning the project site may be subject to inundation by 1-percent-annual-chance shallow flooding. Pursuant to Section 16.16.050.C.2, "New construction and substantial improvement of any structure in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least one (1) foot higher than the depth number specified in feet on the FIRM, or at least two (2) feet if no depth number is specified.

Nonresidential structures may meet standards in Section 16.16.050.C.3." Section 16.16.050.C.3 allows for nonresidential structures to be floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to a minimum of one foot above the base flood elevation. The proposed development would be floodproofed using a flood panel super flood log system as shown in the project plans, which were reviewed by Environmental Services for conformance with Title 16. A Certificate Elevation has been provided by the applicant identifying a base flood elevation of 2 feet, and the proposed floodproofing would be designed to be one foot above this. Installation of this system and conformance with Chapter 16.16 would be required during the construction permitting phase of the project. Therefore, the proposed project complies with the applicable regulations for development within the "AO" FEMA flood zone.

# OTHER AGENCY/DEPARTMENT INVOLVEMENT

The following County agencies have reviewed this project: Housing & Community Development, the Environmental Health Bureau, and North County Fire Protection District (FPD). 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.

# **CEQA**

California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction of a limited number of new, small facilities or structures. The project consists of the construction of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor and a 6,620 square foot addition to the second floor of an existing church, consistent with the intent of this exemption. None of the exceptions CEQA Guidelines section 15300.2 apply to the project, as discussed below:

- The project is not located in an area where an environmental resource of hazardous or critical concern has been mapped.
- The project, the construction of a second story on an existing church within the allowable building development standards and not contributing to any environmental effects will not contribute to any cumulative impacts.
- The project does not create the possibility that project will have a significant effect due to unusual circumstances.
- The project is not located within view of a State scenic highway and would not damage any scenic resources such as trees or rock outcroppings. The nearest eligible State Scenic highway is Highway 1, which is approximately 1.78 miles from the site.
- The project is not on a hazardous waste site compiled to pursuant to Section 65962.5 of the Government code.
- The project would not impact any historical resources. The original construction date of the church is not known, however, assessor's records indicate it was built in 1963. However, the exterior façade was heavily modified in 1977, less than 50 years ago. The nearest identified historical resource is the Pajaro Branch Library building, the "Porter Valejo Masion" which is on the National Register of Historic Resources. However, the addition of the second story to the church will not detract from the historic character of the Porter Valejo Mansion. The church is approximately 50 feet from the mansion and is of a compatible scale.

Prepared by: Joseph Alameda, Associate Planner

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

- Conditions of Approval
- Plans

Exhibit B - Parking Justification Letter

Exhibit C - Traffic Report

Exhibit D - ZA-3189 Use Permit

Exhibit E - Vicinity Map

cc: Front Counter Copy; Environmental Health Bureau; HCD-Engineering Services; HCD
Environmental Services; Fionna Jensen, Principal Planner; Joseph Alameda, Project Planner;
Diocese Of Monterey Parish & School, Owner; Father Victor M Prado, Applicant; Salvador
Muñoz, Agent; Jerinmo Sanchez, alternate Agent; Ismael Magaña Jr, alternate
Agent/volunteer; The Open Monterey Project (Molly Erickson); LandWatch (Executive
Director); Planning File PLN220098



# **County of Monterey**

Item No.1

# **Zoning Administrator**

**Legistar File Number: ZA 25-045** September 11, 2025

Introduced: 9/5/2025 Current Status: Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

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Project Location: 100 Salinas Road, North County Area Plan

**Proposed CEQA Action:** 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.

# **RECOMMENDATION**

It is recommended that the Zoning Administrator adopt a resolution to:

- Find that a remodel and addition to an existing church qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions in section 15300.2 apply to the project; and
- 2. Approve an Amendment to Use Permit ZA-3189 to allow:
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### Floodplain

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allows for nonresidential structures to be floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to a minimum of one foot above the base flood elevation. The proposed development would be floodproofed using a flood panel super flood log system as shown in the project plans, which were reviewed by Environmental Services for conformance with Title 16. A Certificate Elevation has been provided by the applicant identifying a base flood elevation of 2 feet, and the proposed floodproofing would be designed to be one foot above this. Installation of this system and conformance with Chapter 16.16 would be required during the construction permitting phase of the project. Therefore, the proposed project complies with the applicable regulations for development within the "AO" FEMA flood zone.

# OTHER AGENCY/DEPARTMENT INVOLVEMENT

The following County agencies have reviewed this project: Housing & Community Development, the Environmental Health Bureau, and North County Fire Protection District (FPD). 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.

# **CEQA**

California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction of a limited number of new, small facilities or structures. The project consists of the construction of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor and a 6,620 square foot addition to the second floor of an existing church, consistent with the intent of this exemption. None of the exceptions CEQA Guidelines section 15300.2 apply to the project, as discussed below:

- The project is not located in an area where an environmental resource of hazardous or critical concern has been mapped.
- The project, the construction of a second story on an existing church within the allowable building development standards and not contributing to any environmental effects will not contribute to any cumulative impacts.
- The project does not create the possibility that project will have a significant effect due to unusual circumstances.
- The project is not located within view of a State scenic highway and would not damage any scenic resources such as trees or rock outcroppings. The nearest eligible State Scenic highway is Highway 1, which is approximately 1.78 miles from the site.
- The project is not on a hazardous waste site compiled to pursuant to Section 65962.5 of the Government code.
- The project would not impact any historical resources. The original construction date of the church is not known, however, assessor's records indicate it was built in 1963. However, the exterior façade was heavily modified in 1977, less than 50 years ago. The nearest identified historical resource is the Pajaro Branch Library building, the "Porter Valejo Masion" which is on the National Register of Historic Resources. However, the addition of the second story to the church will not detract from the historic character of the Porter Valejo Mansion. The church is approximately 50 feet from the mansion and is of a compatible scale.

Prepared by: Joseph Alameda, Associate Planner

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

- Conditions of Approval
- Plans

Exhibit B - Parking Justification Letter

Exhibit C - Traffic Report

Exhibit D - ZA-3189 Use Permit

Exhibit E - Vicinity Map

cc: Front Counter Copy; Environmental Health Bureau; HCD-Engineering Services; HCD
Environmental Services; Fionna Jensen, Principal Planner; Joseph Alameda, Project Planner;
Diocese Of Monterey Parish & School, Owner; Father Victor M Prado, Applicant; Salvador
Muñoz, Agent; Jerinmo Sanchez, alternate Agent; Ismael Magaña Jr, alternate
Agent/volunteer; The Open Monterey Project (Molly Erickson); LandWatch (Executive
Director); Planning File PLN220098

# 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:

ROMAN CATHOLIC BISHOP OF MTY (PLN220098) RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that a remodel and addition to an existing church qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions in section 15300.2 apply to the project; and
- 2) Approving an Amendment to Use Permit No. ZA-3189 to allow:
  - a. a remodel and addition to an existing church (Building "B") consisting of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor, and a 6,620 square foot addition to the second floor;
  - b. Installation of a 44 square foot onsite sign; and
  - c. a modification to parking standards by:
    - i. allowing off-street parking to be shared across two properties; and
    - ii. reducing the total parking requirement from 199 spaces to 110 spaces.

[PLN220098 ROMAN CATHOLIC BISHOP OF MTY, 100 Salinas Road, North County Area Plan (117-323-011-000 and 117-323-012-000)]

The ROMAN CATHOLIC BISHOP OF MTY application (PLN220098) came on for a public hearing before the County of Monterey Zoning Administrator on September 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented to the County of Monterey 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) During the course of review of this application, the project has been

reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- The North County Area Plan; and
- Monterey County 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 regulations in these documents.

b) Allowed Use / Project Scope. The property is located at 100 Salinas Road at Assessor's Parcel Numbers 117-323-011-000 and 117-323-012-000. The property has a split zoning of High Density Residential with a density of 8 units an acre and Light Commercial or "HDR/8|LC", which allow public and quasi-public uses such as churches, subject to a Use Permit (Title 21 section 21.10.050.D and 21.18.060.N, respectively).

On Assessor's Parcel Number 117-323-012-000, there are two existing connected structures, Buildings "A" and "B" of Our Lady of the Assumption Church in Pajaro. The oldest available HCD-Planning records for the property is Use Permit ZA-3189, which allowed additions to both of these buildings in 1977. On Assessor's Parcel Number 117-323-011-000, there's an existing residence/rectory for the church, Building "C". A subsequent Use Permit, ZA-7265, was approved in 1989 to allow detached classroom trailers on Assessor's Parcel Number 117-323-011-000, however, none of these proposed classroom trailers are present on the site today. All three buildings, A, B, and C, are on the LC-zoned portion of the property.

The project proposes a remodel and addition on church Building "B", the parish hall, consisting of a 531 square foot addition to the first floor, and a 6,620 square foot addition second story with offices/religious classrooms and a catechesis. The LC zoning allows public and quasi-public uses, such as churches, subject to a Use Permit.

- A Use Permit exists for the church use, ZA-3189. In accordance with Title 21 section 21.74.120.B., this amendment is being processed in the same manner as the original Use Permit, and will replace it. See Finding No. 7.
- The project also requires modifications to parking standards, which is allowable subject to a Use Permit. See Finding No. 4.
- The project includes installation of a 44 square foot sign, which is allowable subject to a Use Permit. See subsequent evidence "g".

Therefore, all proposed uses are allowable for the site.

- c) <u>Lot Legality (Assessor's Parcel Number 117-323-011-000)</u>. Assessor's Parcel Number 117-323-011-000 is shown in its present configuration in the map of "Subdivision No. 2 of Land of Estate of Fanny C. Porter" Volume 5 Cities and Towns, Page 63, recorded on January 8, 1951. Therefore the County recognizes it as a legal lot of record.
- d) Lot Legality (Assessor's Parcel Number 117-323-012-000). Assessor's Parcel Number 117-323-012-000 is shown in its present configuration as a 0.87 acre (37,897 square feet) parcel in the 1964 Assessor's Map Book, under separate ownership as shown in Page 368 of the 1964-1965 Assessor's Ownership Book. This property is also shown on the Record of Survey recorded on May 7<sup>th</sup>, 1991 in Volume 16 Surveys Page 225.

Said survey depicts the property as those lands conveyed by deed in Volume 1229 of Original Records, Page 67, and Volume 1677 Original Records Page 87. These documents were recorded in 1950 and 1956, respectively. The 1956 zoning plan of Section 10-7A of Monterey County shows the lands currently zoned as "HDR/8" as "R-1", and the lands currently zoned as "LC" as "C-1-P". The zoning ordinance in effect at the time, Ordinance No. 911, had a minimum parcel size of 6,000 square feet for R-1 zoning and 2,000 square feet for C-1 zoning, and the subdivision ordinance at that time, Ordinance No. 546, did not regulate the creation of four or fewer parcels as a "subdivision". Therefore, the County recognizes the parcel as a legal lot of record.

- e) General Development Plan. Cumulatively the properties are 1.6 acres. Title 21 section 21.18.030.A indicates a General Development Plan is required if a site is greater than 1 acre. However, in this case the Director of Planning waived the requirement for a General Development Plan pursuant to Title 21 section 21.18.030.E., as preparation of a General Development Plan for an existing church would not advance the purposes of the light commercial zoning.
- f) <u>Development Standards.</u> Development standard for the LC zoning where Building "B" is located can be found in Title 21 section 21.18.070. The proposed project is consistent with the applicable development standards, as discussed in subsequent evidences "g" through "i".
- g) <u>Setbacks</u>. Setbacks in the LC zoning are established by surrounding land use, provision of adequate parking and landscaping, and other site design features (Title 21 section 21.18.070.A.3.). In this case, the church addition on Building A will front directly onto the sidewalk. This is consistent with the existing church the surrounding land use context, which has a mix of land uses, many of which front directly onto the street or sidewalk.
- h) <u>Building Coverage Assessor's Parcel Number 117-323-012-000.</u> The maximum building coverage in the LC zoning is 50%. The combined coverage of Buildings "A" and "B" is 14,456 square feet, while the total square footage of Assessor's Parcel Number 117-323-012-000 is 37,897 square feet, meaning that lot coverage on Assessor's Parcel Number 117-323-012-000 will be 38.15%.
- i) <u>Building Coverage Assessor's Parcel Number 117-323-011-000.</u> The maximum building coverage in the LC zoning is 50%. The coverage of Building "C" is 3,229 square feet, while the size of Assessor's Parcel Number 117-323-011-000 is 34,412 square feet, meaning the lot coverage on Assessor's Parcel Number 117-323-011-000 is 9.38%.
- j) <u>Building Height.</u> The maximum allowable height in the LC zoning is 35 feet, while the addition proposed to Building B is 35 feet tall. Condition No. 6 (Height Verification) has been applied to ensure that the structure complies with the height maximum.
- k) Regulations for Parking. Together the properties have adequate parking necessary to serve peak use of the church facilities. However, modifications to parking standards are required to allow the parking calculation to be shared across the properties and to allow a reduction in total parking requirements. In this case, the church is within walking

- distance for many residents of Pajaro and the church has indicated that the Building A and the parish hall (Building B) will not be used at the same time thus the demand for parking does not align with the zoning ordinance parking requirements. See Finding No. 4 for additional information about parking.
- 1) Sign Regulations. The project includes a 44 square foot sign on the LC zoned portion of the property, on the south elevation of Building B. The sign is a directional sign with metal letters over a stone veneer which denotes the lounge and offices of the church. In accordance with Title 21 section 21.60.090, signs not exceeding 75 square feet and appurtenant to and allowed use are allowable subject to a Use Permit. The sign is on the south-facing side of the building, which faces the parking lot and is minimally visible to the public right of way.
- m) <u>Land Use Advisory Committee (LUAC) Review.</u> The project was not referred to the North County Land Use Advisory Committee. Based on the LUAC Guidelines in Board of Supervisors Resolution 15-043, the application did not warrant referral as it is categorically exempt from CEQA, and doesn't include a lot line adjustment, variance, or design approval subject to a public hearing.
- n) The property is mapped as being highly sensitive to archaeological resources, however, there are no known archaeological resources within 750 feet of the site, and the site has already been disturbed by the construction of the church and parking lots. Ground borings from the geotechnical report identified fill between 2.5 and 3 feet of soil depth. Therefore, the County's standard Condition No. 3, which requires work be halted if any previously unidentified resources are found during excavation or earthwork, is sufficient to prevent impacts to archaeological resources.
- o) The project planner conducted a site inspection on April 20, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220098.

# 2. FINDING:

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

- The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and the North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) Staff identified the need for technical analyses related to traffic and geotechnical conditions. The following reports have been prepared:

- "VMT Assessment for the Proposed Our Lady of Assumption Church Expansion in Pajaro, California" (LIB230040) prepared by Luis Descanzo, Robert Del Rio, T.E. Gilroy, CA, January 23, 2023.
- "Limited Geotechnical Investigation" (LIB220316) prepared by Robert Hasseler, P.E., Watsonville, CA, July 19, 2019.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on April 20, 2023 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 PLN220098.

# 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.

- The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities will be provided. The property is and will continue to be served by Pajaro County Sanitation District (sewer) and Pajaro Sunny Mesa Community Services District (potable water). The project will include additional water and wastewater fixtures from the second-story bathroom, increasing from 4 sinks and 8 lavatories to 8 sinks and 16 lavatories. The applicant submitted bills from the respective utility purveyors, which EHB reviewed and determined adequate to verify that the property is served. Additionally, the applicant provided a Can/Will serve letter from the Pajaro Sunny Mesa Community Services District, which stated that adequate water will be available to accommodate the additional uses. The property has access to the County Road network on Bishop Street and Salinas Road.
- c) The project is in FEMA floodzone "AO". As part of the building permit review, the project will be required to demonstrate consistency with Monterey County Code Chapter 16.16, Regulations for Floodplains to the satisfaction of Environmental Services, including providing an updated FEMA elevation certificates and a substantial improvements determination. Pursuant to Section 16.16.050.C.2, "New construction and substantial improvement of any structure in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least one (1) foot higher than the depth number specified in feet on the FIRM, or at least two (2) feet if no depth number is specified.

Nonresidential structures may meet standards in Section 16.16.050.C.3". Section 16.16.050.C.3 allows for nonresidential structures to be floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to a minimum of one foot above the base flood elevation. The proposed development will be floodproofed using a flood panel super flood log system as shown in the project plans, which were reviewed by Environmental Services for conformance with Title 16. A Certificate Elevation has been provided by the applicant identifying a base flood elevation of 2 feet and the proposed floodproofing will be designed to be one foot above this. Installation of this system and conformance with Chapter 16.16 will be ensured through the construction permit required to be obtained for the development. Therefore, the proposed project complies with the applicable regulations for projects within the "AO" FEMA floodzone.

- d) In accordance with 2010 General Plan Safety Element Policy S-1.7, a geotechnical investigation was prepared by Robert Hasseler, P.E., of Haro, Kasunich and Associates, Inc., to address the potential for geotechnical hazards to impact the project. The report indicated that primary geotechnical concerns at the project site include weak soils in the foundation zones, strong seismic shaking, liquefaction, and lateral spreading; however, it concluded that soils would be suitable for the development, given the recommendations in the report were followed, which include criteria for general site grading and foundations.
- e) Staff conducted a site inspection on April 20, 2023 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220098.

# 4. FINDING:

**MODIFICATION TO PARKING STANDARDS** – The reduced parking will be adequate to accommodate all parking needs generated by the use, and the modification to allow off-site parking is consistent with Title 20 Section 21.58.

- Monterey County Code Chapter 21.58 establishes regulations for parking, including required numbers of off-street spaces for given land uses and development standards for parking.
- b) According to Title 21 section 21.58.040, the required number of offstreet spaces for the church would be 199 spaces, as described below:
  - 110 spaces for Building A, the church, based on 1 space per 4 seats for a Church use with 441 seats.
  - 87 spaces for Building B, the parish hall, based on the following calculation:
    - o 1 space per 35 square feet for the 1,250 square feet of the multi-purpose hall and 180 square foot lounge area (similar to a community center or church without fixed seating);
    - o 1 space per 250 square feet for the 375 square feet of offices on the first floor;
    - o 1 space per 250 square feet for the 1,919 square feet of offices on the second floor; and

- 1 space per 50 square feet for the 1,855 square foot centralized lounge area on the second floor (similar to a meeting hall).
- 2 spaces for Building C the existing residence/rectory building, based on 2 spaces a unit for detached single family uses.
- Numbers 117-323-012-000 and 117-323-011-000, which is less than the calculated parking demand of 199. Per Title 21 section 21.58.050.L off-street shall not be considered as providing parking facilities for any other use, unless it is determined by the appropriate authority that the particular grouping of uses is such that the hours of operation are substantially different. However, in this case, peak parking demand would be the use of the main church (Building A) for Sunday mass (110 spaces), which would not occur at the same time as the use of the parish hall (Building B). Therefore, the reduced parking requirement of 110 spaces would be adequate to satisfy the parking demand generated by the use.
- d) There's an existing parking agreement between the County and the applicant for the adjoining property with the Pajaro Branch Library (Assessor's Parcel Number 117-323-013-000), which would make another 26 spaces available. However, this agreement is not factored into the calculation of required parking spaces as the agreement confers the applicant the right to terminate the agreement.
- e) Title 21 section 21.58.050.D requires that all parking be provided on the same site as the use that it relates to, unless a Use Permit is approved. In this case, the parking is spread across two parcels, 117-323-012-000 and 117-323-011-000. However, both properties are contiguous, with the parking lot being shared across both properties; all spaces are in immediate walking distance of the church; and both properties are held and under common ownership by the applicant. Therefore, allowing the parking to be spread over two properties is supportable in this case.
- f) For parking areas with more than 20 spaces, Title 21 section 21.58.050.M requires 1 bicycle rack space for every 10 parking spaces. The project includes 114 spaces and 16 bicycle spaces, in conformance with this requirement.
- g) The project planner conducted a site inspection on April 20, 2023 to evaluate the parking conditions at the site.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220098.
- 5. 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.

- Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on April 20, 2023 and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220098.

# 6. 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 a limited number of new, small facilities or structures.
- b) The project consists of the construction of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor, and a 6,620 square foot addition to the second floor of an existing church, consistent with the intent of this exemption.
- c) None of the exceptions from CEQA Guidelines section 15300.2 apply to the project, as discussed in subsequent evidences "d" through "i".
- d) The project is not located in an area where an environmental resource of hazardous or critical concern has been mapped.
- e) The project, the construction of a second story on an existing church, within the allowable building development standards and not contributing to any environmental effects, will not contribute to any cumulative impacts.
- f) The project does not create the possibility that the project will have a significant effect due to unusual circumstances.
- g) The project is not located within view of a State scenic highway and would not damage any scenic resources such as trees or rock outcroppings. The nearest eligible State Scenic highway is Highway 1, which is approximately 1.78 miles from the site.
- h) The project is not on a hazardous waste site compiled to pursuant to Section 65962.5 of the Government code.
- i) The project would not impact any historical resources. The original construction date of the church is not known, however, assessor's records indicate it was built in 1963. However, the exterior façade was heavily modified in 1977, less than 50 years ago. The nearest identified historical resource is the Pajaro Branch Library building, the "Porter Valejo Masion" which is on the National Register of Historic Resources. However, the addition of the second story to the church will not detract from the historic character of the Porter Valejo Mansion. The church is approximately 50 feet from the mansion and is of a compatible scale.
- j) No adverse environmental effects were identified during staff review of the development application during a site visit on April 20, 2023.
- k) 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 PLN220098.

# 7. FINDING:

**AMENDMENT** – The proposed amendment has been taken to the decision making body of the original permit and processed consistent with the original permit procedures.

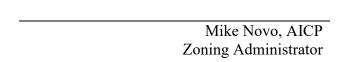
- **EVIDENCE:** a) On August 11, 1977 the Zoning Administrator approved a Use Permit to allow an addition to an existing church (Buildings A and B).
  - b) The Use Permit amended the allowed alterations to the existing church, which altered the façade and form of both buildings.
  - c) In accordance with Title 21 section 21.74.120.A, if the Director of planning feels the amendment is of a minor nature: 1) with no new environmental impacts, 2) with no increase in the severity of environmental impacts already identified, 3) generally in keeping with the action of the appropriate authority, 4) that would have only an inconsequential effect on land in relation to the approved permit, and 5) would meet all relevant site development standards, then the amendment shall be considered to be a "minor amendment" and may be approved by the Director of Planning. In this case, the project would not meet the development standards for parking requirements, which elevates the review authority to the Zoning Administrator consistent with the original permit procedures.
  - d) The previous permit did not have any attached conditions of approval, so there are no conditions of approval to carry forward through the amendment. PLN220098 would replace it.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220098.
- **8. FINDING: APPEALABILITY** The decision on this project may be appealed to the Planning Commission.
  - **EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.B, the Planning Commission is the Appeal Authority to consider appeals from discretionary decisions of the Zoning Administrator.

# **DECISION**

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

- 1. Find that a remodel and addition to an existing church qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions in section 15300.2 apply to the project; and
- 2. Approve an Amendment to Use Permit ZA-3189 to allow:
  - a. a remodel and addition to an existing church (Building "B") consisting of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor and a 6,620 square foot addition to the second floor;
  - b. Installation of a 44 square foot onsite sign; and
  - c. a modification to parking standards by:
    - i. allowing off-street parking to be shared across two properties; and
    - ii. reducing the total parking requirement from 199 spaces to 110 spaces.

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.



# COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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

# **NOTES**

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

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

PLN220098

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** 

**Planning** 

Condition/Mitigation **Monitoring Measure:**  This Amended Use Permit (PLN220098) allows a remodel and addition to an existing church (Building "B") consisting of a 5,945 square foot interior remodel on the first floor, a 531 square foot addition to the first floor and a 6,620 square foot addition to the second floor; Installation of a 44 square foot onsite sign; and modification parking standards by:

allowing off-street parking to be shared across two properties; and reducing the total parking requirement from 199 spaces to 110 spaces. The property is located at 100 Salinas Road, North County Area Plan (Assessor's Parcel Numbers 117-323-011-000 117-323-012-000). This permit was approved in accordance 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.

PI N220098

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# 2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department:

**Planning** 

Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"An Amendment (Resolution Number \_\_\_\_\_\_) was approved by Zoning Administrator for Assessor's Parcel Number 117-323-011-000 and 117-323-012-000 on September 11, 2025. The permit was granted subject to 9 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

(HCD - Planning)

Condition/Mitigation Monitoring Measure:

archaeological, during the course of construction, cultural, historical 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 archaeologist archaeologist registered qualified (i.e., an with the Register Professional Archaeologists) immediately contacted by shall be 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.

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.

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# 4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed:

Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

# 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.

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### 6. PD041 - HEIGHT VERIFICATION

### Responsible Department:

**Planning** 

### Condition/Mitigation Monitoring Measure:

The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

### Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

# 7. 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.

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### 8. 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.

# 9. 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.

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# OUR LADY OF ASSUMPTION CHURCH

# 100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

N.T.S.



**LOCATION PLAN** 

**ABBREVIATIONS** LT. WGT. CONC.. ADDENDUM ADDITION LOUVER **JANITOR** AGG. BASE COURSE JOINT ABOVE FINISH FLOOP ABOVE MALL FLOOR KICK PLATE AGGREGATE MACHINE BOLT AIR CONDITIONING ALTERNATE MASONRY OPENING MANUFACTURER **ARCHITECT** MAXIMUM **ASPHALT** MECHANICAL METAL LATH BASEMENT MINIMUM BLOCKING MOLDING MULLION **BUILDING** NATURAL GRADE BOUNDARY NAILING NOMINAL NOT IN CONTRACT NOT TO SCALE NUMBER ORSCURE OPENING CERAMIC CERAMIC TILE OUTSIDE DIAMETER CHANNEL OVERFLOW SCUPPER CLEAN OUT CLOSET GENERAL CONTRACTOR INSTALLED. COL. CONC. COND. COLUMN CONCRETE CONNECTION PANFI PARTITION CONTROL JOINT CONTINUOUS PFNNY CONTR. PLATE CONTRACTOR PLUMBING COR'G CORRUGATED PLYWOOD CTR. COUNTER CTSK. COUNTERSUNK POINT OF CONNECTION CONC. MASONRY UNIT PRESSURE TREATED DOUGLAS FIR DECOMPOSED GRANITE DAMP PROOFING PLUMBING CONTRACTOR DOUGLAS FIR PROPERTY LINE DIAG. DIAGONAL RETURN AIR DIAMETER DIM. DISP RADIUS DIMENSION REGISTER DISPENSER REQUIRED RECOMMENDATION DOWN SPOUT DRAWING ROOFING ELECTRIC CONTRACTOR ROUGH SUPPLY AIR EDGE NAILING SCREW SECTION EQUIPMENT EXHAUST EXPAN. EXPAND SLIDING EXPANSION JOINT SIMII AR EXISTING SLIDING EXTERIOR SPECIFICATION F.N. FACE NAILING SQUARE FLASHING STAINLESS STEEL FLOOR DRAIN SUSPENDED FLUORESCEN1 SWITCHBOARD TOP & BOTTOM FOUNDATION TELEPHONE COMPANY TEMPERED GLASS F.H.C. FIRE HOSE CABINET TOP OF CURB TOP OF PARAPET GALVANIZED IRON TOP OF STEEL DECK TOP OF TAPERED PLYWD. GRADE UNLESS OTHERWISE NOTED GROUND UP THROUGH ROOF GEN. HR. CONTRACTOR G.C VERTICAL GAIN HDW. HDWD. HARDENER VESTIBULE HARDWARF VINYL COMPOSITION TILE HTR. HARDWOOD VITREOUS CLAY PIPE HEATER W.W.M. WELDED WIRE MESH HIGH POINT WATER CLOSET HOLLOW METAL WATER HEATER HORIZ HORIZONTAL WIDE FLANGE HOSE BIB H.W. HOT WATER

INSIDE DIAMETER

LANDLORD OF RECORD

INSULATION IN

INTERIOR

LAMINATED

LANDING

LAVATORY

INVFRT

LAM. LDG. LTH.

LAV.

WITHOUT

WATER RESISTANT

WOOD

# SAN JUAN RD. SLENDER AVE. PROJECT LOCATION JONATHAN ST. WATSONVILLE, CA

**VICINITY MAP** 

# PROJECT NOTES

1. EXACT LOCATION OF EXIT SIGNS MAY ALTERED DURING FINAL INSPECTIONS.

2. EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTIONS

# **GENERAL NOTES**

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2016 EDITION C.B.C., AND ANY OTHER GOVERNING CODE.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OFF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS, AND HE SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. HE SHALL REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY ITEM OF WORK.

3. THE DESIGNER AND ENGINEER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING

4. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS

5. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER STRUCTURAL NOTES AND

TYPICAL DETAILS. 6. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICTS OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.

8. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

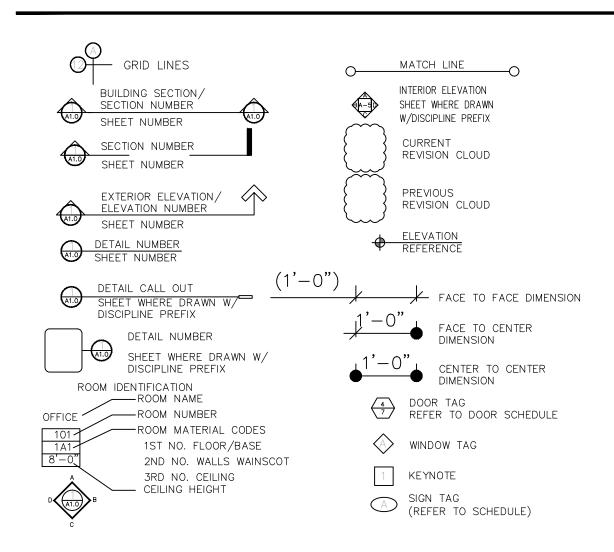
9. SEE ARCHITECTURAL DRAWINGS FOR THE SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, LOCATION OF NONBEARING PARTITIONS, ROOF AN FLOOR ELEVATIONS, ROOF SLOPES, ARCHITECTURAL FINISHES, AND OTHER RELATED INFORMATION NOT INDICATED ON THE STRUCTURAL DRAWINGS.

10. SEE MECHANICAL, ELECTRICAL AND/OR ARCHITECTURAL DRAWING FOR THE SIZE AND LOCATION OF PIPES, CONDUITS, FLOOR DRAINS, VENTS, DUCTS, AND OTHER SIMILAR PENETRATIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS. FIRE SPRINKLERS- PROVIDE SPRINKLER DRAWINGS TO THE FIRE MARSHAL FOR REVIEW &

11. EPOXY AND ANCHOR BOLTS: ESPECIAL INSPECTION REQUIRED FOR EPOXY SET ANCHOR BOLTS.

12. THE GRADE SHALL SLOPE AT LEAST 5% AWAY AND WITHIN 10 FEET OF FOUNDATION, EXCEPT PAVEMENT. (SEE ACCESSIBLE NOTES BELOW)

# SYMBOL LEGEND



# PROJECT TEAM

ARCHITECT: NAME: DIOCESE OF MONTEREY NAME: SAVADOR MUNOZ ADDRESS: 425 CHURCH ST P.O. BOX 2048 ADDRESS: 320 CAPITOL ST. MONTEREY, CA, 93942-2048 SALINAS, CA, 93901 PHONE: (831) 373-4346 PHONE: 831-320-0498 EMAIL: munfris@hotmail.com EMAIL: salvador.munoz@smunozarchitects.com WEBPAGE: www.smunozarchitects.com **SURVEYOR:** STRUCTURAL ENGINEER: NAME: CENTRAL COAST ENGINEERS, INC NAME: H.D PETERS CO INC ADDRESS: 119 CENTRAL AVE ADDRESS: P.O. BOX 2503 CITY, STATE, ZIP: SALINAS, CA 93901 SALINAS, CA, 93901 PHONE: (831) 424-3961 PHONE: (831) 757-5554 MECHANICAL ENGINEER **ELECTRICAL ENGINEER:** NAME: AURUM CONSULTING ENGI NAME: JAIME ZALDIVAR ADDRESS: 99 PACIFIC ST STE 375G ADDRESS: 60 GARDER CT. SUITE 210 CITY, STATE, ZIP: MONTEREY, CA 93940 CITY, STATE, ZIP: MONTEREY, CA 93940 PHONE: (831)641-7739 PHONE: (831) 646-3330

# PROJECT DATA:

ADDRESS: 100 SALINAS ROAD, (PAJARO) WATSONVILLE, CA 95076 117-323-012-000 "LG" LIGHT COMERCIAL LOT SIZE: 72,309 S.F. (1.659 AC) A-3 SOCIAL/RELIGIOUS ALLOWABLE BUILDING HEIGHT: 35' RV LC (ZONING) ALLOWABLE SITE COVERGAE: 50% OF THE SITE AREA (E) LANDSCAPE AREA (MIN. 10%): 14,915 S.F. PROPOSED SITE COVERAGE: 17,685.00 SF OR (24.1% OF THE SITE AREA) (E) AREA OF BUILDING "A": 7,305.00 SF (N) REMODELED AREA OF BUILDING "B": 531.00 + 6,620.00 SF = 7,151.00(E) AREA OF BUILDING "C": 3,229.00 SF V-B SPRINKLERS SEISMIC ZONE: NATURAL GAS SEWER SYSTEM: MUNICIPAL

# **CONSTRUCTION NOTES**

ALL CONSTRUCTION SHALL CONFORM WITH FOLLOWING, 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS 2016 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS W LOCAL STANDARDS

# **MATERIALS**

	STEEL CROSS SECTION
* * * * * * * * * * * * * * * * * * *	LANDSCAPE
	AC PAVEMENT
	VENEER
	SPANISH TILE
	EARTH
	ROCK FILL
	SAND/ MORTAR/ PLASTER
4 4	CONCRETE (CAST-IN-PLACE OR PRECAST)
	CONCRETE BLOCK (CMU)
	BRICK
	COARSE FILL
	SAND GROUT
	WOOD FRAMING CONTINUOUS
	WOOD BLOCKING
	WOOD FINISH
	PLYWOOD
	INSULATION, BAT.
	INSULATION, RIG.
	GYPSUM BOARD
	LATH AND BLASTER
	CERAMIC TILE
	ACOUSTIC TILE / BOARD
_	
1)	FFERRED PERMIT SURMITTALS

# DEFERRED PERMIT SUBMITTALS

-SPRINKLER SYSTEMS -SOLAR PANELS -FIRE ALARM SYSTEM -METAL STAIRS -LANDSCAPE & IRRIGATION SYSTEM

# SCHINDLER 3300 MRL TRACTION ELEVATOR

-INSTALL PER MANUFACTURES REQUIREMENTS AND 2016 ADA REQUIREMENTS SECTIONS 11B-407

# SCOPE OF WORK

REMODEL OF THE EXISTING COMMUNITY HALL W/A SECOND FLOOR ADDITION AND HVAC TO (E) BLDG "A".

# W.U.I NOTES

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51185 PER CRC R327.1.5.

# APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS APPLICABLE: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA GREEN BUILDING CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE CURRENT LOCAL CITY OR COUNTY ORDINANCE.

**EXISTING / PROPOSED AREA DATA** BUILDING "A" (CHURCH) NO WORK IN THIS BUILDING A-3 OCCUPANCY: EXISTING AREA: 7,305.00 SF (E) SOCIAL/RELIGIOUS OCCUPANCY: A-3 EXISTING AREA PROPOSED AREA: (N) SOCIAL/RELIGIOUS 5,945.00 SF BUILDING "B" (OFFICES - LOUNGE) 2ND FLOOR OCCUPANCY: B, A-3PROPOSED AREA: 6,620.00 SF (N) SOCIAL/RELIGIOUS BUILDING "C" (RESIDENCE - RECTORY) NO WORK IN THIS BUILDING OCCUPANCY: B EXISTING AREA: BUILDING "A" CHURCH (NO WORK IN THIS BUILDING) 141 SEATS @ 1/4 = 110 STALL REQUIRED PROPOSED 114 PARKING PROVIDED SHARED LIBRARY PARKING SPACES: 26 TOTAL: 140 STALLS W/9 STALLS W/4 ADA ACCESSIBLE STALLS



E6.1 ELECTRICAL DETAILS.

E6.4 ELECTRICAL SPECIFICATIONS.

E6.2 ELECTRICAL DETAILS. E6.3 ELECTRICAL SPECIFICATIONS

<u>MECHANICAL</u> M1.1 LOWER FLOOR PLAN-DEMO MECHANICAL M2.1 LOWER FLOOR PLAN-NEW MECHANICAL M2.2 UPPER FLOOR PLAN-NEW MECHANICAL PO.1 TITLE SHEET-PLUMBING P1.1 LOWER FLOOR PLAN-DEMO PLUMBING P2.1 LOWER FLOOR PLAN-NEW PLUMBING P2.2 UPPER FLOOR PLAN-NEW PLUMBING T24.1 TITLE 24 COMPLIANCE FORMS T24.2 TITLE 24 COMPLIANCE FORMS ELECTRICAL EO.1 ELECTRICAL COVER SHEET EO.2 CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING INTERIOR). EO.3 CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR) E1.1 ELECTRICAL PANEL BOARD SCHEDULES & SINGLE LINE DIAGRAM E2.1 ELECTRICAL SITE PLAN. E3.1 ELECTRICAL DEMOLITION PLAN & GENERAL DEMOLITION NOTES. E4.1 POWER & SYSTEMS PLAN — LOWER LEVEL. E4.2 POWER & SYSTEMS PLAN — UPPER LEVEL. E5.1 LIGHTING PLAN - LOWER LEVEL. E5.2 LIGHTING PLAN - UPPER LEVEL



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REV	DATE	DESCRIPTION
$\bigvee$	06-01-21	REVISION
\ <u>\</u>	09-23-2021	REVISION
4	02-28-2022	REVISION
\$	09-20-2025	REVISION
$\bigvee$	01-27-2023	REVISION
<b>⊗</b>	12-4-2024	FLOODPROOF REVISION

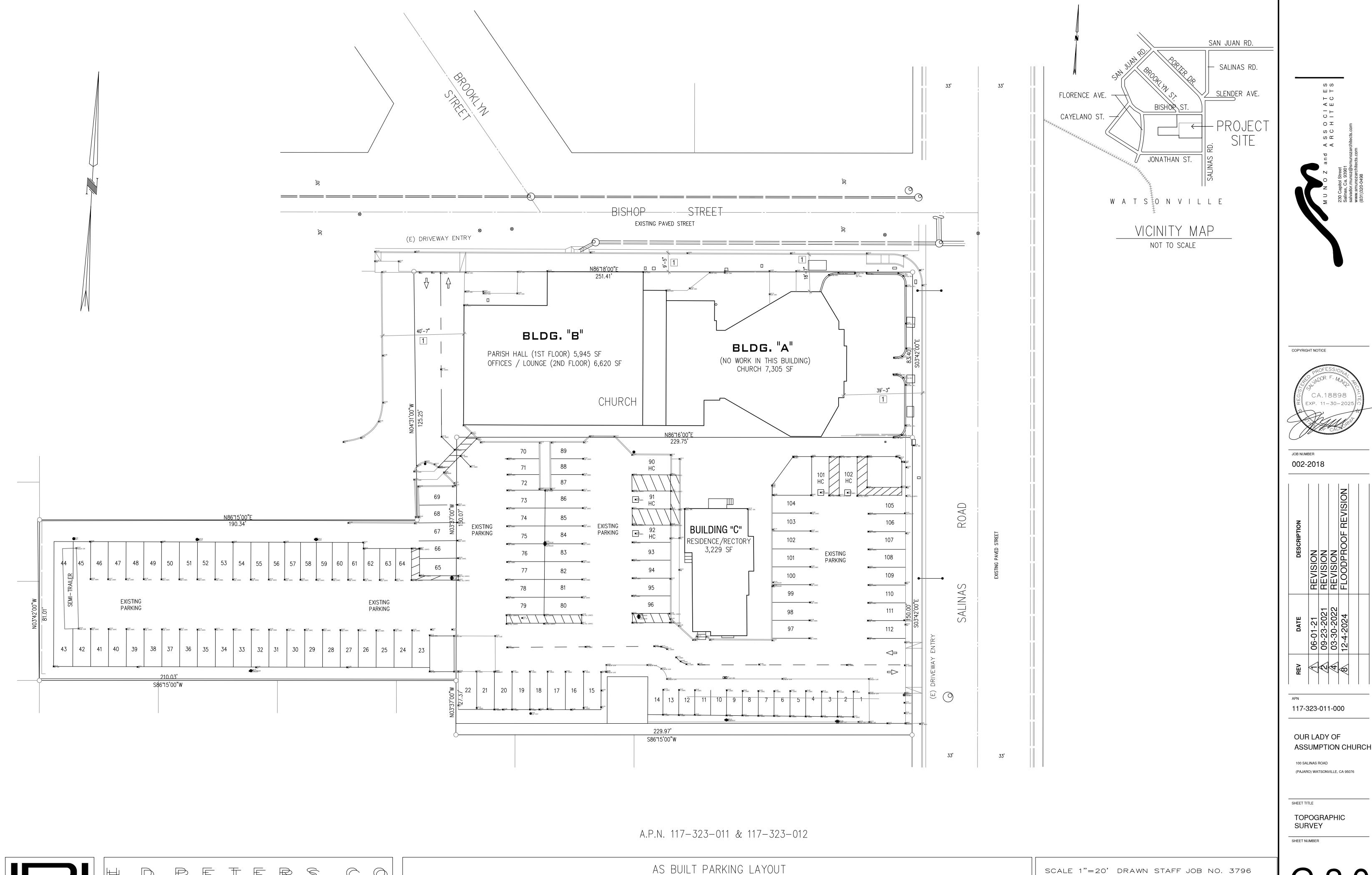
117-323-011-000

OUR LADY OF **ASSUMPTION CHURCH** 

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

**GENERAL NOTES** & VICINITY MAP

SHEET NUMBER



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002-2018

117-323-011-000

OUR LADY OF

(PAJARO) WATSONVILLE, CA 95076

SHEET TITLE

TOPOGRAPHIC SURVEY

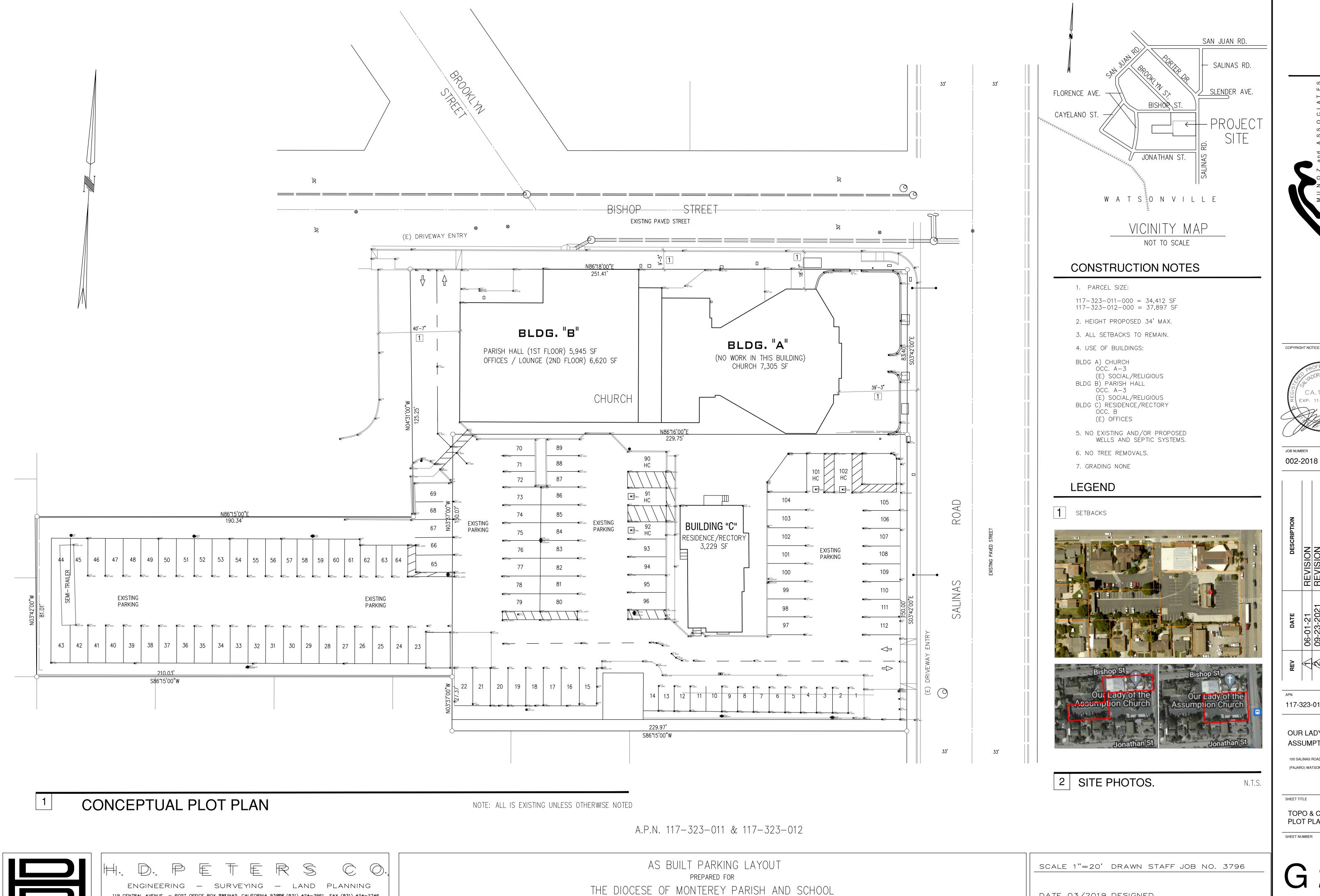
SHEET NUMBER

G 2.0

FILE NO. 3796TOPO

DATE 03/2019 DESIGNED

ENGINEERING — SURVEYING — LAND PLANNING



100 SALINAS ROAD, PAJARO, CA. 95076

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OUR LADY OF **ASSUMPTION CHURCH** 

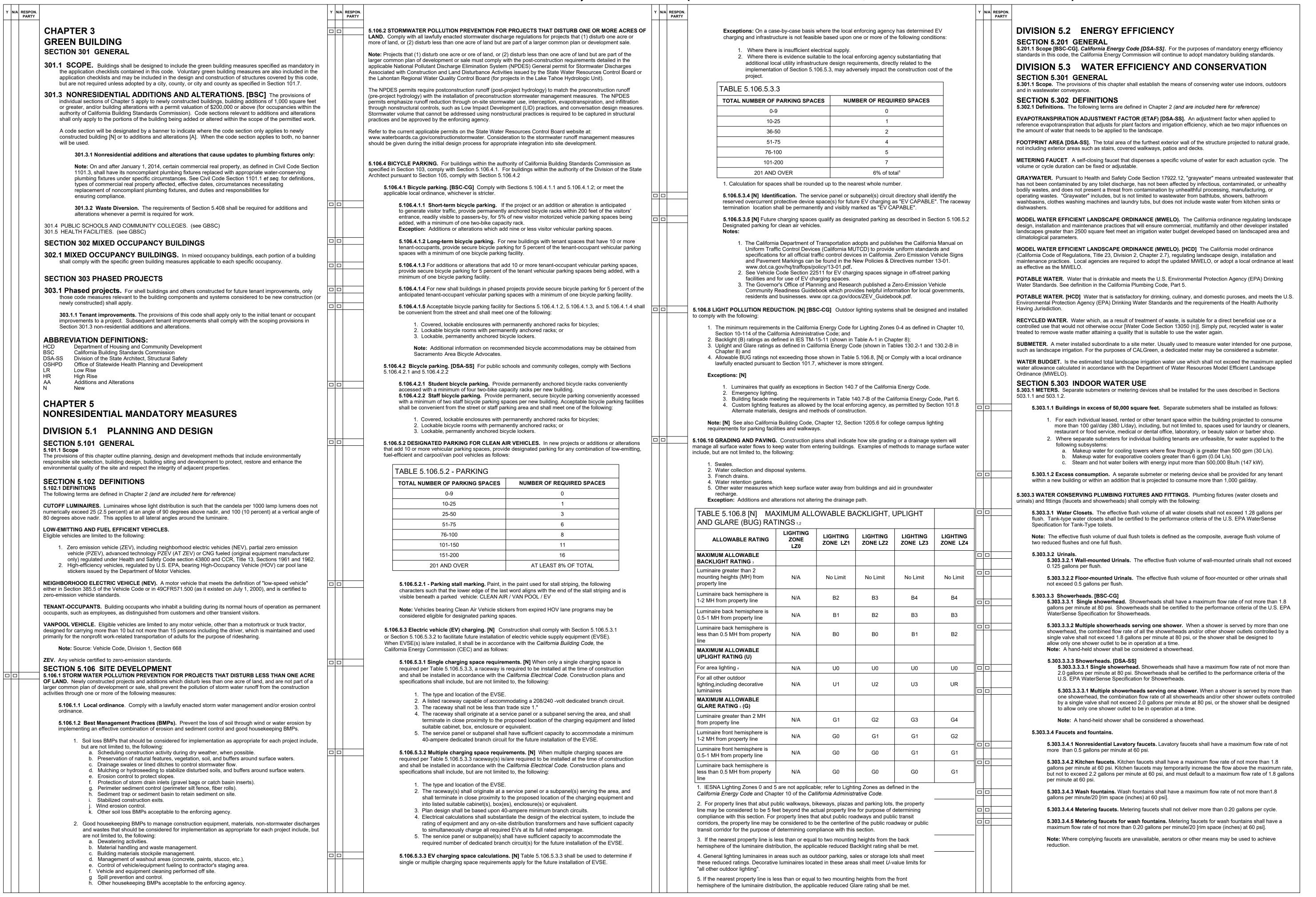
TOPO & CONCEPTUAL PLOT PLAN

FILE NO. 3796TOPO

DATE 03/2019 DESIGNED

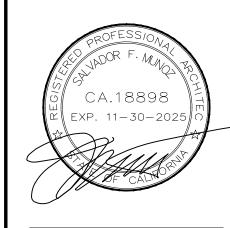
# 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) Y SESPONSIBLE PARTY (IE: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



M U N O Z and A S S O C I A T E S
A R C H I T E C T S
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OB NUMBER

002-2018

REV DATE DESCRIPTION

106-01-21 REVISION

12-4-2024 FLOODPROOF REVISION
FLOODPROOF REVISION

117-323-011-000

OUR LADY OF

ASSUMPTION CHURCH

100 SALINAS ROAD
(PAJARO) WATSONVILLE, CA 95076

SHEET TITLE

SHEET NUMBER

CALIFORNIA GREEN BUILDING STANDARDS

G 3.0

# 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

# NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT) NA ENGLAPHICAL MANDATORY MEASURES NA ENGLAPHICAL MANDATORY MANDATO

N/A RESPON. PARTY		Y N/A RESPON		Y N/A RESPON PARTY	1.	Y N/A RESPON. PARTY	
	5.303.4 COMMERCIAL KITCHEN EQUIPMENT.		SECTION 5.402 DEFINITIONS		5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to		<b>5.410.4.4 Reporting.</b> After completion of testing, adjusting and balancing, provide a final report of testing
	5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.  Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.		<ul> <li>5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)</li> <li>ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.</li> <li>BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals,</li> </ul>		verify that the building systems and components meet the owner's or owner representative's project requirements.		signed by the individual responsible for performing these services.  5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.
	5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.		according to design quantities.  BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed,		<b>Note:</b> For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements		5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.
	5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1		tested, operated and maintained to meet the owner's project requirements.  ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.		Commissioning requirements shall include:  1. Owner's or Owner representative's project requirements.		DIVISION 5.5 ENVIRONMENTAL QUALITY
	of the <i>California Plumbing Code</i> and in Chapter 6 of this code.  SECTION 5.304 OUTDOOR WATER USE  5.304.1 SCOPE. The provisions of Section 5.304, Outdoor Water Use reference the mandatory Model Water		TEST. A procedure to determine quantitative performance of a system or equipment		<ol> <li>Basis of design.</li> <li>Commissioning measures shown in the construction documents.</li> <li>Commissioning plan.</li> </ol>		<b>SECTION 5.501 GENERAL 5.501.1 SCOPE</b> . The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.
	Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations.		SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 (Weather Protection) and California Energy Code Section 150, (Mandatory		<ul><li>5. Functional performance testing.</li><li>6. Documentation and training.</li><li>7. Commissioning report.</li></ul>		SECTION 5.502 DEFINITIONS 5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)
	5.304.2 OUTDOOR WATER USE IN LANDSCAPE AREAS EQUAL TO OR GREATER THAN 500 SQUARE FEET.  When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one of the following shall apply:		Features and Devices), manufacturer's installation instructions or local ordinance, whichever is more stringent.  5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.		Exceptions:  1. Unconditioned warehouses of any size.		ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.  A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting
	1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR)		<ul><li>5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.</li><li>5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven</li></ul>		<ol> <li>Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.</li> <li>Tenant improvements less than 10,000 square feet as described in Section 303.1.1.</li> <li>Open parking garages of any size, or open parking garage areas, of any size, within a structure.</li> </ol>		adjustments have been made. <b>1 BTU/HOUR.</b> British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound
	per Government Code Section 65595(c).  2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations.		rain to prevent water intrusion into buildings as follows:  5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to		<b>Note:</b> For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.		of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32 <sup>0</sup> Fahrenheit.  COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn),
	5.304.3 OUTDOOR WATER USE IN REHABILITATED LANDSCAPE PROJECTS EQUAL TO OR GREATER THAN 2,500 SQUARE FEET. Rehabilitated landscape project with an aggregate landscape area equal to or greater than		such openings plus at least one of the following:  1. An installed awning at least 4 feet in depth.		Informational Notes:  1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of		except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.
	2.500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.  5.304.4 OUTDOOR WATER USE IN LANDSCAPE AREAS OF 2,500 SQUARE FEET OR LESS. Any project with		<ol> <li>The door is protected by a roof overhang at least 4 feet in depth.</li> <li>The door is recessed at least 4 feet.</li> <li>Other methods which provide equivalent protection.</li> </ol>		commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.		COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).
	an aggregate area of 2,500 square feet of less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.  5.304.5 GRAYWATER OR RAINWATER USE IN LANDSCAPE AREAS. For projects using treated or untreated		5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.  SECTION 5.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND		Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code.		Note: See CCR, Title 17, Section 93120.1.  DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a
	graywater or rainwater captured on site, any lot or parcet within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimate Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5).		RECYCLING  5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the		5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:		24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). <b>DECIBEL (db).</b> A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure,
	Notes: 1. DWR's Model Water Efficient Landscape Ordinance, definitions and supporting documents are available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/		non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.  5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and		Environmental and sustainability goals.     Building sustainable goals.     Indoor environmental quality requirements.		sound power, sound intensity) with respect to a reference quantity. <b>ELECTRIC VEHICLE (EV).</b> An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor
	A water budget calculator is available at the following link:     http://water.ca.gov/wateruseefficiency/landscapeordinance/		demolition waste management ordinance, submit a construction waste management plan that:  1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.		<ol> <li>Project program, including facility functions and hours of operation, and need for after hours operation.</li> <li>Equipment and systems expectations.</li> <li>Building occupant and operation and maintenance (O&amp;M) personnel expectations.</li> </ol>		that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the <i>California Electrical Code</i> , off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground
	3. The MWELO prescriptive compliance measure Appendix D may be found at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/ In addition, a copy of MWELO Appendix D may be found in Chapter 8 of this code.		<ol> <li>Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).</li> <li>Identifies diversion facilities where construction and demolition waste material collected will be taken.</li> </ol>		5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:		support equipment, tractors, boats, and the like, are not included.  ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles.
	5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS [DSA-SS]. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resoucres Model Water Efficient Landscape Ordinance (MWELO) commencing with		<ul> <li>4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</li> <li>5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable</li> </ul>		Renewable energy systems.     Landscape irrigation systems.		<b>ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).</b> The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.
	Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.		documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.		Water reuse system.  5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:		ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.
	Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of MWELO.  5.304.6.1 Newly constructed landscapes. [DSA-SS] New construction projects with an aggregate landscape		Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.  Exceptions to Sections 5.408.1.1 and 5.408.1.2:		<ol> <li>General project information.</li> <li>Commissioning goals.</li> <li>Systems to be commissioned. Plans to test systems and components shall include:</li> </ol>		<b>EXPRESSWAY.</b> An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.
	area equal to or greater than 500 square feet.  5.304.6.2 Rehabilitated landscapes. [DSA-SS] Rehabilitated landscape projects with an aggregate		Excavated soil and land-clearing debris.     Alternate waste reduction methods developed by working with local agencies if diversion or recycle		<ul> <li>a. An explanation of the original design intent.</li> <li>b. Equipment and systems to be tested, including the extent of tests.</li> <li>c. Functions to be tested.</li> <li>d. Conditions under which the test shall be performed.</li> </ul>		FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.  GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse
	Iandscape area equal to or greater than 1,200 square feet.  5.304.3 IRRIGATION DESIGN. In new nonresidential construction with at least 1,000 but not more than 2,500 square feet of cumulative landscaped area (the level at which the MWELO applies), install irrigation controllers and sensors		facilities capable of compliance with this item do not exist.  3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.		e. Measurable criteria for acceptable performance.  4. Commissioning team information.  5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.		gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.  GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the
	which include the following criteria, and meet manufacturer's recommendations.  5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:		5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.		5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the		Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.
	Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.      Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates		5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.  Notes:		approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.  5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required,		HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).
	with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.  Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.		Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)"     located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.		including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.  5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be		LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.  LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than
	SECTION 5.305 WATER REUSE SYSTEMS  5.305.1 RECYCLED WATER SUPPLY SYSTEMS. Recycled water supply systems shall be installed in accordance		Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).  5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping		completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:  1. Site information, including facility description, history and current requirements.		150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).
	with Sections 5.305.1.1, 5.305.1.2, and the California Plumbing Code.  5.304.2 Outdoor Recycled Water Supply Systems. All newly constructed nonresidential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, shall be provided with both a potable water supply system and a recycled water supply system. The		provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.		<ol> <li>Site contact information.</li> <li>Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.</li> <li>Major systems.</li> </ol>		MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.  MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O³/g ROC).
	recycled water supply system shall allow the use of reclaimed (recycled) water for aboveground and subsurface irrigation to all landscape irrigation systems.  For the purposes of Section 5.305.1.1, when a recycled water supply pipe is located within 300 feet from a		Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf		<ul> <li>5. Site equipment inventory and maintenance notes.</li> <li>6. A copy of verifications required by the enforcing agency or this code.</li> <li>7. Other resources and documentation, if applicable.</li> </ul>		<b>PRODUCT-WEIGHTED MIR (PWMIR).</b> The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
	construction site boundary, it shall be considered that reclaimed (recycled) water is available from a municipal source.		<b>5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.</b> 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.		5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:		PSIG. Pounds per square inch, guage.  REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to
	Exceptions:  1. Service areas in which the only reclaimed (recycled) water is used for potable purposes, or in which net nonpotable deliveries are anticipated to remain level or decrease as a result of the potable reuse project.  2. Where access to disinfected tertiary recycled water is not feasible and/or cost-efficient, as determined by the		Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.  Notes:		<ol> <li>System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).</li> <li>Review and demonstration of servicing/preventive maintenance.</li> <li>Review of the information in the Systems Manual.</li> </ol>		ozone formation in the troposphere.  SCHRADER ACCESS VALVES. Access fittings with a valve core installed.
	authority having jurisdiction in consultation with the recycled water purveyor.  Note: A city, county, or city and county, in consultation with the recycled water purveyor, may further reduce the area for the mandate to install recycled water supply systems if the recycled water purveyor is unable to		<ol> <li>If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.</li> <li>For a map of know pest and/or disease quarantine zones, consult with the California Department of</li> </ol>		Review of the record drawings on the system/equipment.		SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.
	accommodate new services or unable to provide uninterruptible service.  3. A potable water supply system is not required for landscape irrigation if the landscape irrigation system is		SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS		5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.		<b>SUPERMARKET.</b> For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.
	supplied with recycled water at the time of final inspection.  4. Potable water may be used with the recycled water supply system on a temporary basis, as allowed by the authority having jurisdiction in consultation with the recycled water purveyor.		5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance. if more restrictive.		5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.		<b>VOC.</b> A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)
	5.305.1.2 Technical Requirements for Outdoor Recycled Water Supply Systems. Recycled water supply systems for outdoor applications shall meet the requirements of this code, and the California Code of Regulations, Title 17, Division 1, Chapter 5, Subchapter 1; Title 22, Division 4, Chapter 3; and Title 23, Division		Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.		5.410.4.2 (Reserved)  Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including		Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.
	Regulations, Title 17, Division 1, Chapter 5, Subchapter 1; Title 22, Division 4, Chapter 3; and Title 23, Division 2, Chapter 2.7, as applicable.		<b>5.410.1.1 Additions.</b> All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.		heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific		SECTION 5.503 FIREPLACES  5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.
	DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.  5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3,		systems.  5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:		5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.
	SECTION 5.401 GENERAL 5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource		Division 30 of the <i>Public Resources Code</i> . Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).		1. Renewable energy systems.     2. Landscape irrigation systems.		SECTION 5.504 POLLUTANT CONTROL
	efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.		Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.		3. Water reuse systems.  5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.		5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is
					<b>3.410.4.3.1 HVAC palancing.</b> In addition to testing and adjusting, pelore a new space-conditioning		occupied during alteration, at the conclusion of construction.  5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may collect in the system.



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OUR LADY OF

ASSUMPTION CHURCH

(PAJARO) WATSONVILLE, CA 95076

CALIFORNIA GREEN BUILDING STANDARDS

# 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT)

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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards: 1. Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where

applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such

products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds

(chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing

Less Water and Less Exempt Compounds in Grams	per Liter
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VO	CLIMIT								
Less Water and Less Exempt Compounds in Grams per Liter									
SEALANTS	CURRENT VOC LIMIT								
ARCHITECTURAL	250								
MARINE DECK	760								
NONMEMBRANE ROOF	300								
ROADWAY	250								
SINGLE-PLY ROOF MEMBRANE	450								
OTHER	420								
SEALANT PRIMERS									
ARCHITECTURAL									
NONPOROUS	250								
POROUS	775								
MODIFIED BITUMINOUS	500								
MARINE DECK	760								
OTHER	750								

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

**5.504.4.3 Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

**5.504.4.3.1 Aerosol Paints and coatings.** Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS						
COATING CATEGORY	CURRENT VOC LIMIT					
FLAT COATINGS	50					
NONFLAT COATINGS	100					
NONFLAT HIGH GLOSS COATINGS	150					
SPECIALTY COATINGS						
ALUMINUM ROOF COATINGS	400					
BASEMENT SPECIALTY COATINGS	400					
BITUMINOUS ROOF COATINGS	50					
BITUMINOUS ROOF PRIMERS	350					
BOND BREAKERS	350					
CONCRETE CURING COMPOUNDS	350					
CONCRETE/MASONRY SEALERS	100					
DRIVEWAY SEALERS	50					
DRY FOG COATINGS	150					
FAUX FINISHING COATINGS	350					
FIRE RESISTIVE COATINGS	350					
FLOOR COATINGS	100					
FORM-RELEASE COMPOUNDS	250					
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500					
HIGH-TEMPERATURE COATINGS	420					
INDUSTRIAL MAINTENANCE COATINGS	250					
LOW SOLIDS COATINGS1	120					
MAGNESITE CEMENT COATINGS	450					
MASTIC TEXTURE COATINGS	100					
METALLIC PIGMENTED COATINGS	500					
MULTICOLOR COATINGS	250					
PRETREATMENT WASH PRIMERS	420					
PRIMERS, SEALERS, & UNDERCOATERS	100					
REACTIVE PENETRATING SEALERS	350					
RECYCLED COATINGS	250					
ROOF COATINGS	50					
RUST PREVENTATIVE COATINGS	250					
SHELLACS:						
CLEAR	730					
OPAQUE	550					
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100					
STAINS	250					
STONE CONSOLIDANTS	450					
SWIMMING POOL COATINGS	340					
TRAFFIC MARKING COATINGS	100					
TUB & TILE REFINISH COATINGS	420					
WATERPROOFING MEMBRANES	250					
WOOD COATINGS	275					
WOOD PRESERVATIVES	350					
ZINC-RICH PRIMERS	340					

TABLE 5 504 4 3 - VOC CONTENT LIMITS FOR ARCHITECTURAL

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD. ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD

**5.504.4.3.2 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: . Manufacturer's product specification

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and

2. Field verification of on-site product containers

1. Carpet and Rug Institute's Green Label Plus Program. 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February

3. NSF/ANSI 140 at the Gold level or higher;

2010 (also known as CDPH Standard Method V1.1 or Specification 01350). 4. Scientific Certifications Systems Sustainable Choice; or 5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria

Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High 5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the

requirements of the Carpet and Rug Institute Green Label program. 5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table

> **5.504.4.5.3 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications. 2. Chain of custody certifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see

CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S

5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

**CURRENT LIMIT** 0.05 HARDWOOD PLYWOOD VENEER CORE HARDWOOD PLYWOOD COMPOSITE CORE 0.05 PARTICLE BOARD 0.09 MEDIUM DENSITY FIBERBOARD 0.11 THIN MEDIUM DENSITY FIBERBOARD2 0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION. SEE CALIFORNIA CODE OF REGULATIONS. TITLE 17. SECTIONS 93120 THROUGH

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM)

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC-emission limits and testing requirements specified in the California

Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7. and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High

Performance Product DataBase; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

**5.504.5.3 Filters.** In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

1. An ASHRAE 10% to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow. Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

#### SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY **5.506.1 OUTSIDE AIR DELIVERY.** For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO<sub>2</sub>) MONITORING. For buildings or additions equipped with demand control ventilation, CO<sub>2</sub> sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

#### SECTION 5.507 ENVIRONMENTAL COMFORT

**5.507.4 ACOUSTICAL CONTROL**. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5 507 4 1 or 5 507 4 2

**Exception:** Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

- a. Lon or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan
- b. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
- 2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

noise level of 65 dB L<sub>eq</sub> - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a

**5.507.4.2 Performance Method.** For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

**5.507.4.2.2 Documentation of Compliance.** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

**5.507.4.3 Interior sound transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc\_icc\_ratings.pdf.

#### SECTION 5.508 OUTDOOR AIR QUALITY 5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

**5.508.1.1 Chlorofluorocarbons (CFCs).** Install HVAC, refrigeration and fire suppression equipment that do not

**5.508.1.2 Halons.** Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

**Exception:** Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO<sub>2</sub>), and potentially other refrigerants.

**5.508.2.1 Refrigerant piping.** Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

**5.508.2.1.1 Threaded pipe.** Threaded connections are permitted at the compressor rack.

**5.508.2.1.2 Copper pipe.** Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

**5.508.2.1.2.1 Anchorage.** One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

**5.508.2.1.3 Flared tubing connections.** Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's

**5.508.2.1.4 Elbows.** Short radius elbows are only permitted where space limitations prohibit use of

**5.508.2.2 Valves.** Valves Valves and fittings shall comply with the *California Mechanical Code* and as

**5.508.2.2.1 Pressure relief valves.** For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

**5.508.2.2.1.1 Pressure detection.** A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

**5.508.2.2.2 Access valves.** Only Schrader access valves with a brass or steel body are

**5.508.2.2.2.1 Valve caps.** For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

**5.508.2.2.2.2 Seal caps.** If designed for it, the cap shall have a neoprene O-ring in place. **5.508.2.2.2.1 Chain tethers.** Chain tethers to fit ovr the stem are required for valves

**Exception:** Valves with seal caps that are not removed from the valve during stem operation.

designed to have seal caps.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-reistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

**5.508.2.3.1 Coil coating.** Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

**5.508.2.5 Pressure testing.** The system shall be pressure tested during installation prior to evacuation and

**5.508.2.5.1 Minimum pressure.** The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

**5.508.2.5.2 Leaks.** Check the system for leaks, repair any leaks, and retest for pressure using the same

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more

than a +/- one pound pressure change from 300 psig, measured with the same gauge **5.508.2.6 Evacuation.** The system shall be evacuated after pressure testing and prior to charging.

**5.508.2.6.1 First vacuum.** Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and

**5.508.2.6.2 Second vacuum.** Pull a second system vacuum to a minimum of 500 microns and hold for 30

**5.508.2.6.3 Third vacuum.** Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

## **INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

#### 702 QUALIFICATIONS

**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and esponsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- 2. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to

Certification by a national or regional green building program or standard publisher.

other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be

- 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- . Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. . HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

#### 703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.



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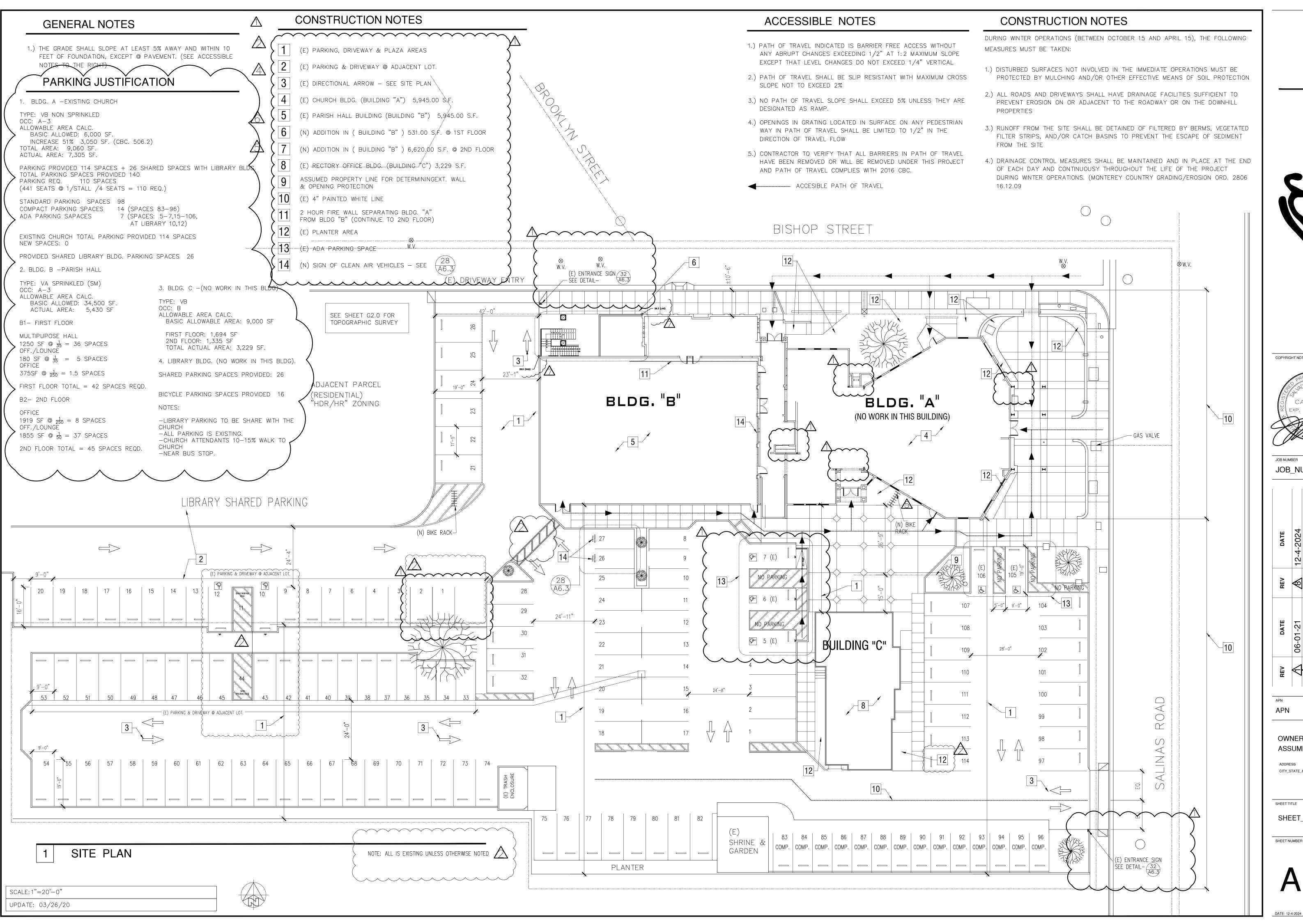
117-323-011-000

OUR LADY OF **ASSUMPTION CHURCH** 

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

SHEET NUMBER

CALIFORNIA GREEN **BUILDING STANDARDS** 



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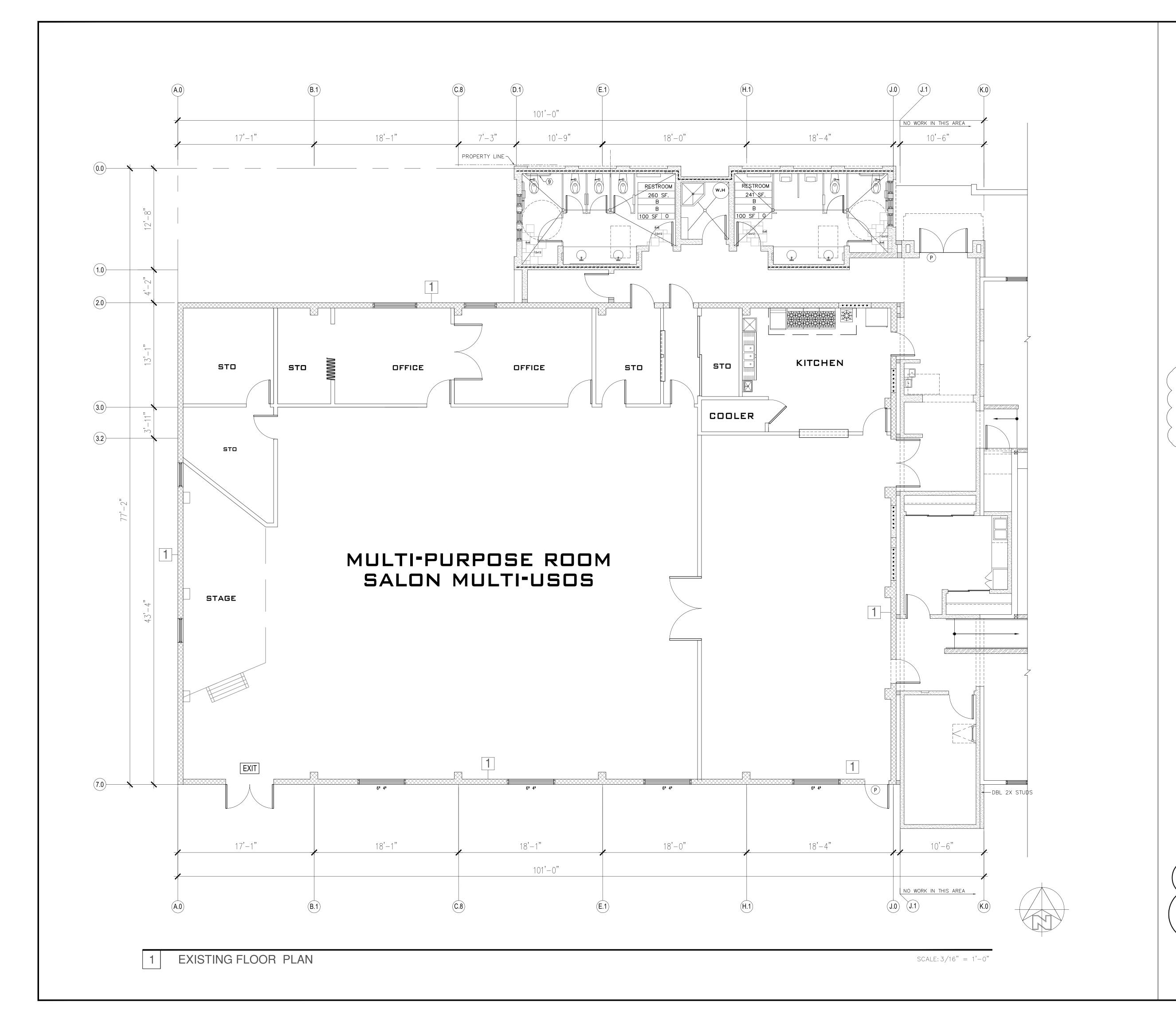


JOB NUMBER

OWNER NAME ASSUMPTION CHURCH

ADDRESS CITY\_STATE\_&\_ZIPCODE

SHEET\_TITLE



### **GENERAL NOTES**

 ALL FAUCET CONTROLS SHOULD BE OPERABLE WITH HAND AND NOT REQUIRE TIGHT GRASP.

#### LEGEND



PANIC HARDWARE

(E) 2x6 4'-0" HIGH WALL -SEE

(E) 2x WOOD FRAMED WALL
TO REMAIN

(E) 8" CMU WALL TO REMAIN

INDICATES (E) 8" CMU WALL USED FOR 2 HOUR FIRE RATED FIRE WALL.

WALL @ (E) WALL OPENING —

(E) 1 HOUR FIRE RATED WALL (SUPPORTS 1 HOUR ROOF ASSEMBLY)

(E) 1 HOUR FIRE RATED WALL W/ 2x4 STUDS (INTERIOR WALL SUPPORTING 1 HOUR ROOF

(E) 2x6 STUD WALL

## KEYNOTES

1 EXTERIOR CMU WALL TO BE REMOVED. SEE DEMO PLAN A2.2

### **GWB FINISH NOTES**

1.) SEE DEMO PLAN TO IDENTIFY
ADDITIONAL GWB THAT NEEDS
TO BE REPLACE

XCEPT FOR PERIMETER, WALL OPENINGS ADJACENT TO N) ADDITIONS & MECHANICAL REPAIR AS INDICATED CA.18898

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 REV
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 09-23-2021
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 FLOODPROOF REVIS

117-323-011-000

OUR LADY OF
ASSUMPTION CHURCH

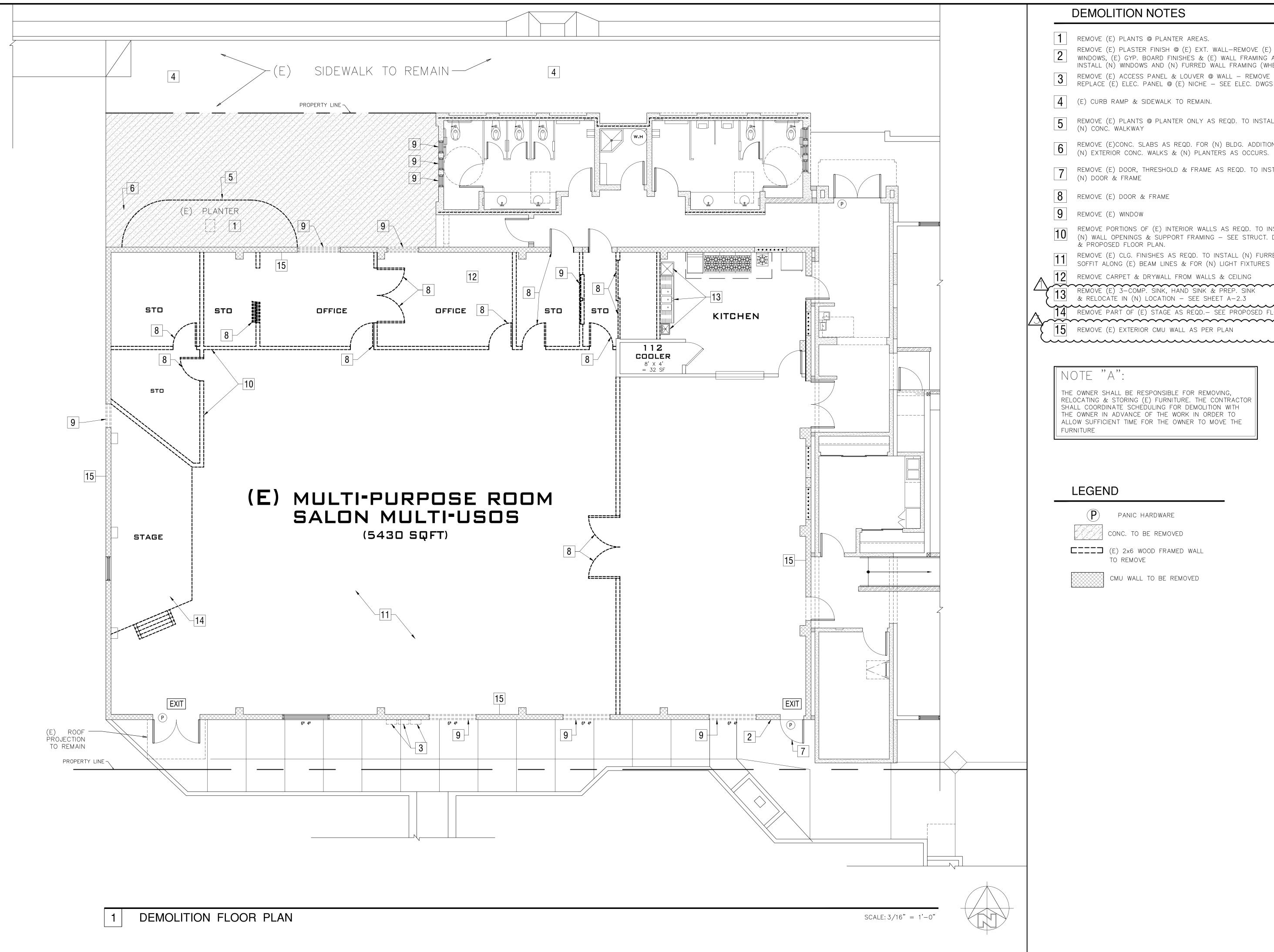
100 SALINAS ROAD
(PAJARO) WATSONVILLE, CA 95076

HEET TITLE

EXISTING FLOOR PLAN

SHEET NUMBER

A 2.1



#### **DEMOLITION NOTES**

- REMOVE (E) PLANTS @ PLANTER AREAS.
- REMOVE (E) PLASTER FINISH @ (E) EXT. WALL-REMOVE (E) EXT. WINDOWS, (E) GYP. BOARD FINISHES & (E) WALL FRAMING AS REQD. TO INSTALL (N) WINDOWS AND (N) FURRED WALL FRAMING (WHERE OCCURS)
- REMOVE (E) ACCESS PANEL & LOUVER @ WALL REMOVE & REPLACE (E) ELEC. PANEL @ (E) NICHE SEE ELEC. DWGS
- (E) CURB RAMP & SIDEWALK TO REMAIN.
- REMOVE (E) PLANTS @ PLANTER ONLY AS REQD. TO INSTALL (N) CONC. WALKWAY
- REMOVE (E)CONC. SLABS AS REQD. FOR (N) BLDG. ADDITIONS, REMOVE (E)CONC. SLABS AS REQD. FOR (N) BLDG. ADDITION (N) EXTERIOR CONC. WALKS & (N) PLANTERS AS OCCURS.
- REMOVE (E) DOOR, THRESHOLD & FRAME AS REQD. TO INSTALL (N) DOOR & FRAME
- REMOVE (E) DOOR & FRAME
- REMOVE (E) WINDOW
- REMOVE PORTIONS OF (E) INTERIOR WALLS AS REQD. TO INSTALL (N) WALL OPENINGS & SUPPORT FRAMING — SEE STRUCT. DWGS. & PROPOSED FLOOR PLAN.
- REMOVE (E) CLG. FINISHES AS REQD. TO INSTALL (N) FURRED SOFFIT ALONG (E) BEAM LINES & FOR (N) LIGHT FIXTURES
- REMOVE CARPET & DRYWALL FROM WALLS & CEILING
- REMOVE (E) 3-COMP. SINK, HAND SINK & PREP. SINK & RELOCATE IN (N) LOCATION SEE SHEET A-2.3
- |4| remove part of (e) stage as reqd.— see proposed floor plan
- 15 REMOVE (E) EXTERIOR CMU WALL AS PER PLAN

THE OWNER SHALL BE RESPONSIBLE FOR REMOVING, RELOCATING & STORING (E) FURNITURE. THE CONTRACTOR SHALL COORDINATE SCHEDULING FOR DEMOLITION WITH THE OWNER IN ADVANCE OF THE WORK IN ORDER TO ALLOW SUFFICIENT TIME FOR THE OWNER TO MOVE THE FURNITURE

### LEGEND

PANIC HARDWARE

CONC. TO BE REMOVED

☐☐☐☐☐ (E) 2x6 WOOD FRAMED WALL TO REMOVE

CMU WALL TO BE REMOVED



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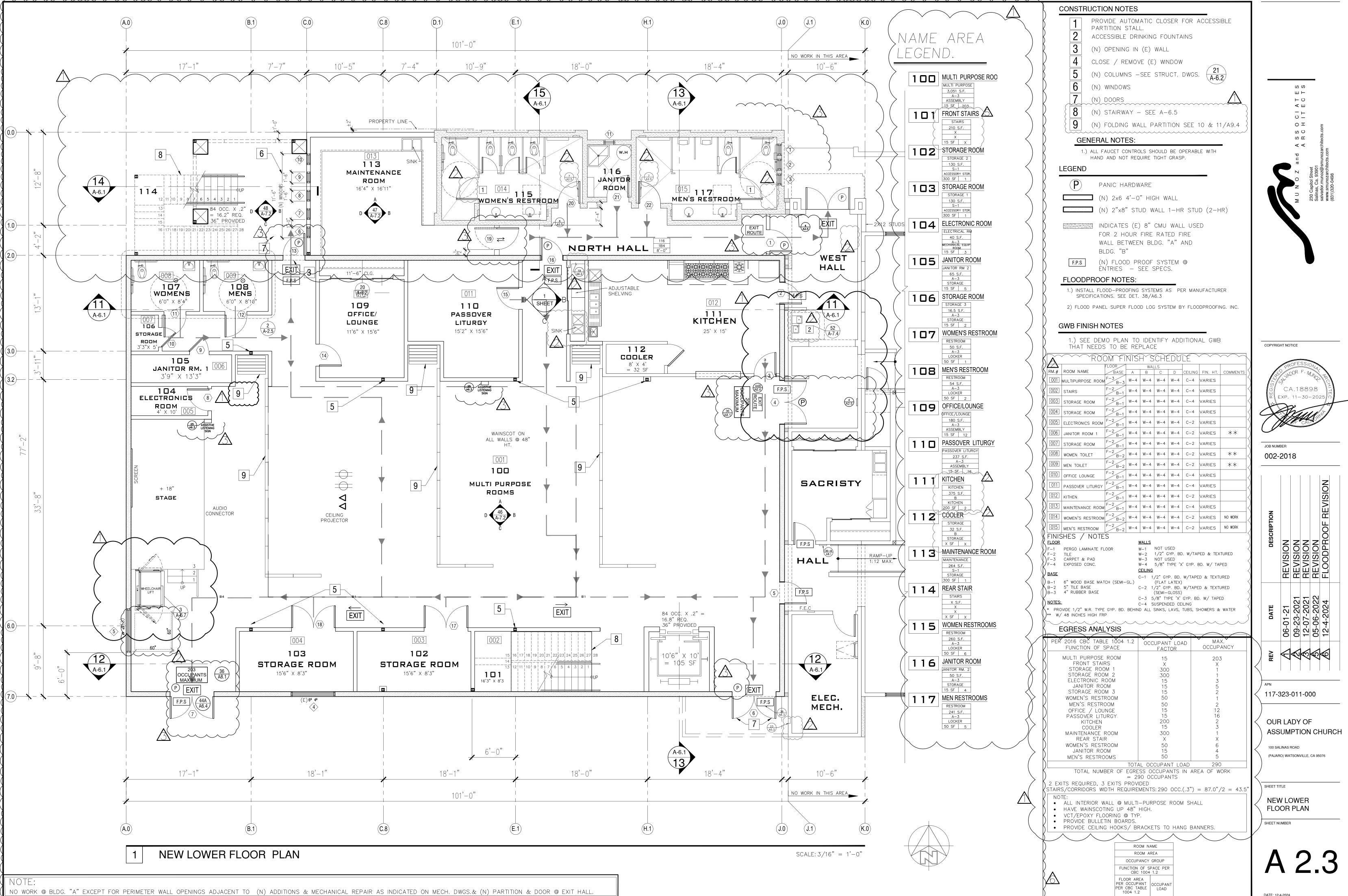
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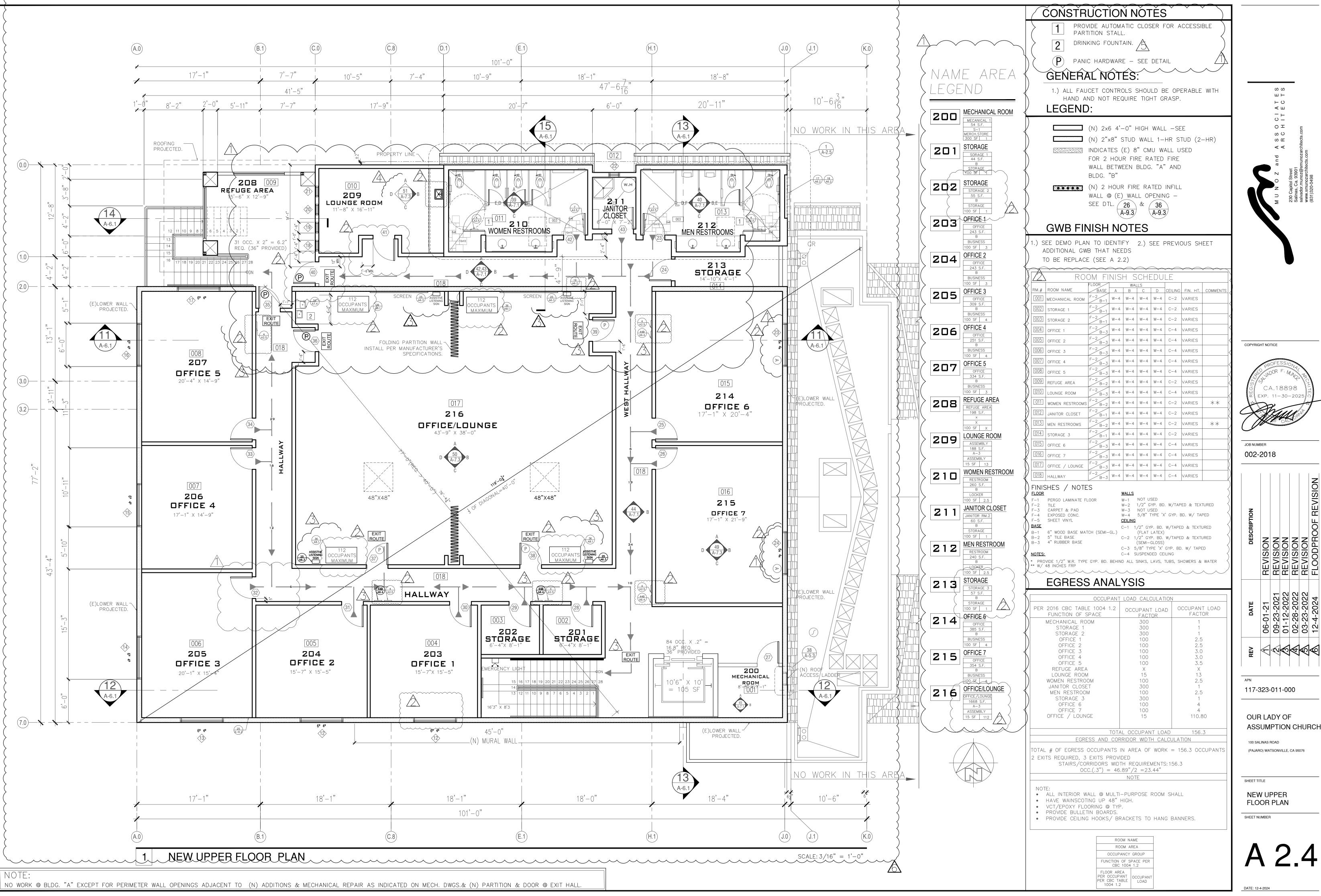
OUR LADY OF

**ASSUMPTION CHURCH** 

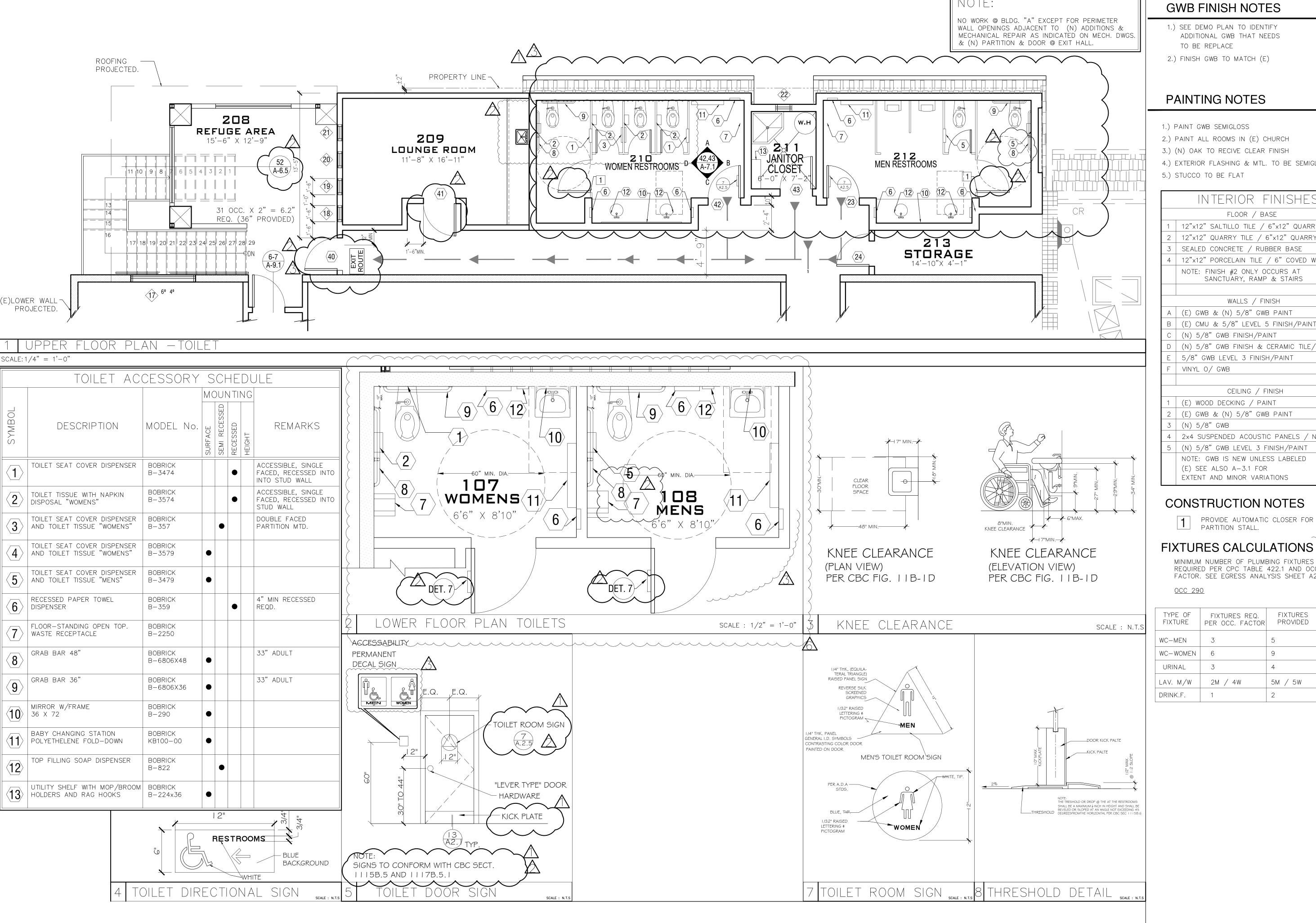
100 SALINAS ROAD

DEMOLITION FLOOR PLAN





CA.18898 EXP. 11-30-2025



#### **GWB FINISH NOTES**

- 1.) SEE DEMO PLAN TO IDENTIFY ADDITIONAL GWB THAT NEEDS
- 2.) FINISH GWB TO MATCH (E)

#### PAINTING NOTES

- 1.) PAINT GWB SEMIGLOSS
- 2.) PAINT ALL ROOMS IN (E) CHURCH
- 4.) EXTERIOR FLASHING & MTL. TO BE SEMIGLOSS
- 5.) STUCCO TO BE FLAT

	FLOOR / BASE																	
1	,																	
2 12"x12" QUARRY TILE / 6"x12" QUARRY TILE 3 SEALED CONCRETE / RUBBER BASE 4 12"x12" PORCELAIN TILE / 6" COVED WALL BA																		
									NOTE: FINISH #2 ONLY OCCURS AT SANCTUARY, RAMP & STAIRS									
										WALLS / FINISH								
Α	(E) GWB & (N) 5/8" GWB PAINT																	
B (E) CMU & 5/8" LEVEL 5 FINISH/PAINT  C (N) 5/8" GWB FINISH/PAINT																		
							D	(N) 5/8" GWB FINISH & CERAMIC TILE/PAINT GWE										
Е	5/8" GWB LEVEL 3 FINISH/PAINT																	
F	VINYL O/ GWB																	
	CEILING / FINISH																	
1	(E) WOOD DECKING / PAINT																	
2	(E) GWB & (N) 5/8" GWB PAINT																	
3	(N) 5/8" GWB																	
4	2x4 SUSPENDED ACOUSTIC PANELS / NA																	
5	(N) 5/8" GWB LEVEL 3 FINISH/PAINT																	
	NOTE: GWB IS NEW UNLESS LABELED																	
	(E) SEE ALSO A-3.1 FOR																	
	EXTENT AND MINOR VARIATIONS																	

## **CONSTRUCTION NOTES**

PROVIDE AUTOMATIC CLOSER FOR ACCESSIBLE PARTITION STALL.

#### FIXTURES CALCULATIONS

MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED PER CPC TABLE 422.1 AND OCC FACTOR. SEE EGRESS ANALYSIS SHEET A2.3

OCC 290

TYPE OF FIXTURE	FIXTURES REQ. PER OCC. FACTOR	FIXTURES PROVIDED	COMPILANT
WC-MEN	3	5	•
WC-WOMEN	6	9	•
URINAL	3	4	•
LAV. M/W	2M / 4W	5M / 5W	•
DRINK.F.	1	2	•



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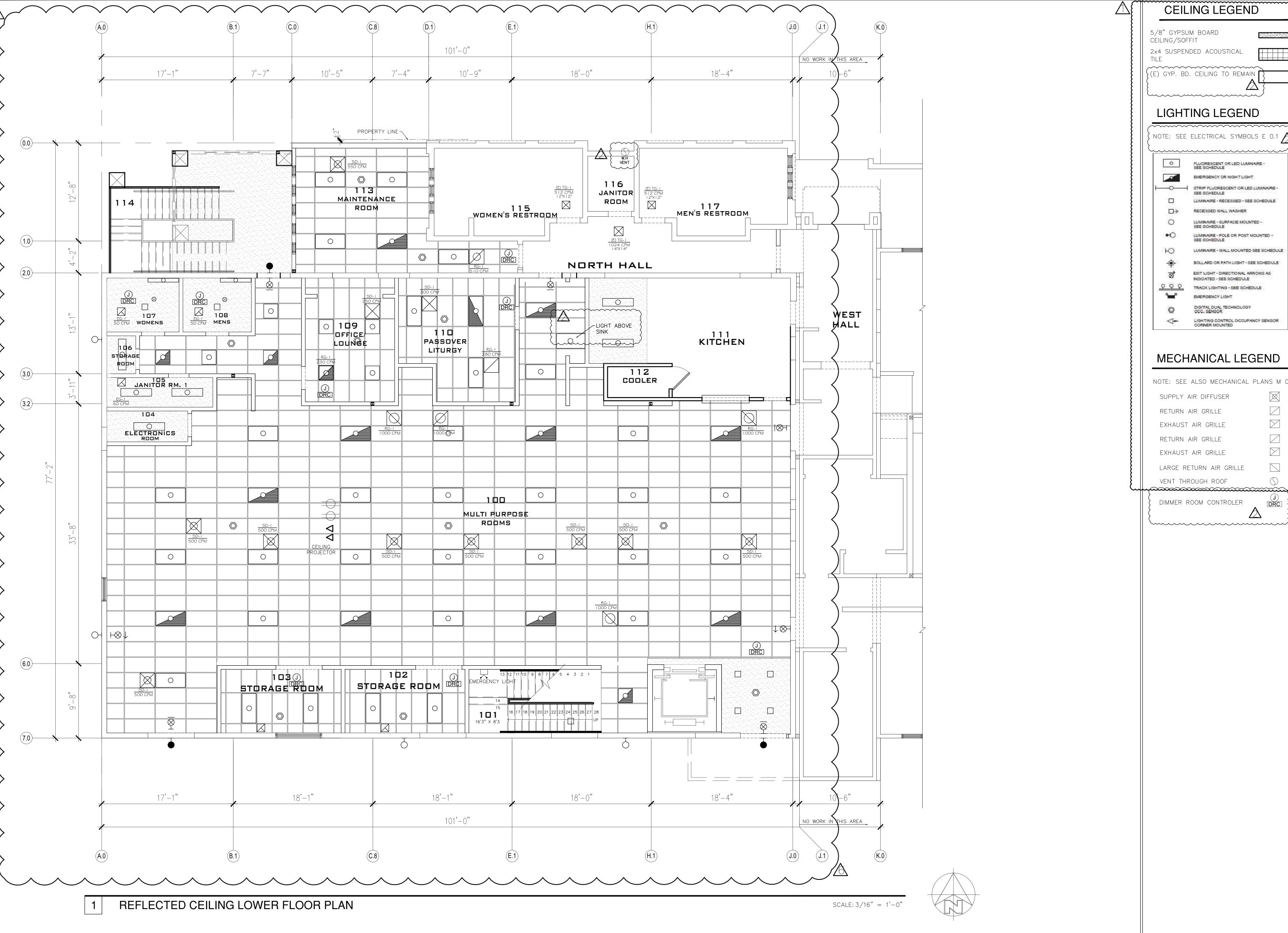
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OUR LADY OF **ASSUMPTION CHURCH** 

(PAJARO) WATSONVILLE, CA 95076

TOILET ACCESSORY SCHEDULE

SHEET NUMBER



 $\{(E) \text{ GYP. BD. CEILING TO REMAIN}\}$ LIGHTING LEGEND NOTE: SEE ELECTRICAL SYMBOLS E 0.7 \_\_\_\_\_ FLUORESCENT OR LED LUMINAIRE -SEE SCHEDULE EMERGENCY OR NIGHT LIGHT STRIP FLUORESCENT OR LED LUMINAIRE SEE SCHEDULE LUMINAIRE - RECESSED - SEE SCHEDULE RECESSED WALL WASHER LUMINAIRE - SURFACE MOUNTED -LUMINAIRE - POLE OR POST MOUNTED -LUMINAIRE - WALL MOUNTED SEE SCHEDULE BOLLARD OR PATH LIGHT - SEE SCHEDULE EXIT LIGHT - DIRECTIONAL ARROWS AS NDICATED - SEE SCHEDULE TRACK LIGHTING - SEE SCHEDULE EMERGENCY LIGHT DIGITAL DUAL TECHNOLOGY OCC. SENSOR LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED

MECHANICAL LEGEND

SUPPLY AIR DIFFUSER EXHAUST AIR GRILLE EXHAUST AIR GRILLE LARGE RETURN AIR GRILLE

DIMMER ROOM CONTROLER

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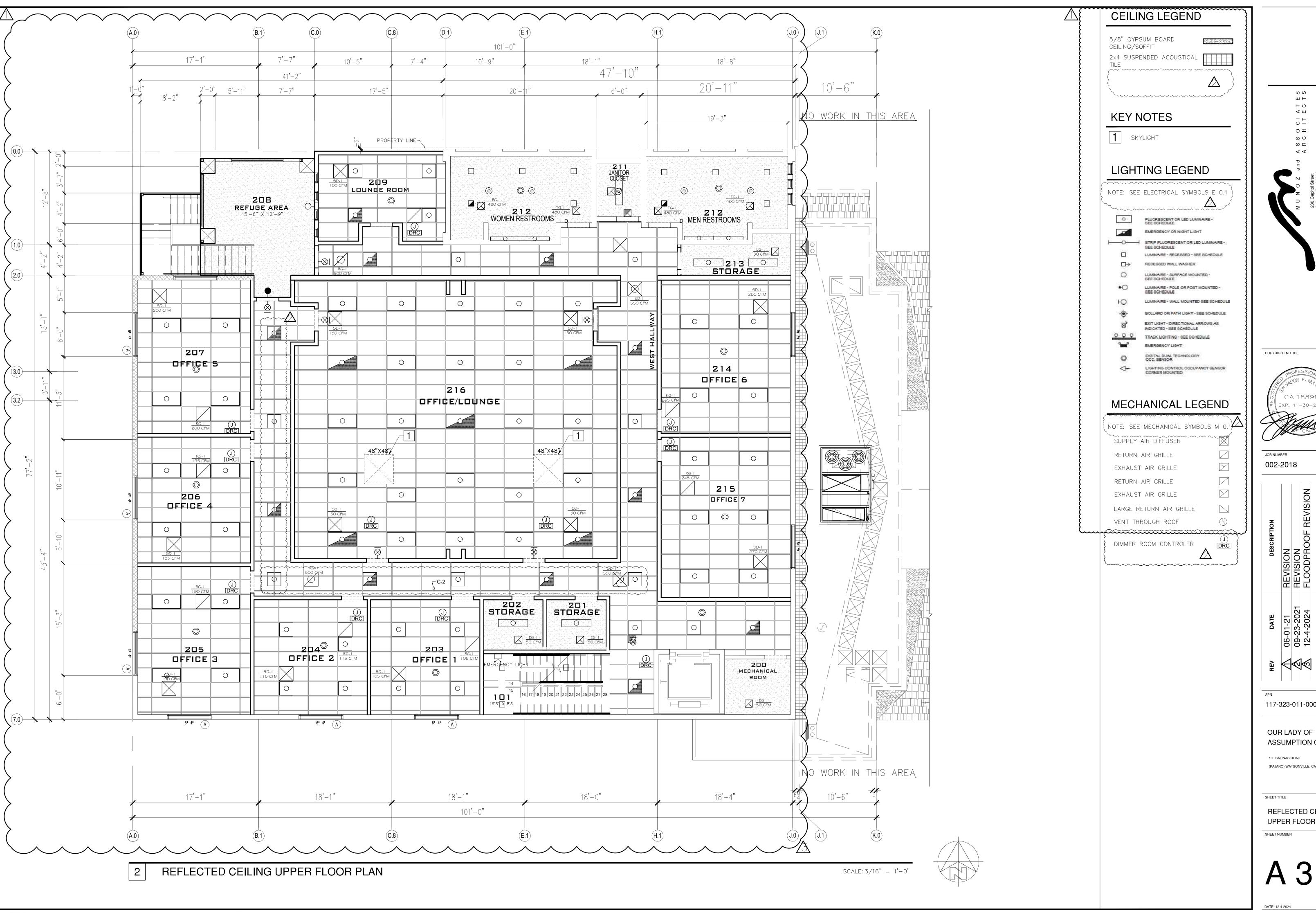
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OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

REFLECTED CEILING LOWER FLOOR PLAN

SHEET NUMBER



CA.18898 EXP. 11-30-2025

002-2018

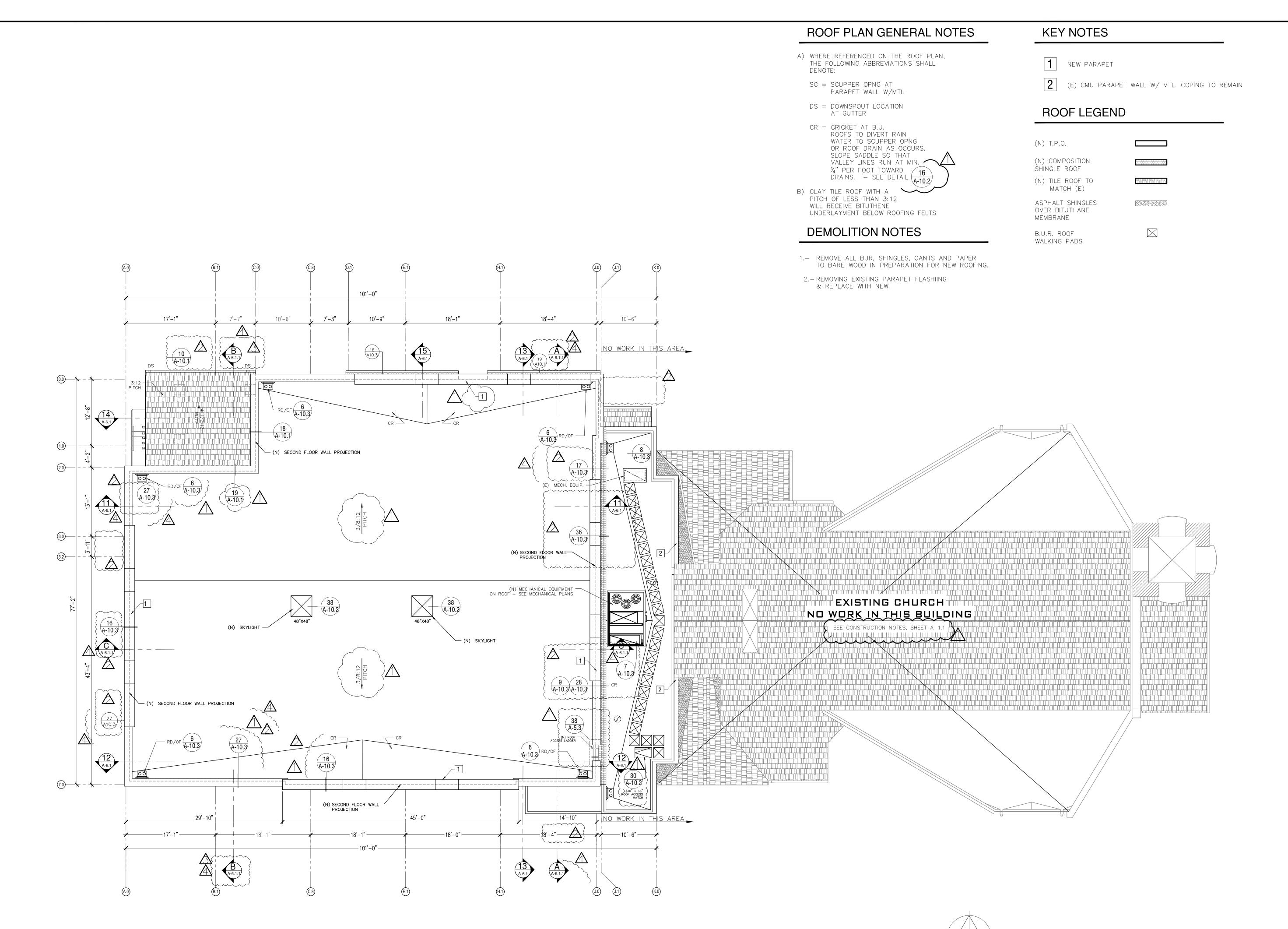
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OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

REFLECTED CEILING

UPPER FLOOR PLAN SHEET NUMBER



**ROOF PLAN** 

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

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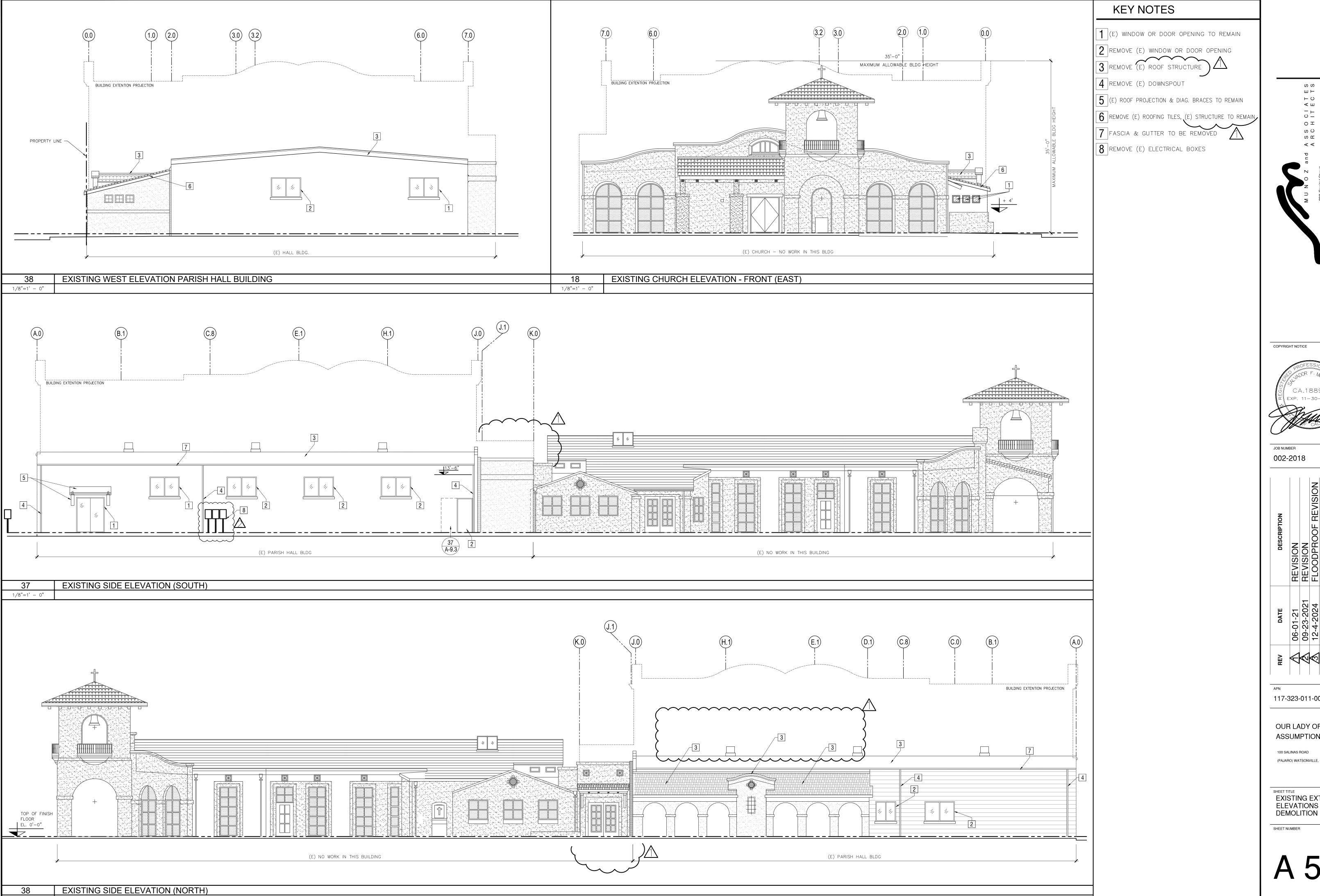
DESCRIPTION	REVISION	REVISION	REVISION	REVISION	FLOODPROOF REVISION	
DATE	06-01-21	09-23-2021	12-07-2021	02-28-2022	12-4-2024	
		_				

117-323-011-000

OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

ROOF PLAN



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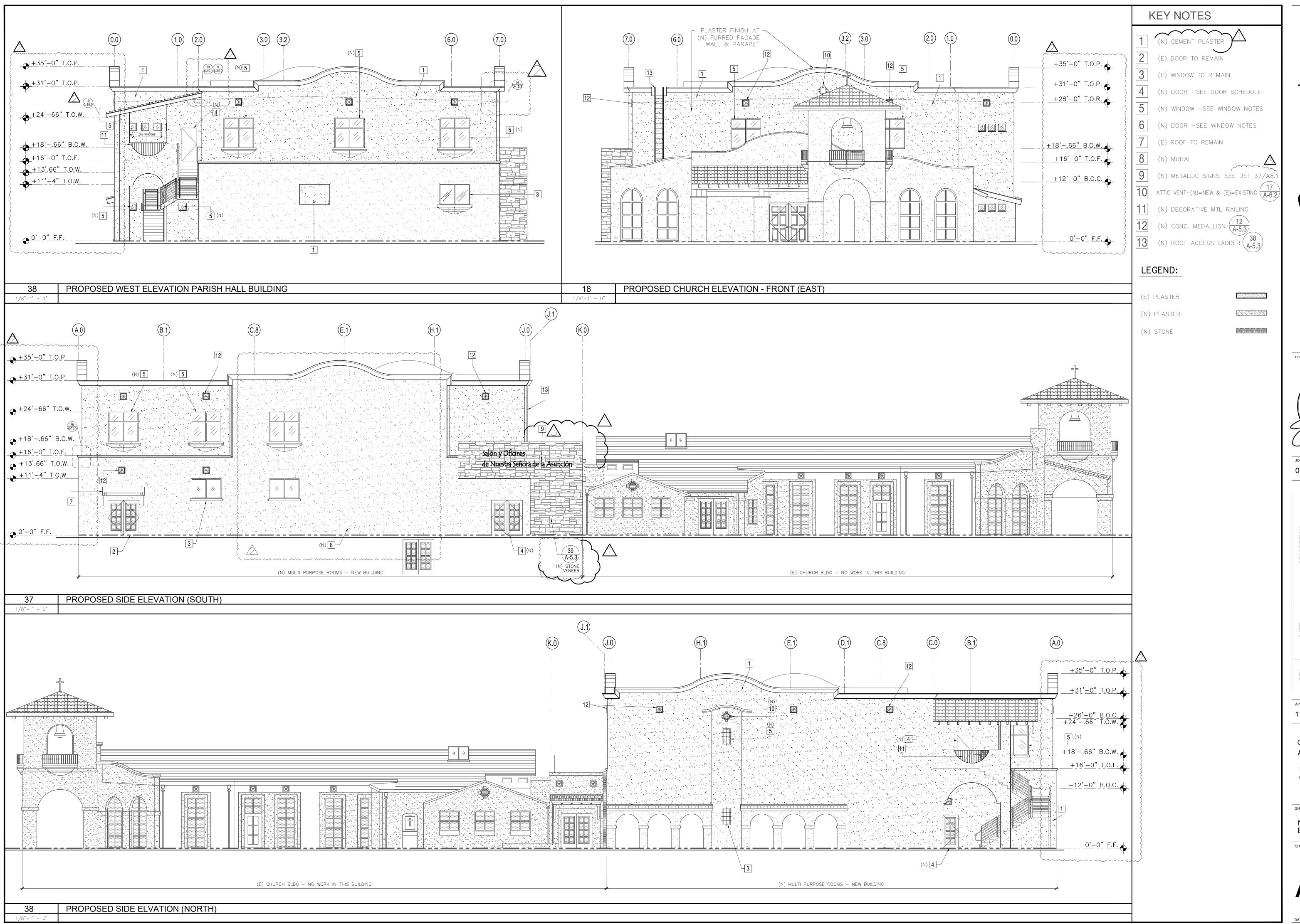
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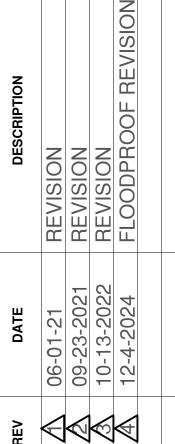
EXISTING EXTERIOR ELEVATIONS AND







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OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD
(PAJARO) WATSONVILLE, CA 95076

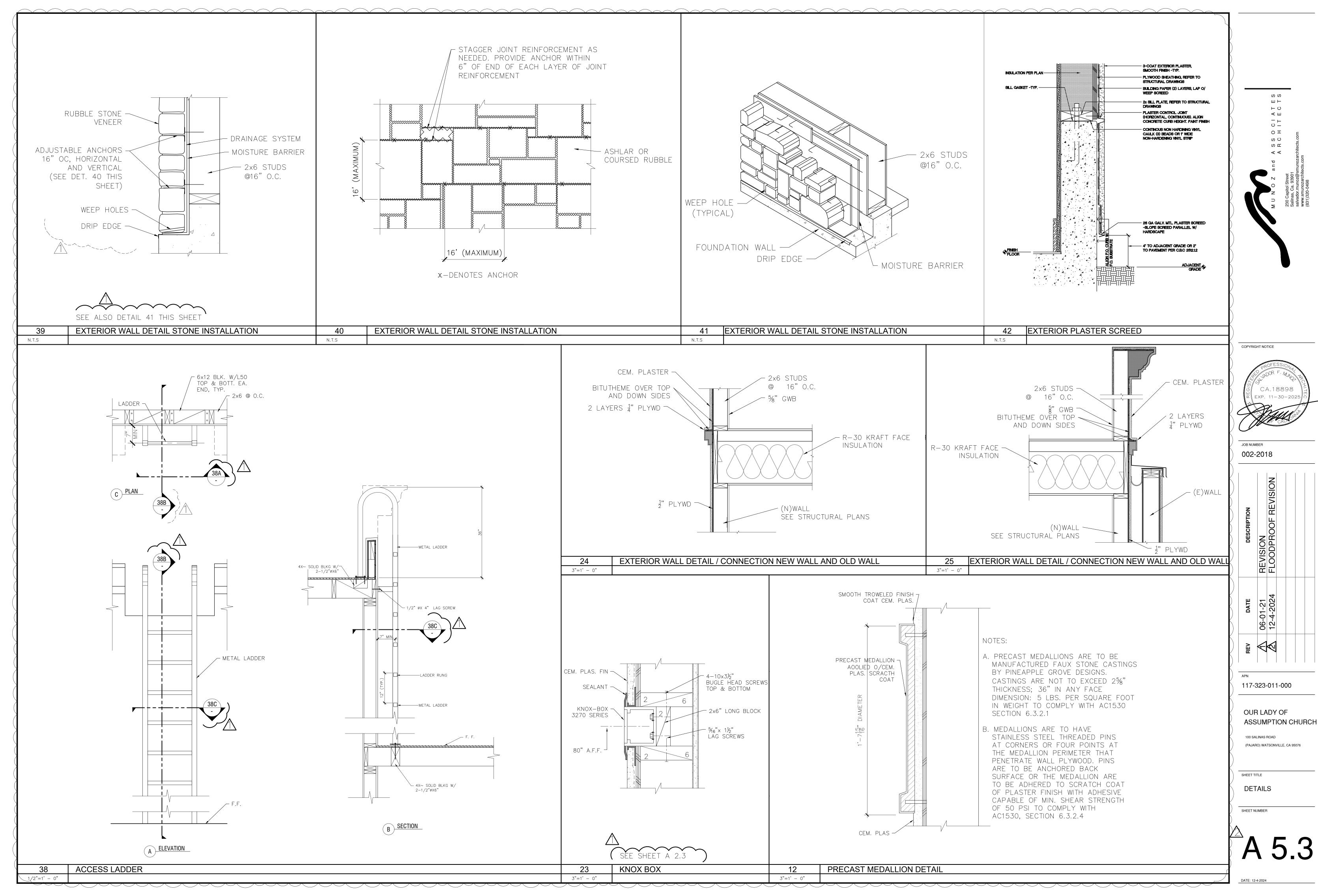
SHEET TITLE

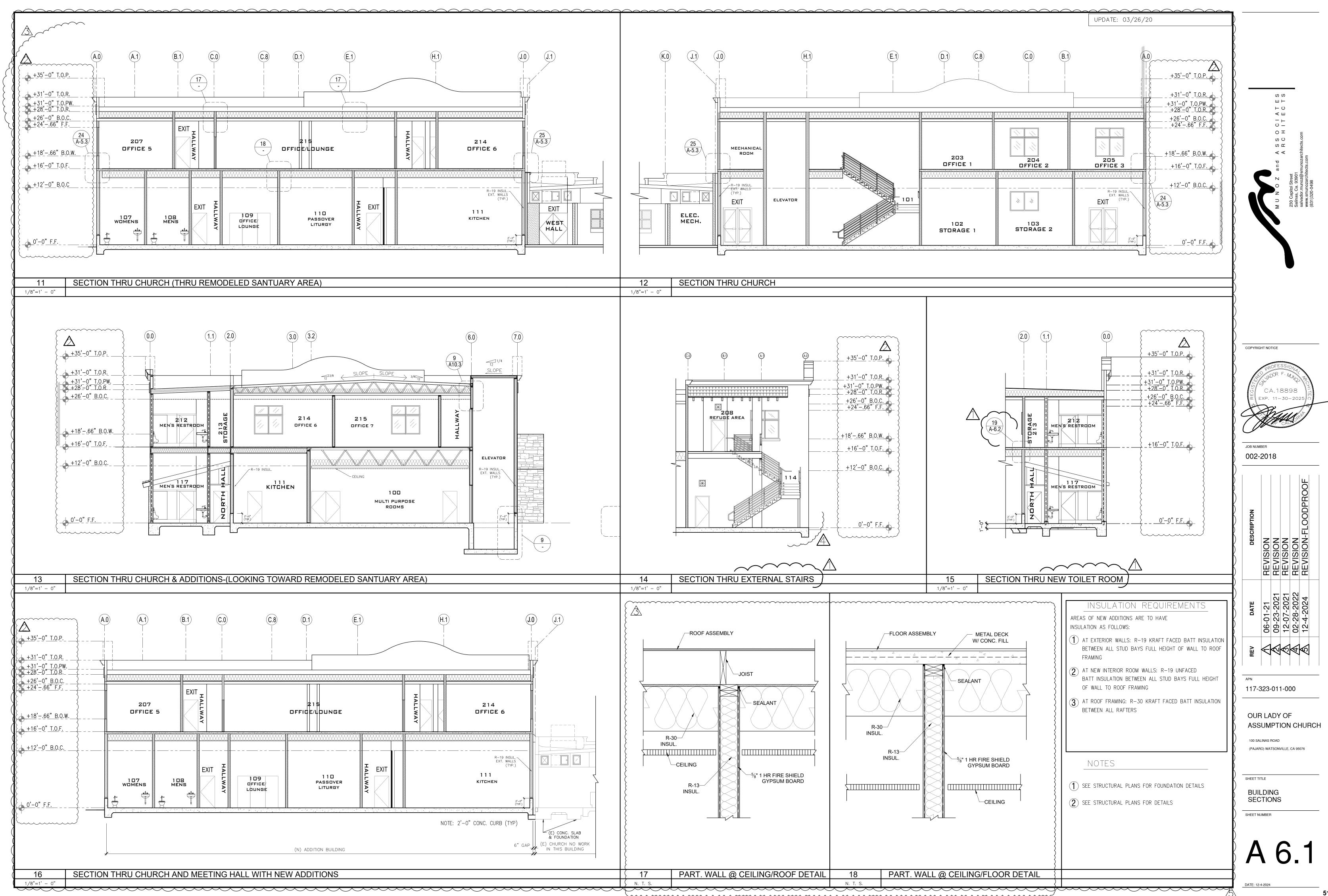
NEW EXTERIOR ELEVATIONS

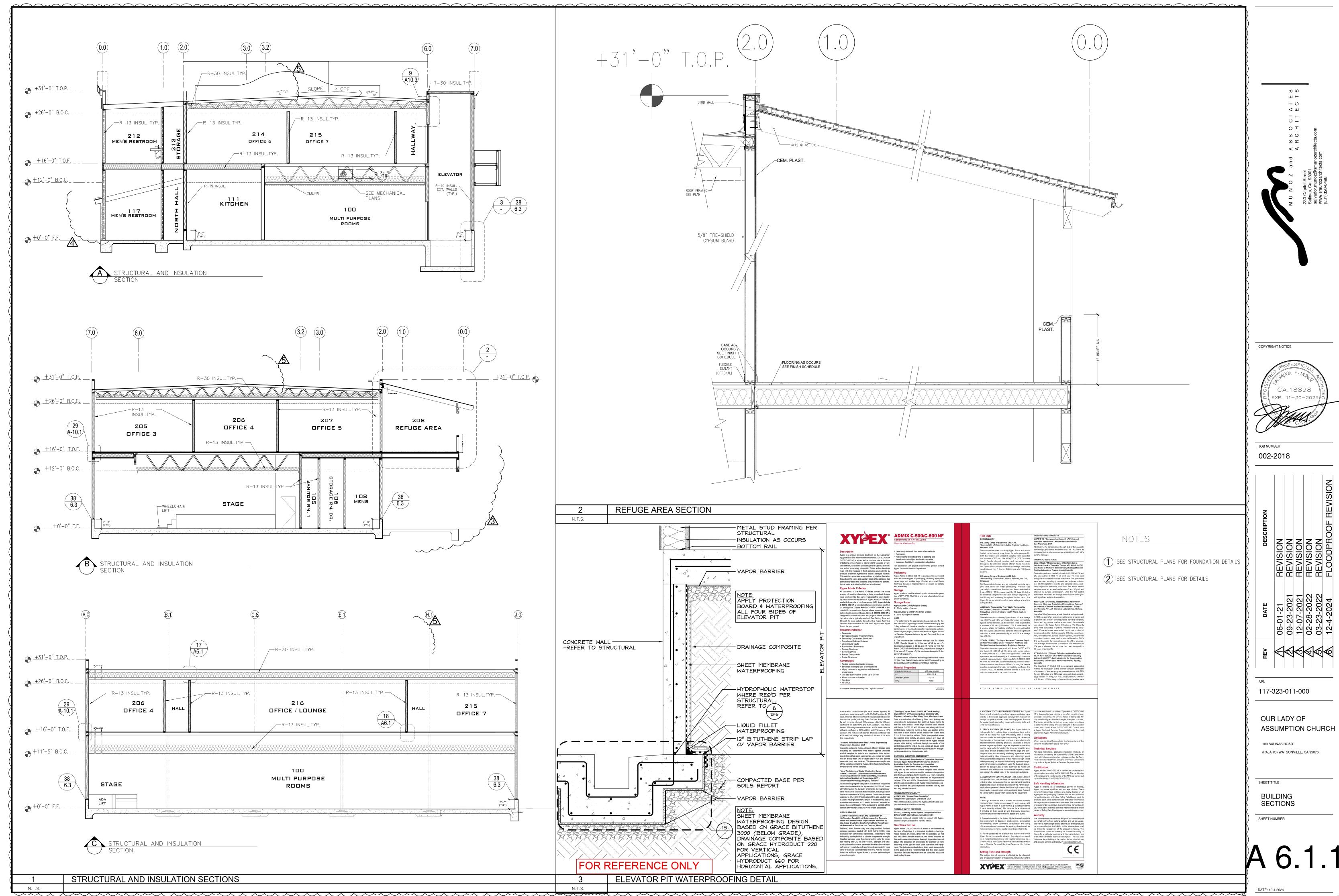
SHEET NUMBER

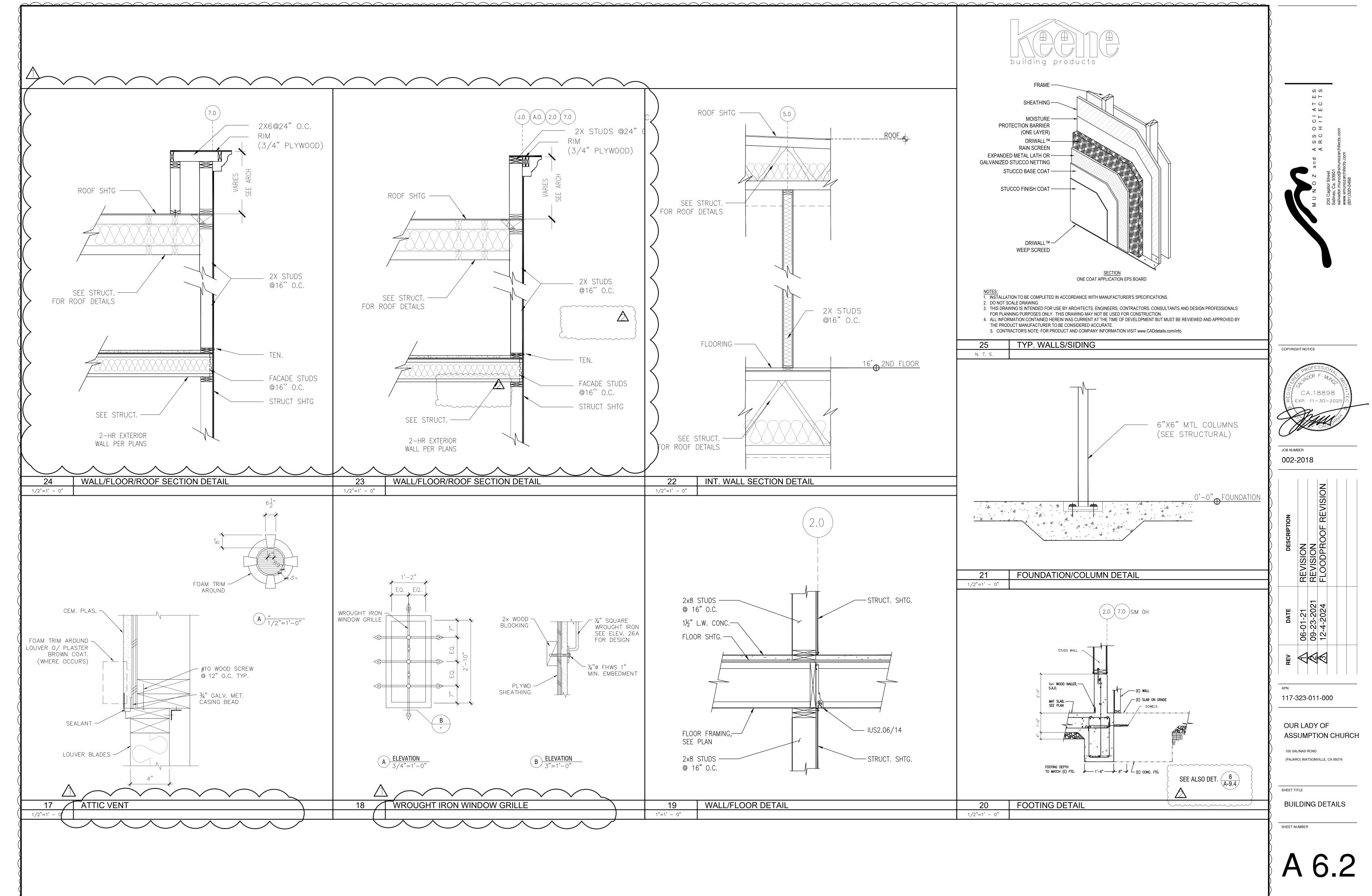
A 5.2

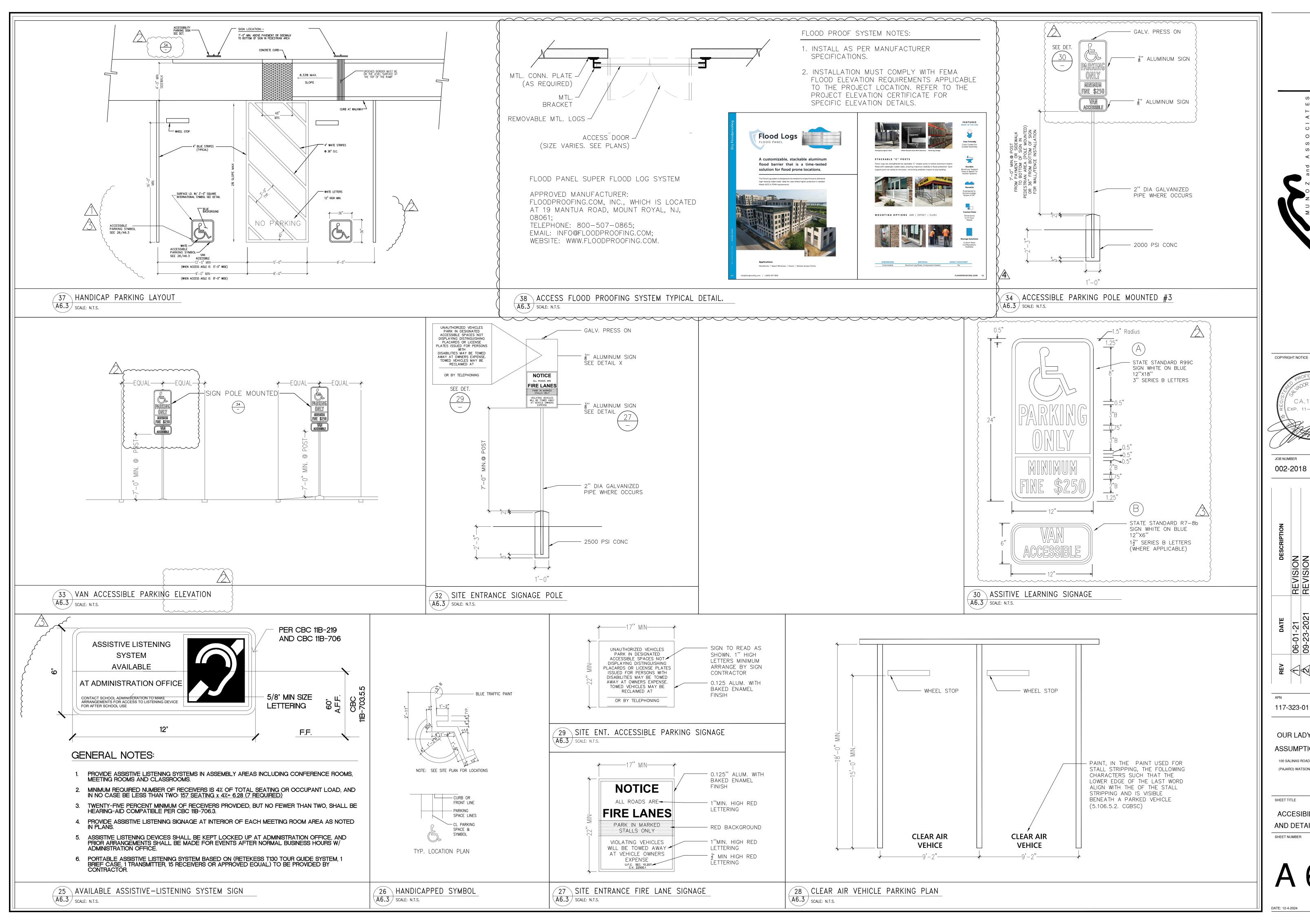
E: 12-4-2024











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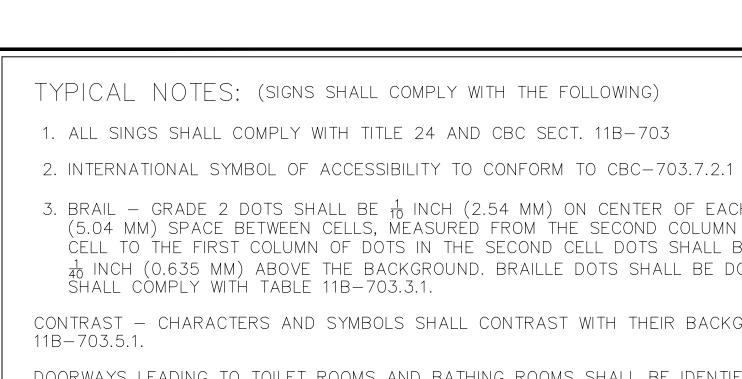
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OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

ACCESIBILITY SIGNS AND DETAILS

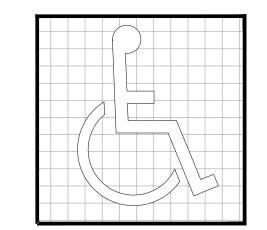


3. BRAIL - GRADE 2 DOTS SHALL BE  $\frac{1}{10}$  INCH (2.54 MM) ON CENTER OF EACH CELL WITH  $\frac{2}{10}$  INCH (5.04 MM) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL DOTS SHALL BE RAISED A MINIMUM OF  $\frac{1}{40}$  INCH (0.635 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED AND

CONTRAST — CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND PER C

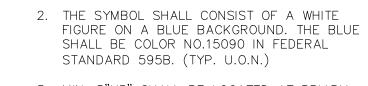
DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY GEOMETRIC SYMBOLS COMPLYING WITH SECTION 11B703.7.2.6. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MIN, AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTER LINE OF THE SYMBOL WHERE A DOOR IS PROVIDED, THE SYMBOL SHALL BE MOUNTED WITH 1 INCH OF THE VERTICAL CENTER LINE OF THE DOOR.EDGE OF SINGS BE ROUNDED, CHAMFERED OR EASED. CORNERS OF SINGS SHALL HAVE A MINIMUM RADIUS OF 1 INCH.

- 1. MEN' TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, ¼ INCH (6.4 MM) THICK WITH EDGES 12 INCHES (305 MM) LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR A DARK ON A LIGHT BACKGROUND, CBC SEC. 11B-703.7.2.6.1.
- 2. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE.  $\frac{1}{4}$ INCH (6.4 MM) THICK WITH EDGES 12 INCHES (305 MM) LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR A DARK ON A LIGHT BACKGROUND, CBC SEC. 11B-703.7.2.6.1.



(A) SYMBOL

PROPORTIONS



1. ISA SHALL COMPLY WITH FIGURE CBC

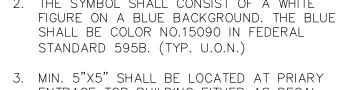
IIB - 703.7.2.1

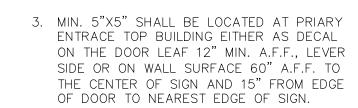
STALL).

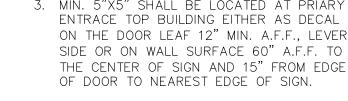
SEC 11B-708.

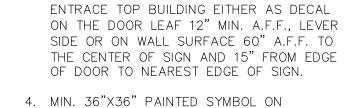
BLUE BACKGROUND

NOTE:









PAVEMENT BEYOND ACCESSIBLE PARKING

STALL(S). LOCATED IN STALL SO IT IS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT

SHAL BE A SIGN DISPLAYING THE

EVERY MAJOR JUNCTION ALONG OR LEADING

INTERNATIONAL SYMBOL OF ACCESSIBILITY.

SIGNS SHALL INDICATE THE DIRECTION TO

FACILITIES AND SHALL COMPLY WITH CBC

ACCESSIBLE BUILDING ENTRANCES AND

TO AN ACCESSIBLE ROUT OF TRAVEL, THERE



**EXIT** 

CHARACTERS

FOR BRAILLE

(GRADE II)

PER NOTES BELOW

- SPACE ALLOCATED —



**EXIT** 

ROUTE

+		
_	#F# #G-#	

	MIN.	MAX.
D	1.60"	2.40"
D	0.65"	1.50"
	0.45"	0.80"
	0.90"	1.40"

VISBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO CBC SECT. 1117B.2 THROUGH 1117B.5.9

⇒ SING SHALL COMPLY WITH THE FOLLOWING: CALIFORNIA CONTRACTED

BRAILLE-GRADE2 DOTS SHALL BE RAISED A MIN. OF  $\frac{1}{10}$  IN. ABOVE BACKGROUND.

2. PROPORTIONS - LETTERS & NUMBERS ; 5 AND 1:1 AND STROKE WITH, HGT RATIO BETW. 1:5 & 1:10.

3. CONTRAST — CHARACTERS & SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS PER CBC 1114.B.5.4.

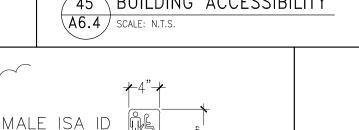
4. ISA TO CONFORM TO CBC 1117B2.1 AND FIGURE 11B-6





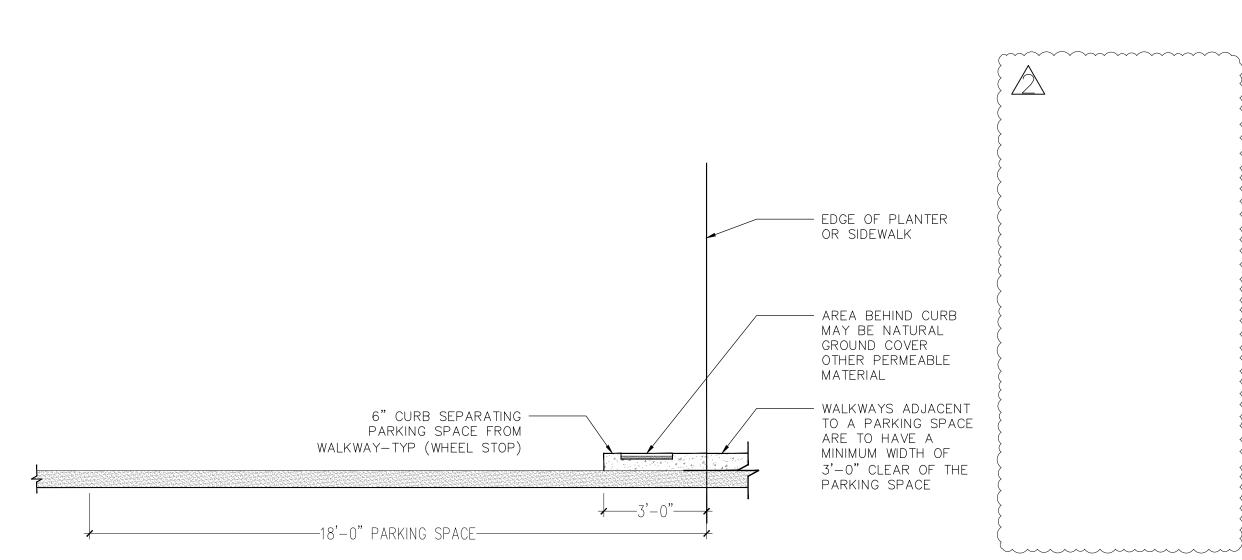
CONTRACTED GRADE -2 BRAILLE TYP

WALL SIGNS



INTERNATIONAL SYMBOL





NOTE:

A6.4 SCALE: N.T.S.

42 ACCESSIBILITY SIGNAGE

46 TYPICAL SIGNAGE NOTES

A6.4 scale: N.T.S.

DOOR SIGNS

(TYP.)

DOOR MOUNTED SIGNAGE

AND/OR LETTERING ARE

DOOR-MOUNTED SIGNAGE.

NOTE: PICTOGRAMS

NOT REQUIRED ON

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUT OF TRAVEL, THERE SHAL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE -DIRECTION-TO-ACCESSIBLE-BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH CBC SEC 11B-708.

17"-25"

- UNISEX PICTOGRAM

ID SIGN PER PLAN

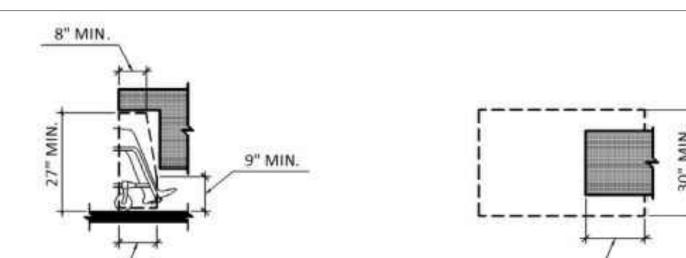
DESIGNATION DOOR LEVER

- PICTOGRAM - SEE PLAN

FOR MALE OR FEMALE

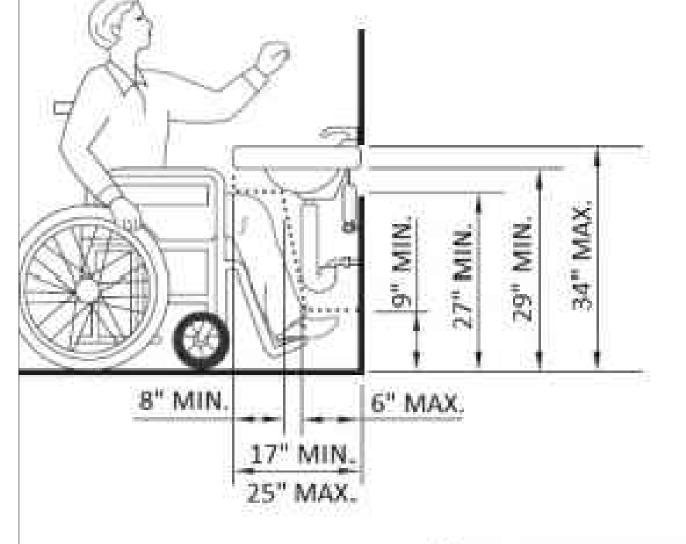
EDGE OF DOOR LEAF

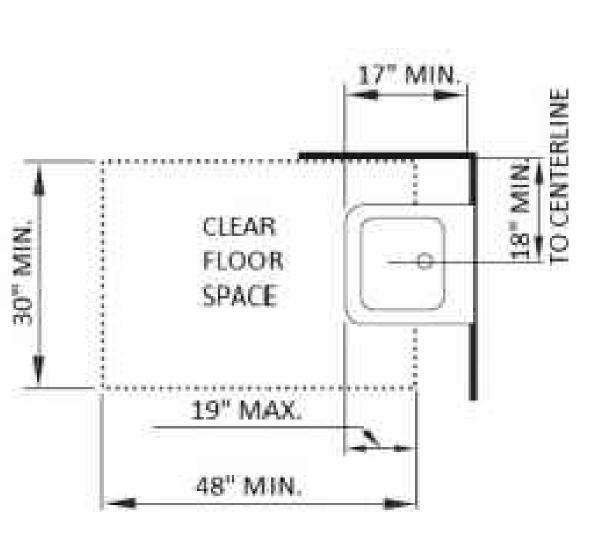


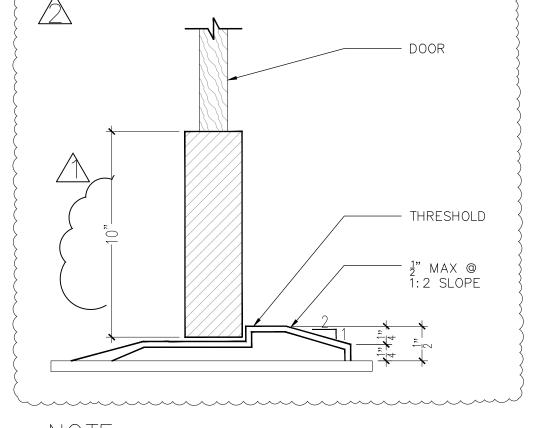


25" MAX. (a) KNEE SPACE - GENERAL REQUIREMENT

(b) TOE SPACE - GENERAL REQUIREMENT



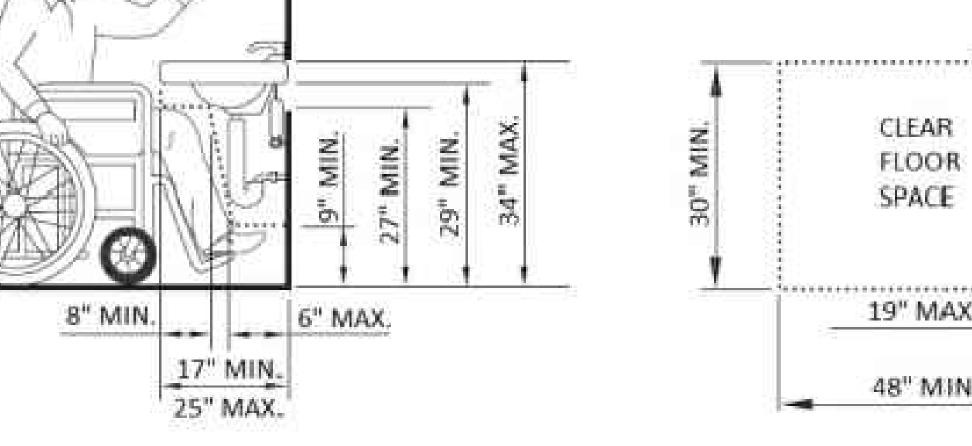




NOTE:

THE BOTTOM 10" OF ALL DOORS IN THE PATH OF TRAVEL EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPEN BY WHEELCHAIR FOOT REST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION . PER CBC SEC. 11B-404.2.10

39 THRESHOLD DETAIL WITH KICK PLATE A6.4 SCALE: N.T.S.



(c) KNEE AND TOE SPACE FOR LAVATORIES

38 FIGURE 11A-9D - KNEE AND TOE SPACE

A6.4 SCALE: N.T.S.

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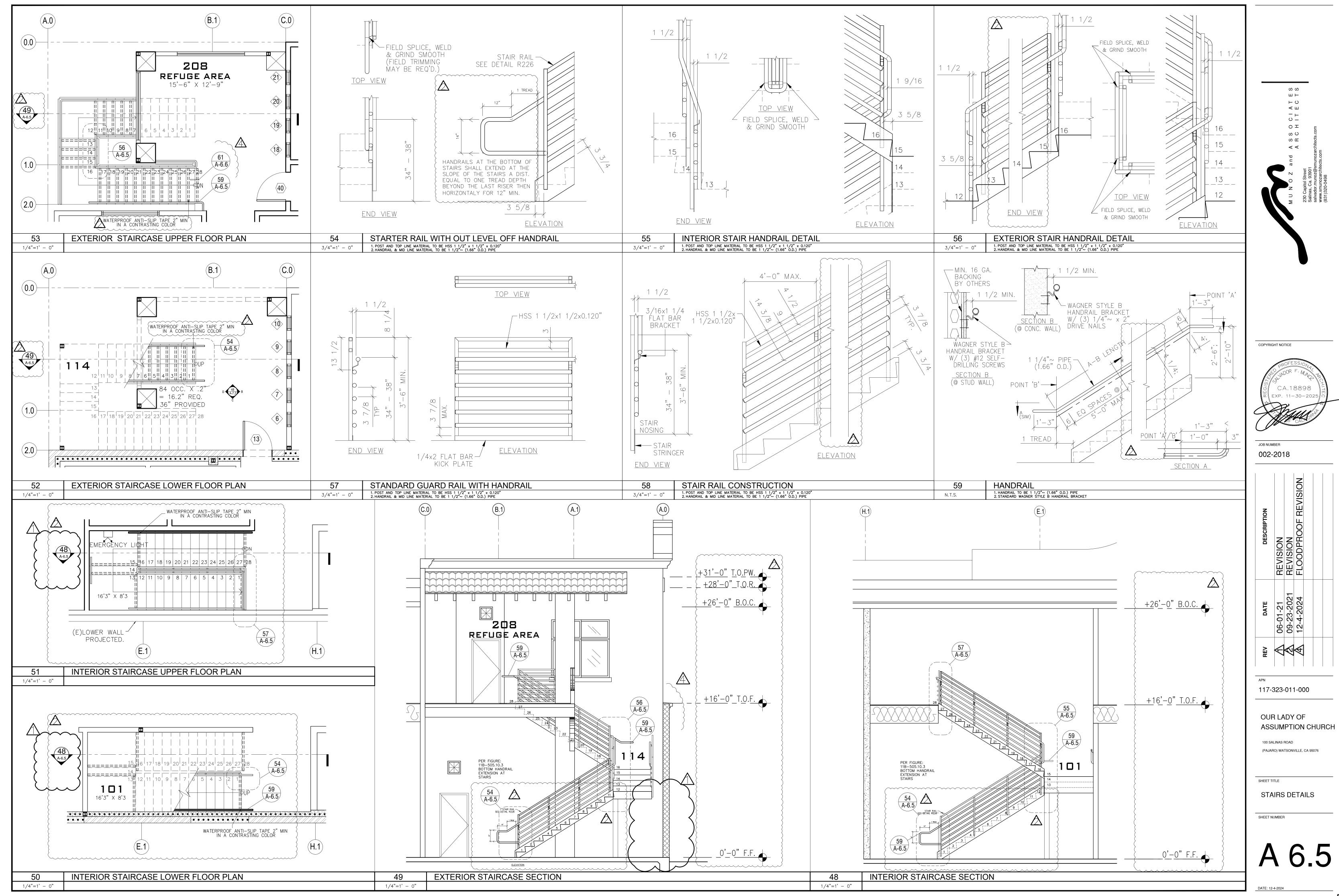
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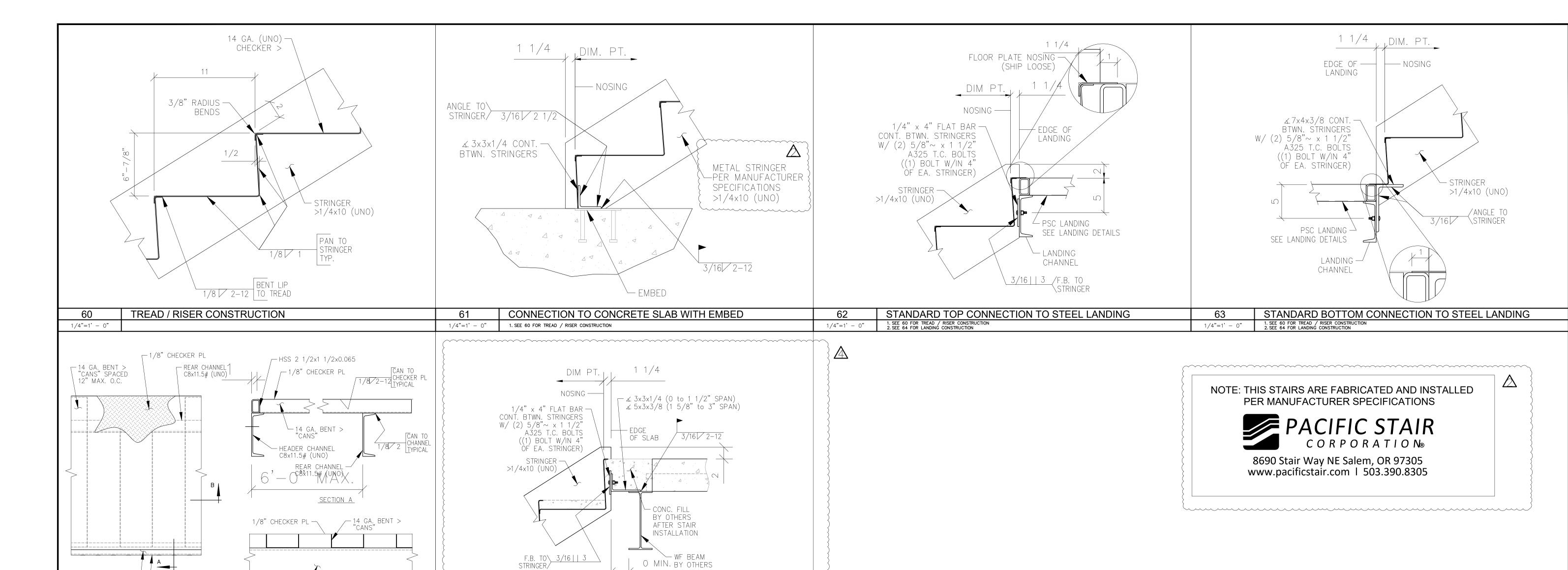
OUR LADY OF **ASSUMPTION CHURCH** 

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

**ACCESIBILITY SIGNS** 

AND DETAILS SHEET NUMBER





O MIN. BY OTHERS

3 MAX.

STD. TOP CONNECTION TO STRUCTURAL STEEL

1. SEE 60 FOR TREAD / RISER CONSTRUCTION

N.T.S.

HSS 2 1/2×1 1/2×0.065 ─

1/4"=1' - 0"

C8x11.5# (UNO)

LANDING CONSTRUCTION



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DESCRIPTION	REVISION	REVISION	FLOODPROOF REVISION		
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REV	$\triangleleft$	$\langle \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$	$\bigvee$		

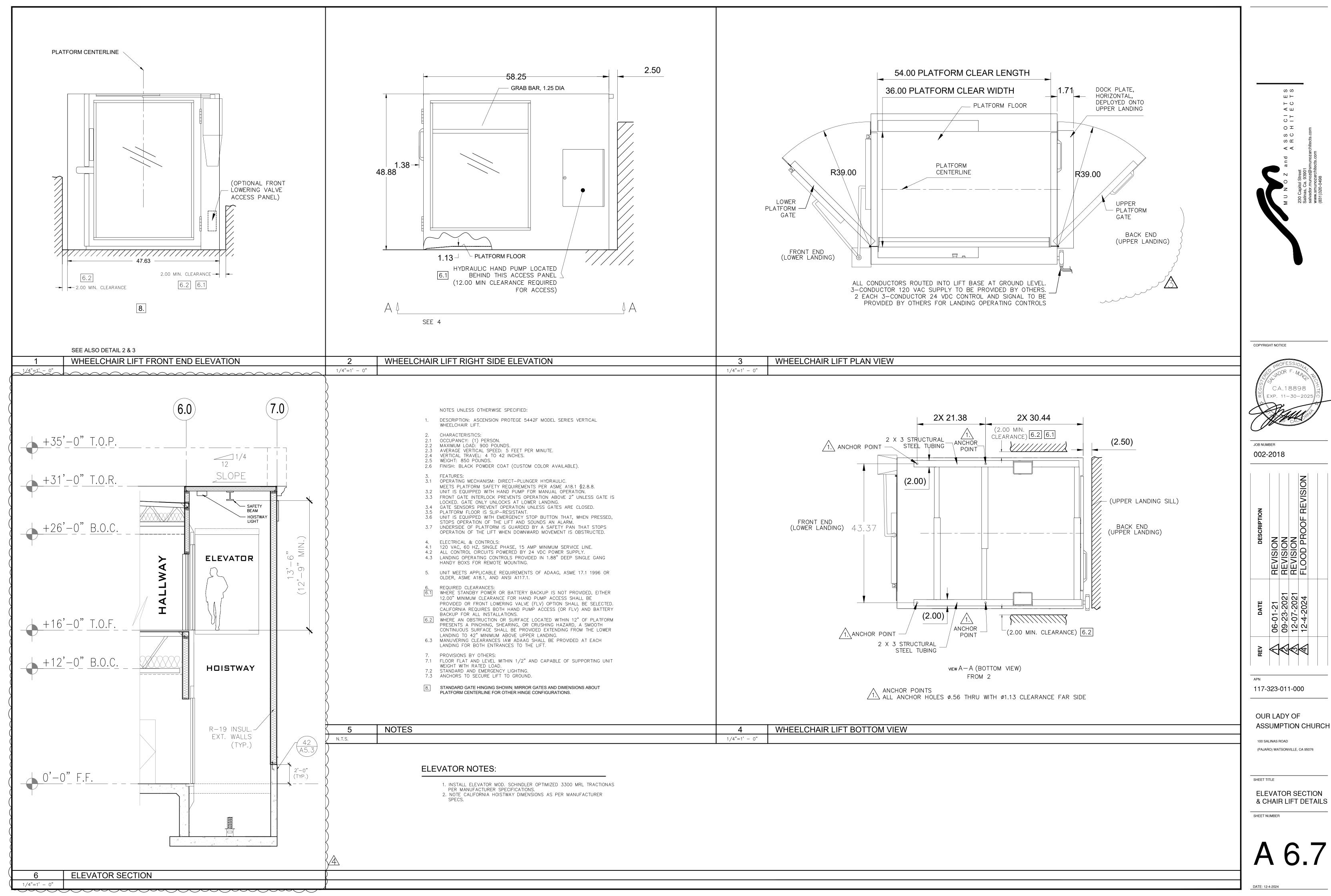
117-323-011-000

OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

STAIRS DETAILS

SHEET NUMBER



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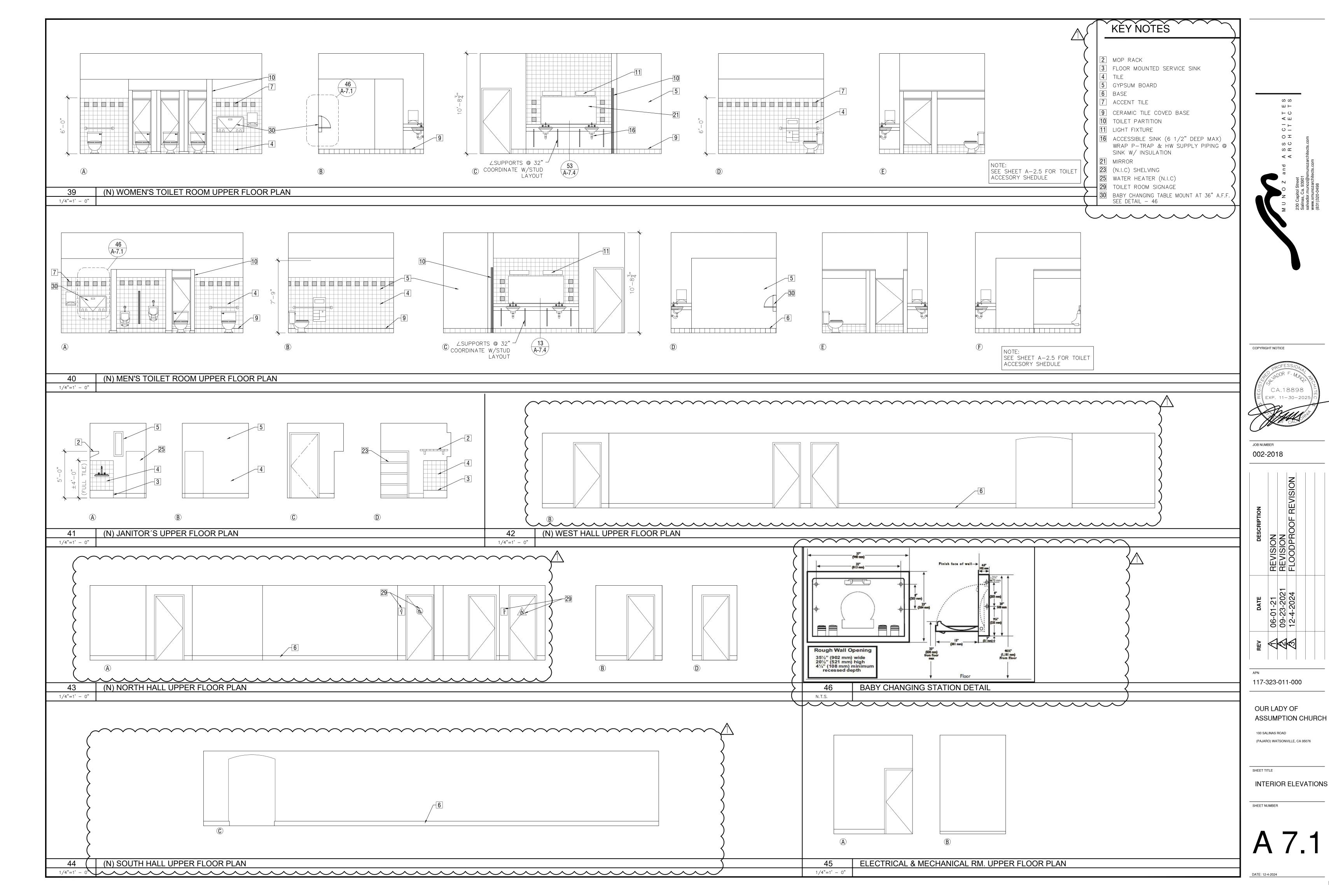


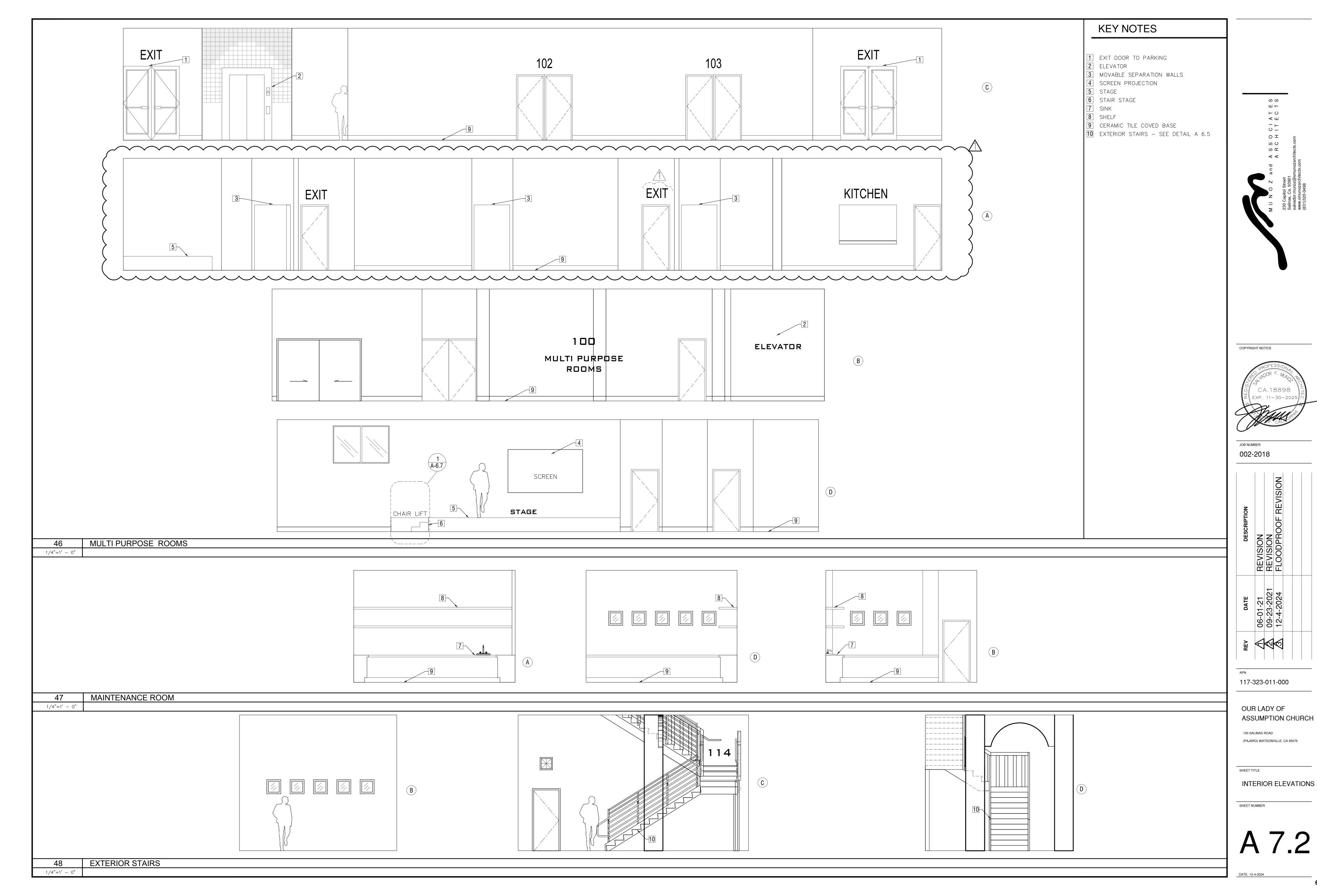
DESCRIPTION	REVISION	REVISION	REVISION	FLOOD PROOF REVISIO	
DATE	06-01-21	09-23-2021	12-07-2021	12-4-2024	
REV	$\triangleleft$	$\bigvee$	$ \lozenge $	$\bigvee \!$	

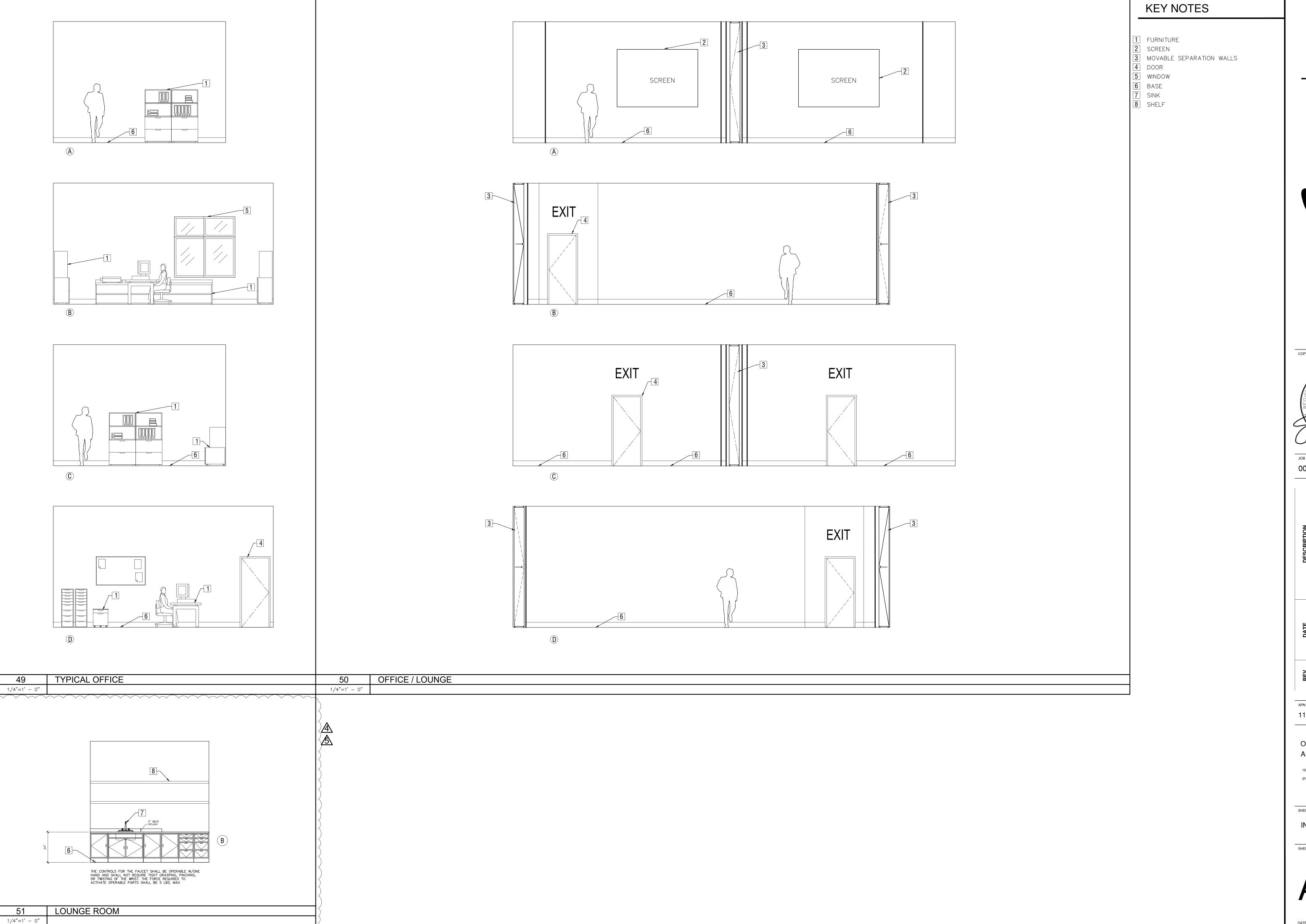
OUR LADY OF

(PAJARO) WATSONVILLE, CA 95076

**ELEVATOR SECTION** & CHAIR LIFT DETAILS







M U N O Z and A S S O C I A T E S
A R C H I T E C T S
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Salinas, Ca. 93901
salvador.munoz@smunozarchitects.com
www.smunozarchitects.com
(831)320-0498

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 9-23-2021
 REVISION

 3-01-2022
 REVISION

 3-23-2022
 REVISION

 2-4-2024
 FLOODPROOF REVISION

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OUR LADY OF ASSUMPTION CHURCH

100 SALINAS ROAD

(PAJARO) WATSONVILLE, CA 95076

SHEET TITLE

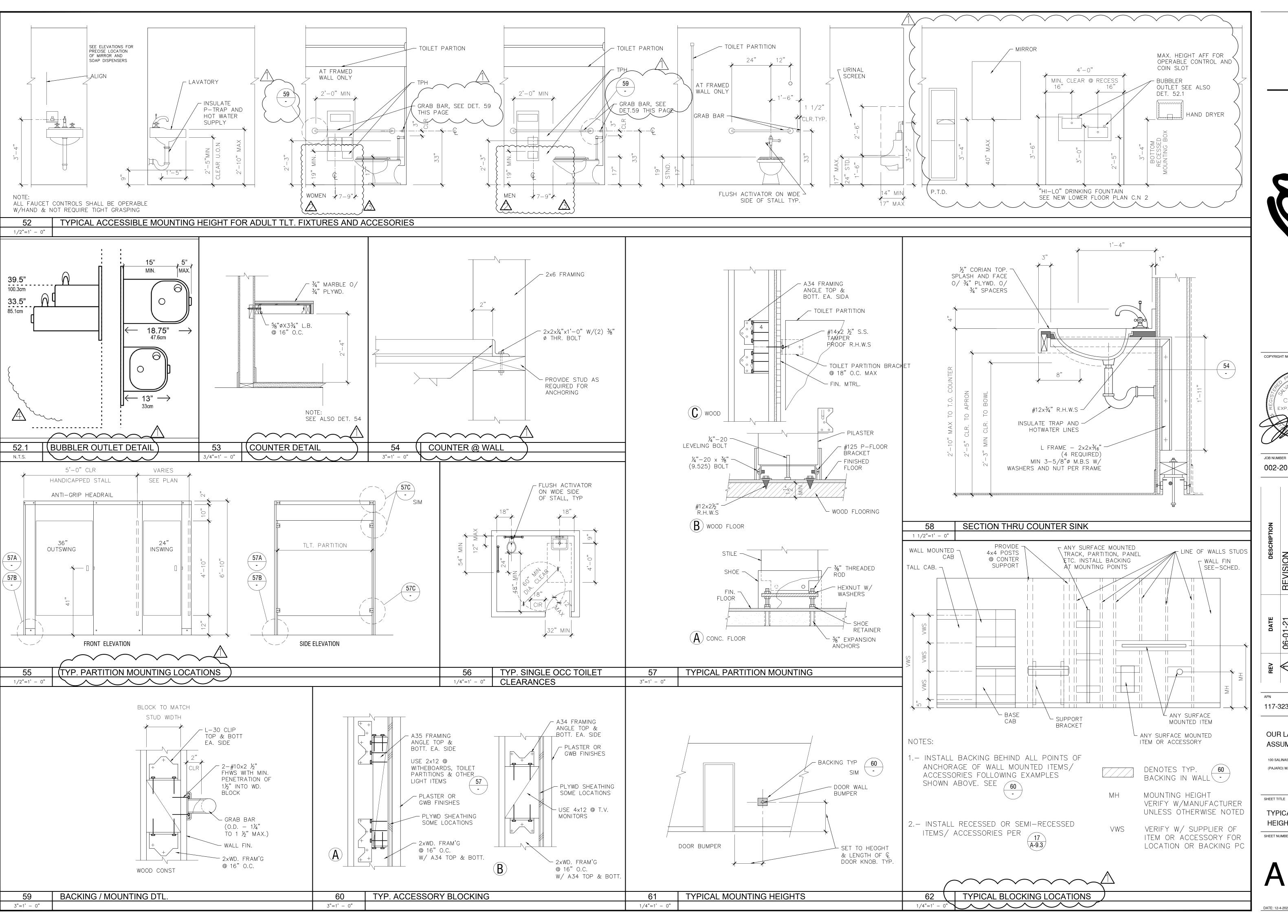
INTERIOR ELEVATIONS

SHEET NUMBER

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JOB NUMBER 002-2018

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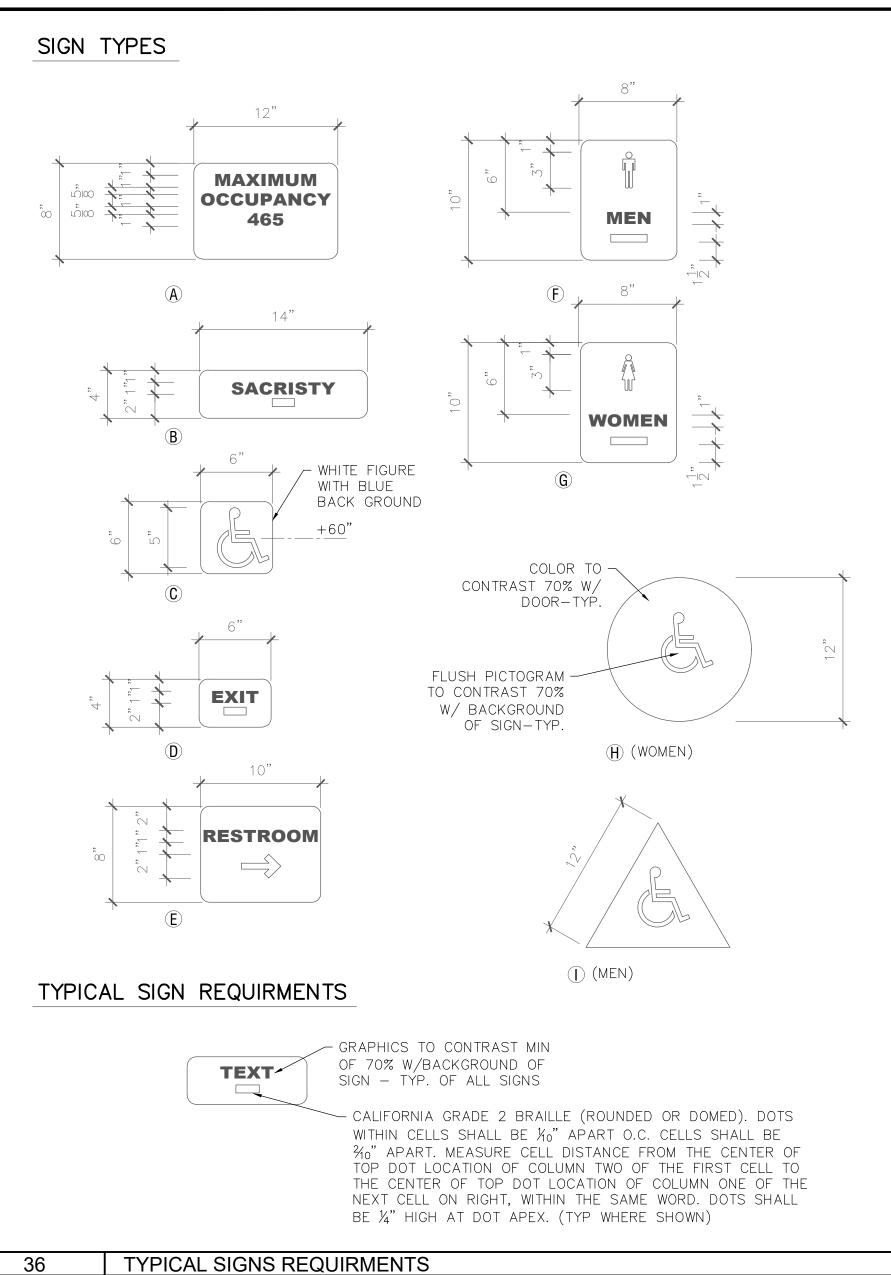
OUR LADY OF **ASSUMPTION CHURCH** 

100 SALINAS ROAD (PAJARO) WATSONVILLE, CA 95076

TYPICAL MOUNTING HEIGHTS & DETAILS

SHEET NUMBER

DATE: 12-4-2024

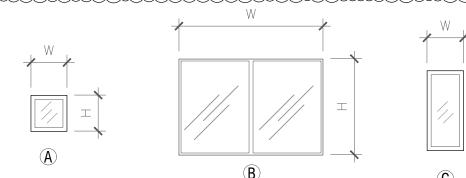


1/8"=1' - 0"

3/8"=1' - 0"

SIGN MOUNTING DETAILS

											REMARKS
	SIZE HEIGHT)										
WINDOW MARK	OPENING SIZE (WIDTH × HEIG (VERIFY)	TYPE SEE NOTE 2	GLASS SEE NOTE 3	RATING SEE NOTE 4	FRAME SEE NOTE 5	HEAD TYP. A9.2	JAMB TYP. A9.2	MULLION TYP. A9.2	SILL TYP. A9.2	OTHER	
1	1'-6" × 1'-6"	А		_	AL	29	29	_	28		
2	1'-6" x 1'-6"	А		_	AL	29	29	_	28		
3	1'-6" x 1'-6"	А	<b>✓</b>	_	AL	29	29	_	28		
4	6'-0" × 4'-0"	В	<b>✓</b>	_	AL	29	29	_	28		EXISTING (LOWER FLOOR
5	6'-0" × 4'-0"	В	<b>/</b>	_	AL	29	29	_	28		EXISTING (LOWER FLOOR
6	1'-6" x 1'-6"	А	<b>/</b>	_	AL	29	29		28		
7	1'-6" x 1'-6"	А		_	AL	29	29	_	28		
8	1'-6" x 1'-6"	А	<b>/</b>	_	AL	29	29	_	28		
9	1'-6" x 1'-6"	А	<u></u>	_	AL	29	29	_	28		
10	1'-6" x 1'-6"	А	<b>√</b>	_	AL	29	29	_	28		
11	1'-6"× 3'-2"	С	<b>✓</b>	_	AL	29	29	_	28		EXISTING (LOWER FLOOR
12	6'-0" × 4'-0"	В	<u></u>	_	AL	29	29	_	28		
13	6'-0" × 4'-0"	В	<b>/</b>	_	AL	29	29	_	28		
14	6'-0" × 4'-0"	В	<b>/</b>	_	AL	29	29	_	28		
15	6'-0" × 4'-0"	В	<b>/</b>	_	AL	29	29	_	28		
16	6'-0" × 4'-0"	В		_	AL	29	29	_	28		
17	6'-0" × 4'-0"	В		_	AL	29	29	_	28		
18	1'-6" x 1'-6"	А		_	AL	29	29	_	28		
19	1'-6" x 1'-6"	А		_	AL	29	29	_	28		
20	1'-6" x 1'-6"	А		_	AL	29	29	_	28		
21	1'-6" x 1'-6"	А		_	AL	29	29	_	28		
22	1'-6"x 3'-2"	С	<u></u>	_	AL	29	29	_	28		
23	6'-0" × 4'-0"	C		_	AL	29	29	_	28		
24	6'-0" × 4'-0"	С		_	AL	29	29	_	28		



#### FINISH SHALL BE BHMA 626 (US 26D) U.O.N. BUTTS PRIMED COATED 600. EXIT DEVICES 99 SERIES X S.B.(SEX BOLTS). CLOSERS ALUM X S.B. GROUP 1: FRONT EXTERIOR DOOR - CHANGE D50PD OLY LOCKSET TO EXIT DEVICE. VERIFY OTHER HARDWARE FOR COMPLIANCE WITH THIS LIST. 1-1/2 PR HINGES FBB179 4-1/2 X 4-1/2 X 600 NRP LOCKSET D80PD OLY (DO) CLOSER 604PA X SB DOOR STOP F121X (OMIT @ DR. 3) (BU) GASKETING S88D (PE) GROUP 2: INTERIOR DOORS HARDWARE TO SUIT 1-1/2 PR HINGES FBBK179 4-1/2 X 4-1/2 X 600 X NRP (ST) EXIT DEVICE 99L-F (VO)CYLINDER 20-022 (SC) (DO) CLOSER 605 PA DOOR STOP WC12X (BU) (PE) THRESHOLD GASKETING 588D (PE) GROUP 3: OFFICE AND DOORS HINGES BY PREHUNG DOOR SUPLIER (--) (SC) LOCKSET A53PD LEV DOOR STOP F8063X (BU) GROUP 4: JANITOR/STORAGE HINGES BY PREHUNG DOOR SUPLIER (--)LOCKSET A80 PD LEV. (SC) DOOR STOP WC12X (BU) MANUFACTURERS SYMBOLS STANLEY DORMA PEMKO VON DUPRIN SCHLAGE BUILDERS BRASS GLYNN-JOHNSON

FINISH HARDWARE SCHEDULE

#### WINDOW NOTES

- 1. "✓" SHOWN ON SCHEDULE INDICATES TYPICAL 4. INDICATES HOURS OF FIRE RATING 2. WINDOW TYPES - (SEE ELEVATIONS)
- 3. T = TEMPERED
- TNT = TINTEDW = WIRE
- TYPICAL = CL = 1/4" CLEAR CLT = 1/4" CLEAR TEMPERED O = OBSCURED
- NR = NOT RATED 20M = 20 MINUTES
- 5. TYPICAL FRAMES SHOWN "\sqrt{" INDICATES DETAIL S = STEELAL = ALUMINIUM
- 6. CONTRACTOR SHALL SUBMIT ENGINEERING DRAWINGS AND DESIGN CALCS. FOR THE WINDOW MULLIONS AND CONNECTION DETAILS TO THE ARCHITECT FOR APPROVAL

### FIXTURES CALCULATIONS

TYPE OF FIXTURE	FIXTURES REQ. PER OCC. FACTOR	FIXTURES PROVIDED	COMPILANT
WC-MEN	3	5	•
WC-WOMEN	6	9	•
URINAL	3	4	•
LAV. M/W	2M / 4W	5M / 5W	•
DRINK.F.	1	2	•

17'-11"	
Salony Oficinas	
de Nuestra Señora de la Asunción	
	**************************************

### SIGN NOTES

- 1. SIGN PER CHAPTER 21.60 / 21.60.065-E & G-4
- 2. SIGN AREA: 43.982 SF.



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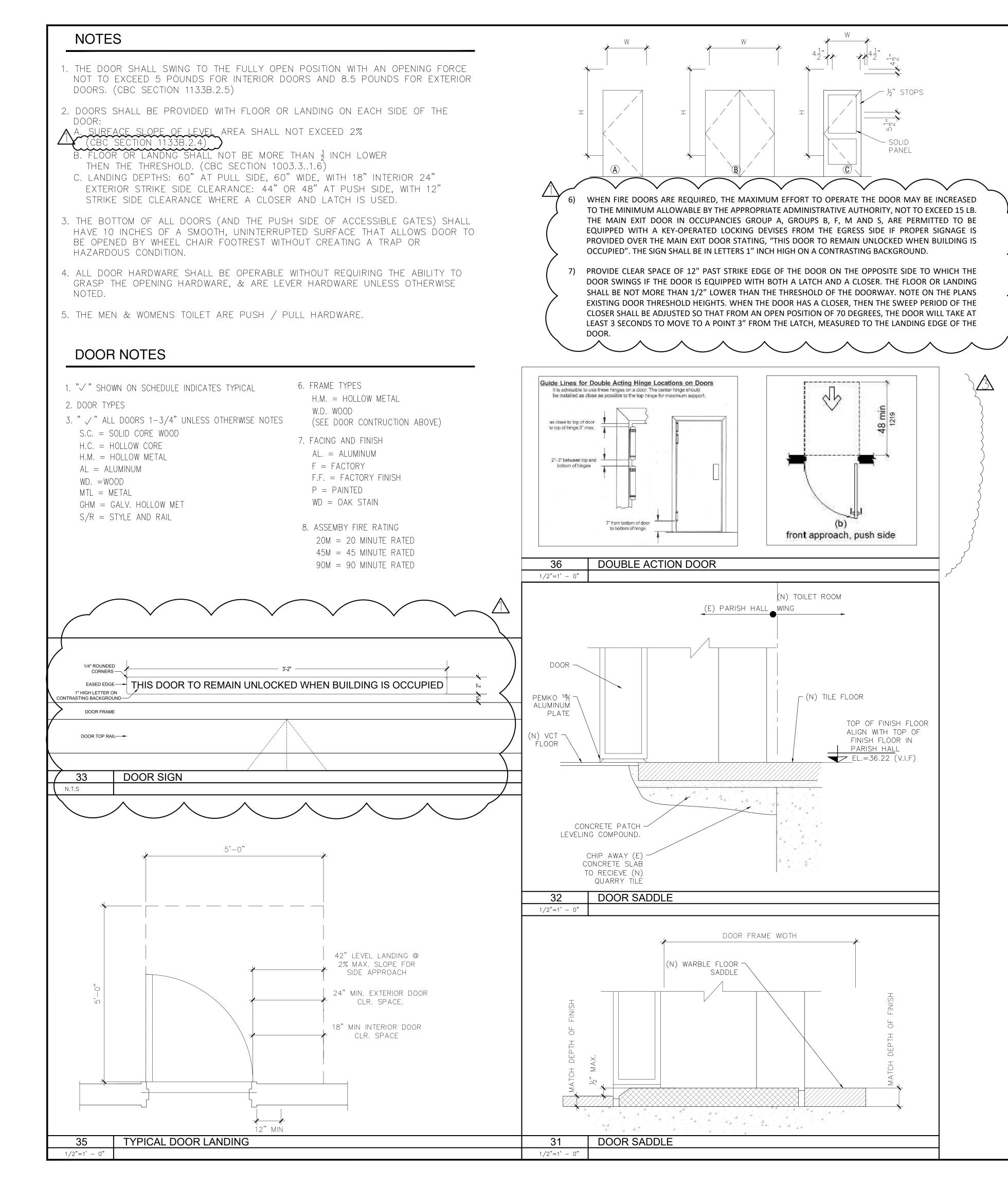
OUR LADY OF **ASSUMPTION CHURCH** 

100 SALINAS ROAD

(PAJARO) WATSONVILLE, CA 95076

SIGNS & SCHEDULES

SHEET NUMBER



			D	00R	AND	FRAN	ME SO	CHEDU	JLE				
									SEE S	DETA SHT. A	AILS 49.1 (L	I.O.N.)	REMARKS
	( L						工	TES)					
<u> </u>	SIZE HEIGHT)	N N	2	10 T	Ω	<u>ы</u> 0	FINISH 7						
MARK		NOTE	ESS )TE	CONSTRUCT SEE NOTE	J_E	FRAME TYPE See note 6	₩ H	ING (MINU- NOTE 8			HOLD		
	OPENING (WIDTH x (VERIFY)		THICKNESS SEE NOTE	STA	GLASS SEE NOTE	ME NO	FACING SEE NO	RAITING SEE NO		<u>B</u>	KESH.	HE R	
DOOR	OPE (WII	SEE	SEE	CON	GLA SEE	FRA SEE	FAC	RAIT	HEA	JAMB	THRE	OTHER	$\triangle$
1	3'-0" × 7'-0"	A		H.M.	_	Н.М.	P		30	28	31/ A8.2	{	PANIC HARDWARE
2	3'-0" × 7'-0"	А	/	H.M.	_	Н.М.	P		30	28	31/ A8.2	{	EXISTING (LOWER FLOOR)
3	3'-0" × 7'-0"	А		H.M.	_	Н.М.	Р		30	28	31/ A8.2	{	
4	6'-0" × 7'-0"	В		H.M.	_	Н.М.	Р	90M	20	18	17	}	EXISTING (LOWER FLOOR), PANIC HARDWARE
5	3'-0" × 7'-0"	А		H.M.	_	H.M.	Р		30	28	31/ A8.2	{	EXISTING (LOWER FLOOR)
6	6'-0" × 7'-0"	В	<b>/</b>	H.M.	_	H.M.	Р	90M	20	18	17	}	EXISTING (LOWER FLOOR), PANIC HARDWARE
7	6'-0" × 7'-0"	В		H.M.	_	H.M.	Р	90M	20	18	17	}	EXISTING (LOWER FLOOR), PANIC HARDWARE
8	3'-0" × 7'-0"	А	<b>/</b>	H.M.	_	H.M.	Р		30	28	31/ A8.2	(	
9	3'-0" × 7'-0"	А		H.M.	_	H.M.	Р		30	28	31/ A8.2		
10	3'-0" × 7'-0"	А	<b>/</b>	H.M.	_	H.M.	Р		30	28	31/ A8.2		
11	3'-0" × 7'-0"	А		H.M.	_	H.M.	Р		30	28	31/ A8.2		Α
12	3'-0" × 7'-0"	Α		H.M.	_	H.M.	Р		30	28	31/ A8.2		
13	3'-0" × 7'-0"	A		H.M.		H.M.	P		30	28	A8.2	}	PANIC HARDWARE
14	3'-0" × 7'-0"	A		H.M.		H.M.	P		30	28	A8.2	\ \ \ \	}
15	3'-0" × 7'-0"	A	/	H.M.	_	H.M.	Р		30	28	A8.2	}	
16	3'-0" x 7'-0"	A		H.M.	_	H.M.	Р		30	28	A8.2		PANIC HARDWARE
17 18	$3'-0" \times 7'-0"$ $3'-0" \times 7'-0"$	A		H.M. H.M.		H.M. H.M.	P		30 30	28	A8.2		
19	$3'-0" \times 7'-0"$	A		Н.М.		Н.М.	P		30	28	A8.2	}	E. (LWR. FLR.)-DOUBLE HUNG-NO CLOSER
20	$3'-0" \times 7'-0"$	A		H.M.		H.M.	'   P		30	28	A8.2		EXISTING (LOWER FLOOR)
21	3'-0" × 7'-0"	A		H.M.	_	H.M.	'   P		30	28	A8.2		EXISTING (LOWER FLOOR)
22	3'-0" × 7'-0"	A	/	H.M.	_	H.M.	P		30	28	A8.2		EXISTING (LOWER FLOOR)
23	3'-0" × 7'-0"	Α	/	H.M.		Н.М.	P		30	28	A8.2 31/ A8.2		
24	3'-0" × 7'-0"	А		H.M.	_	Н.М.	P		30	28	31/ A8.2		
25	3'-0" × 7'-0"	С		S/R	Т	H.M.	P				710.2		
26	3'-0" × 7'-0"	С		S/R	Т	Н.М.	Р						
27	3'-0" × 7'-0"	А	<b>/</b>	H.M.	_	Н.М.	Р		30	28	31/ A8.2		
28	3'-0" × 7'-0"	А	<b>/</b>	H.M.	_	H.M.	Р		30	28	31/ A8.2		
29	3'-0" × 7'-0"	А		H.M.	_	H.M.	Р		30	28	31/ A8.2		
30	3'-0" × 7'-0"	С		S/R	Т	H.M.	Р						
31	3'-0" × 7'-0"	С		S/R	Т	H.M.	Р						
32		С		S/R	T	H.M.	Р						
33		С		S/R	T	H.M.	P						A
34	3'-0" × 7'-0"	С		S/R	Т	H.M.	Р		7.0		31/		
35		A	/	H.M.	_ 	H.M.	Р		30	28	A8.2	}	PANIC HARDWARE
36 	3'-0" × 7'-0"	С		S/R	Т —	H.M.	Р					}	PANIC HARDWARE PANIC HARDWARE
37 	$3'-0" \times 7'-0"$ $3'-0" \times 7'-0"$	C		S/R	 	H.M.	P					}	PANIC HARDWARE PANIC HARDWARE
38 39	$3-0 \times 7-0$ $3'-0" \times 7'-0"$	C		S/R S/R	 	H.M. H.M.	P					}	PANIC HARDWARE
40	$3'-0" \times 7'-0"$	A	/	H.M.		H.M.	P		30	28	31/	}	PANIC HARDWARE
40	$3'-0" \times 7'-0"$	C		S/R	 	H.M.	Р				A8.2	{	TANIC HANDWARE
42		A		H.M.		H.M.	P		30	28	31/		
43		A		H.M.	_	H.M.	'   P		30	28	A8.2		
_		<u> </u>						<u> </u>		1	A8.2		



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JOB NUMBER 002-2018

DESCRIPTION	REVISION	REVISION	REVISION	FLOODPROOF REVISION	
DATE	06-01-21	09-23-2021	01-12-2022	12-4-2024	
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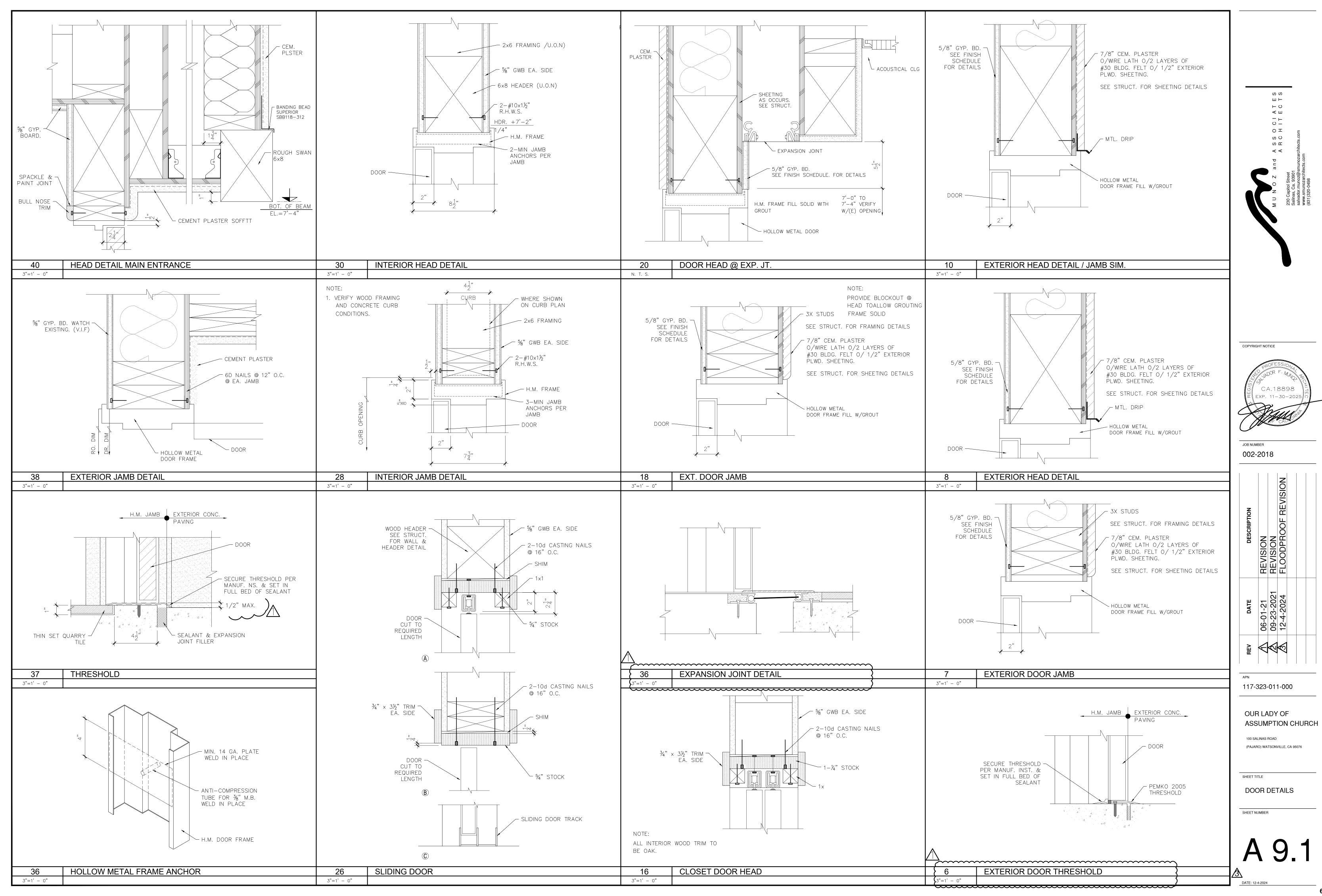
DOOR SCHEDULE & DETAILS

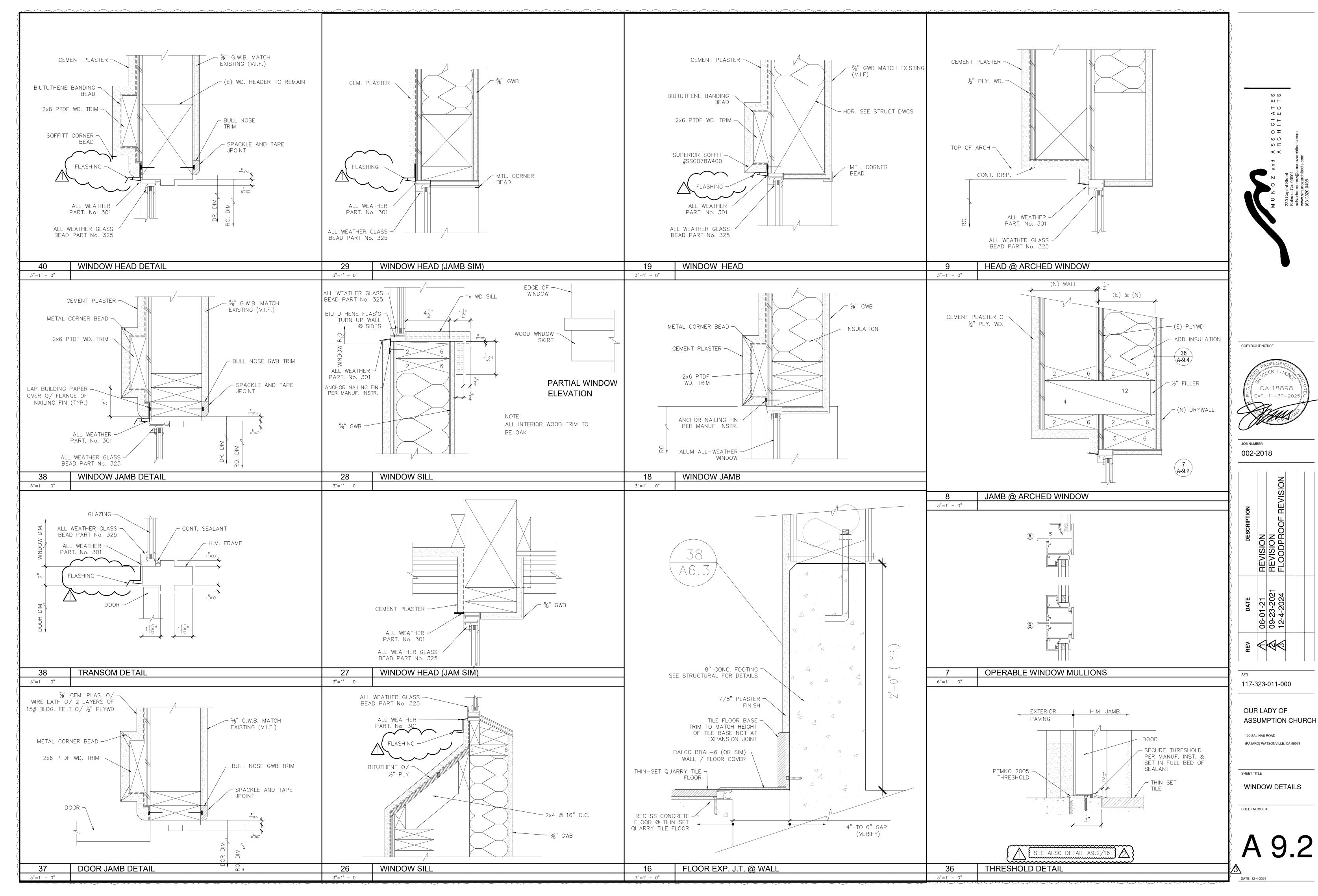
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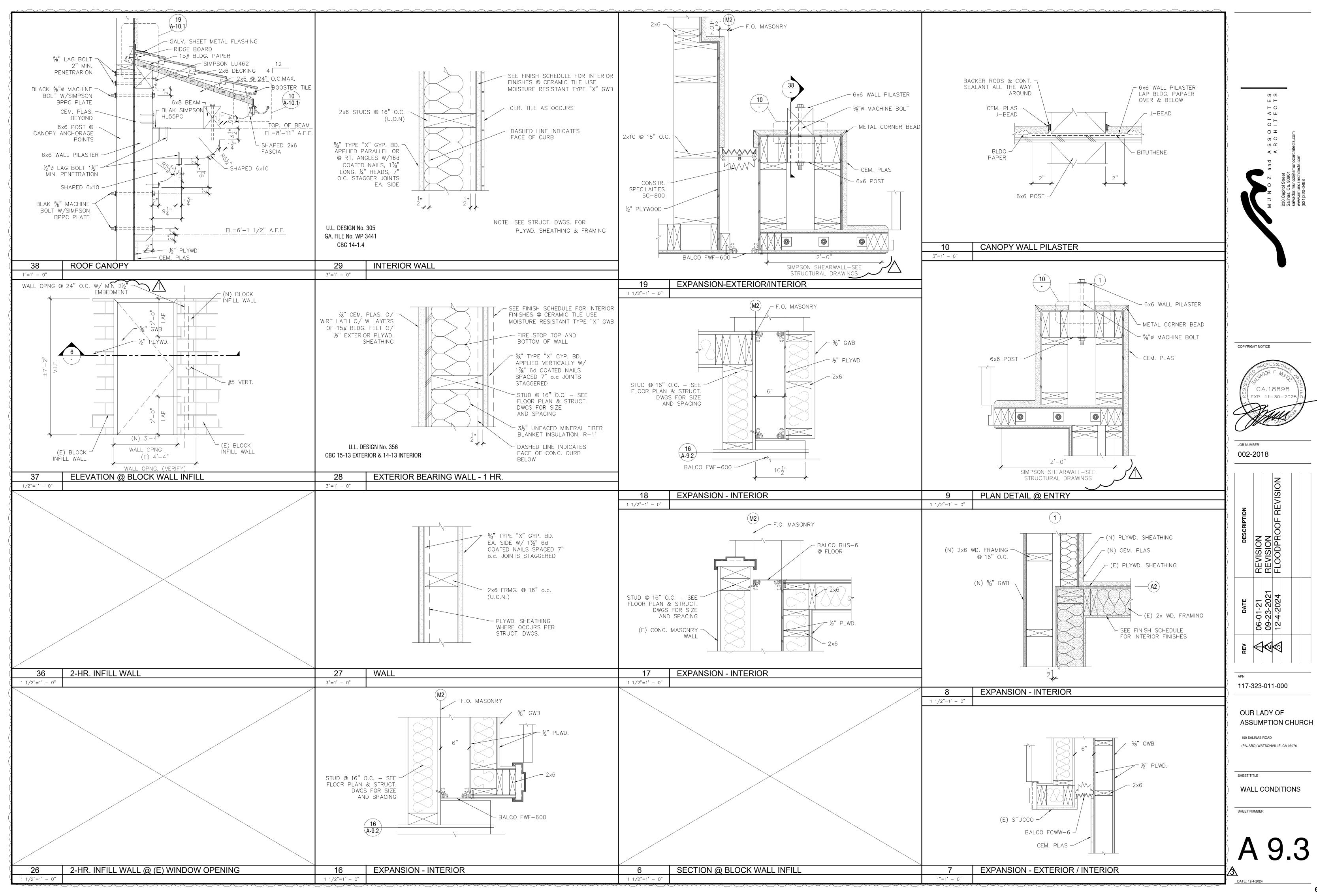
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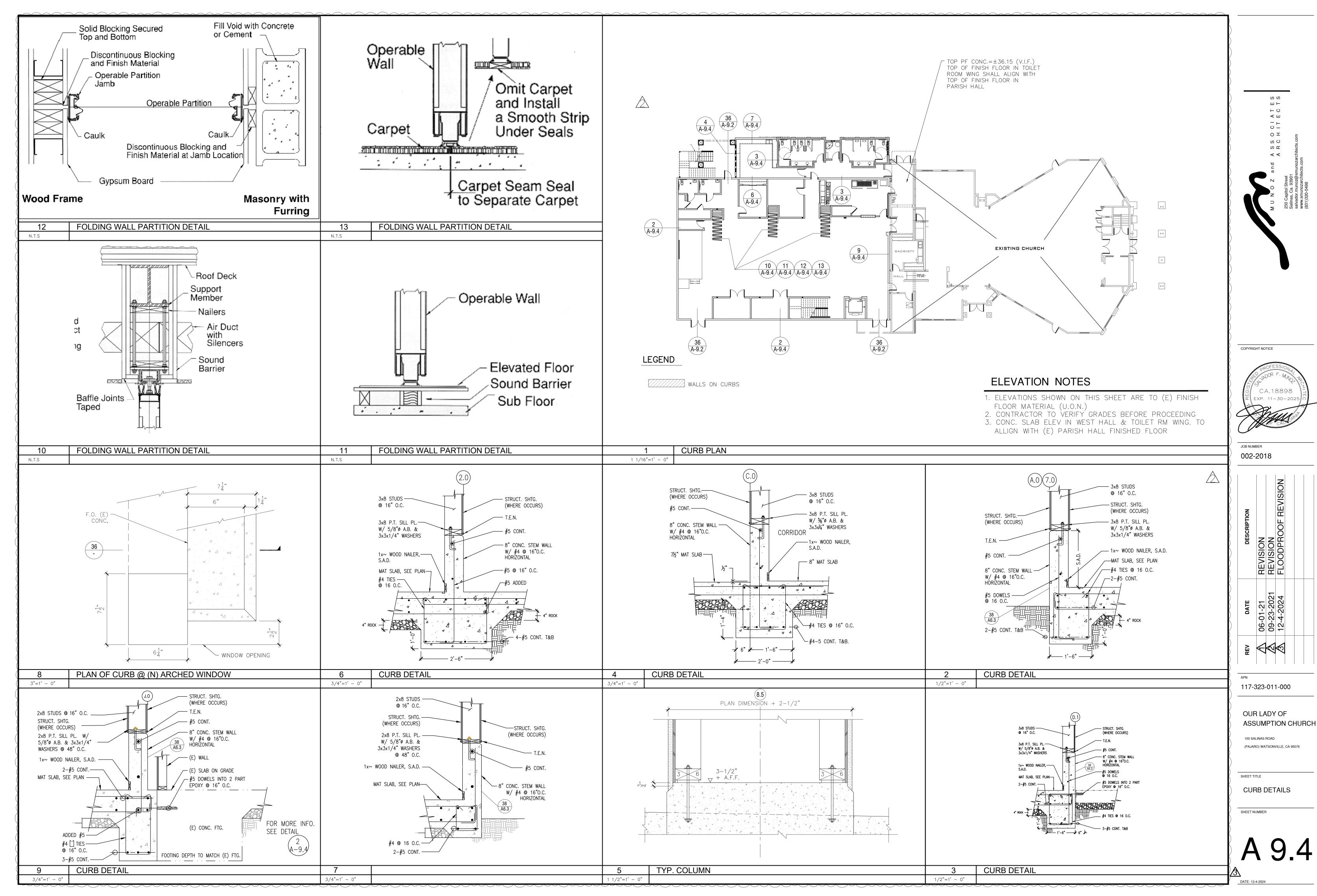
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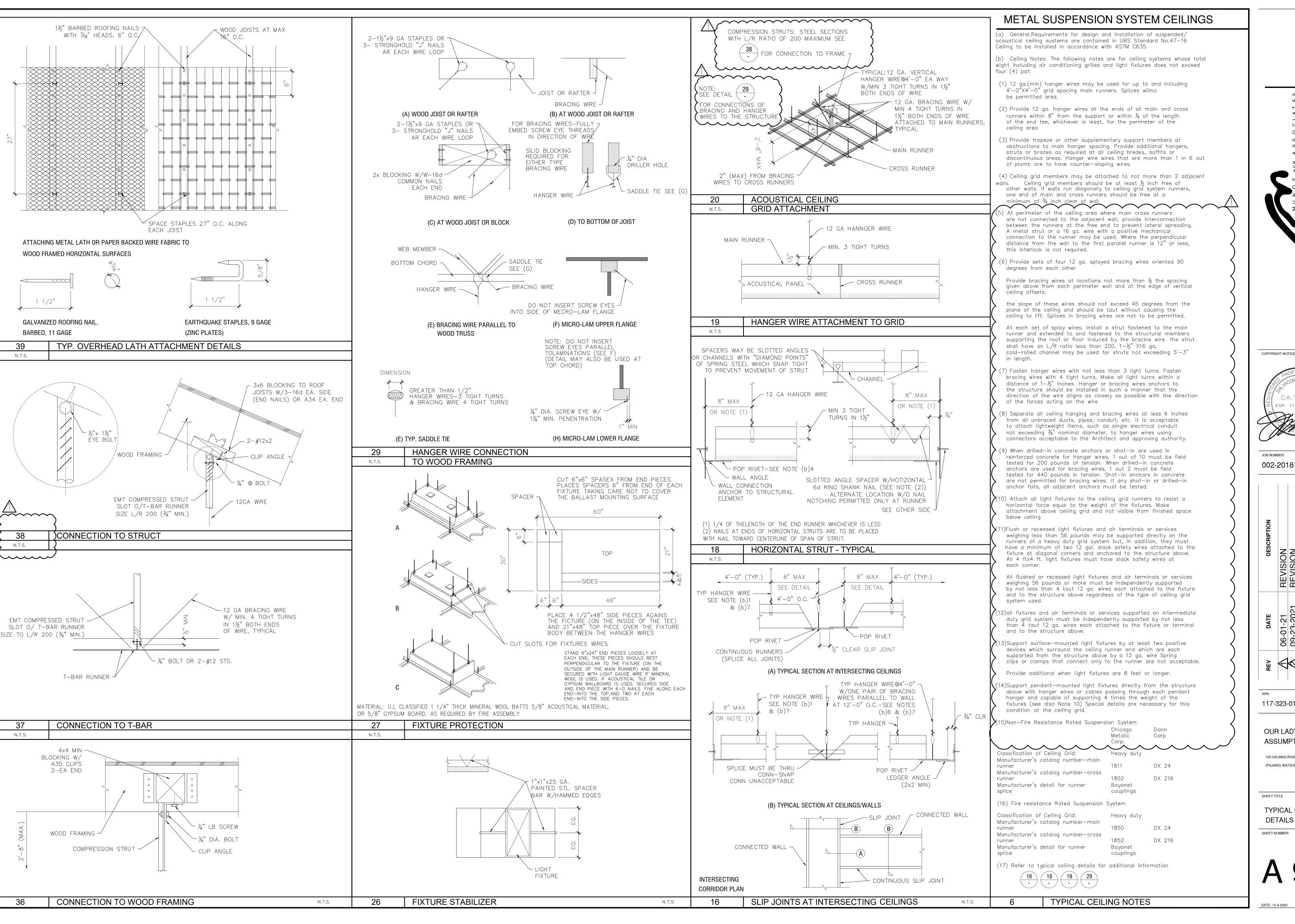
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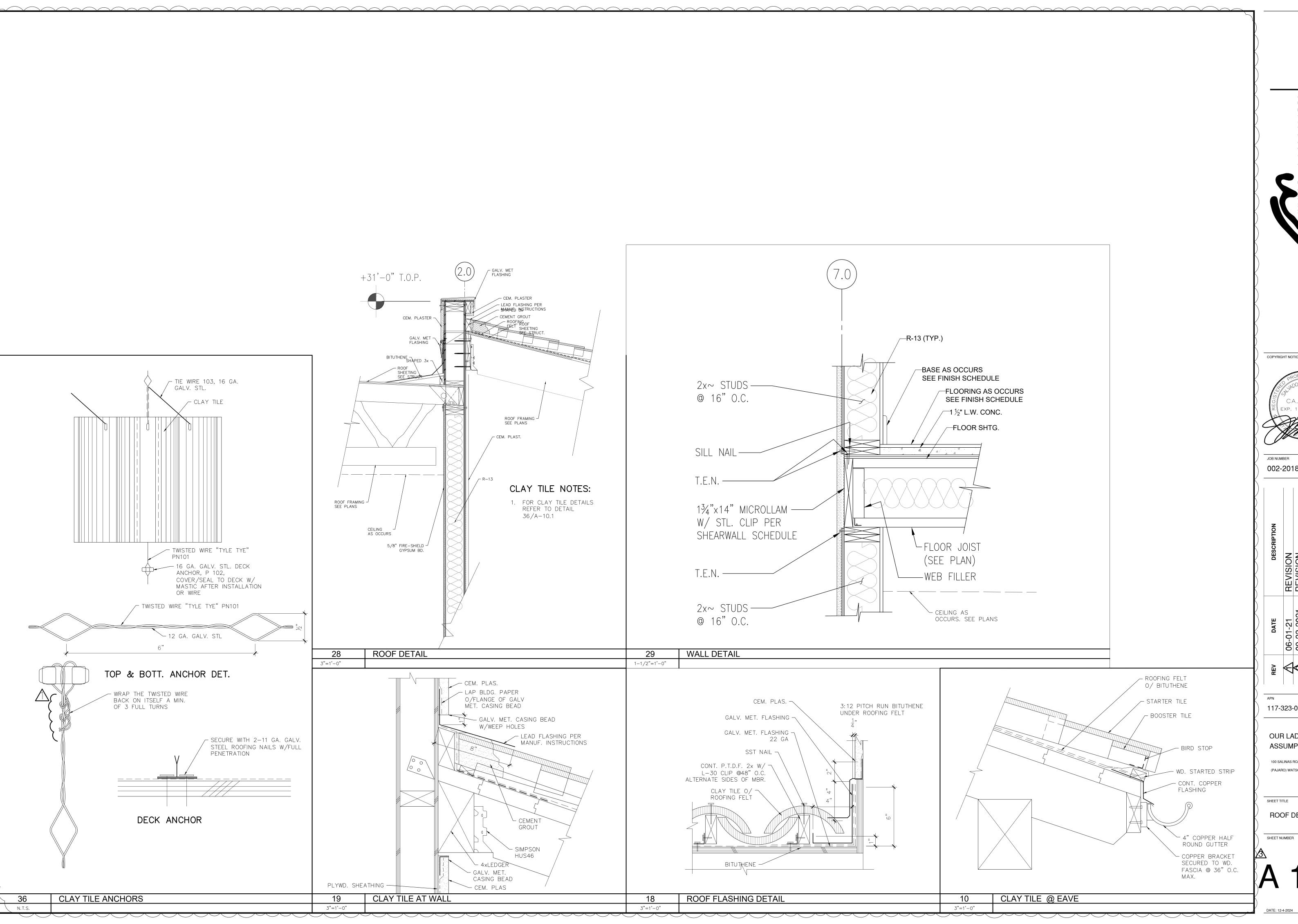
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100 SALINAS ROAD

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TYPICAL CEILING

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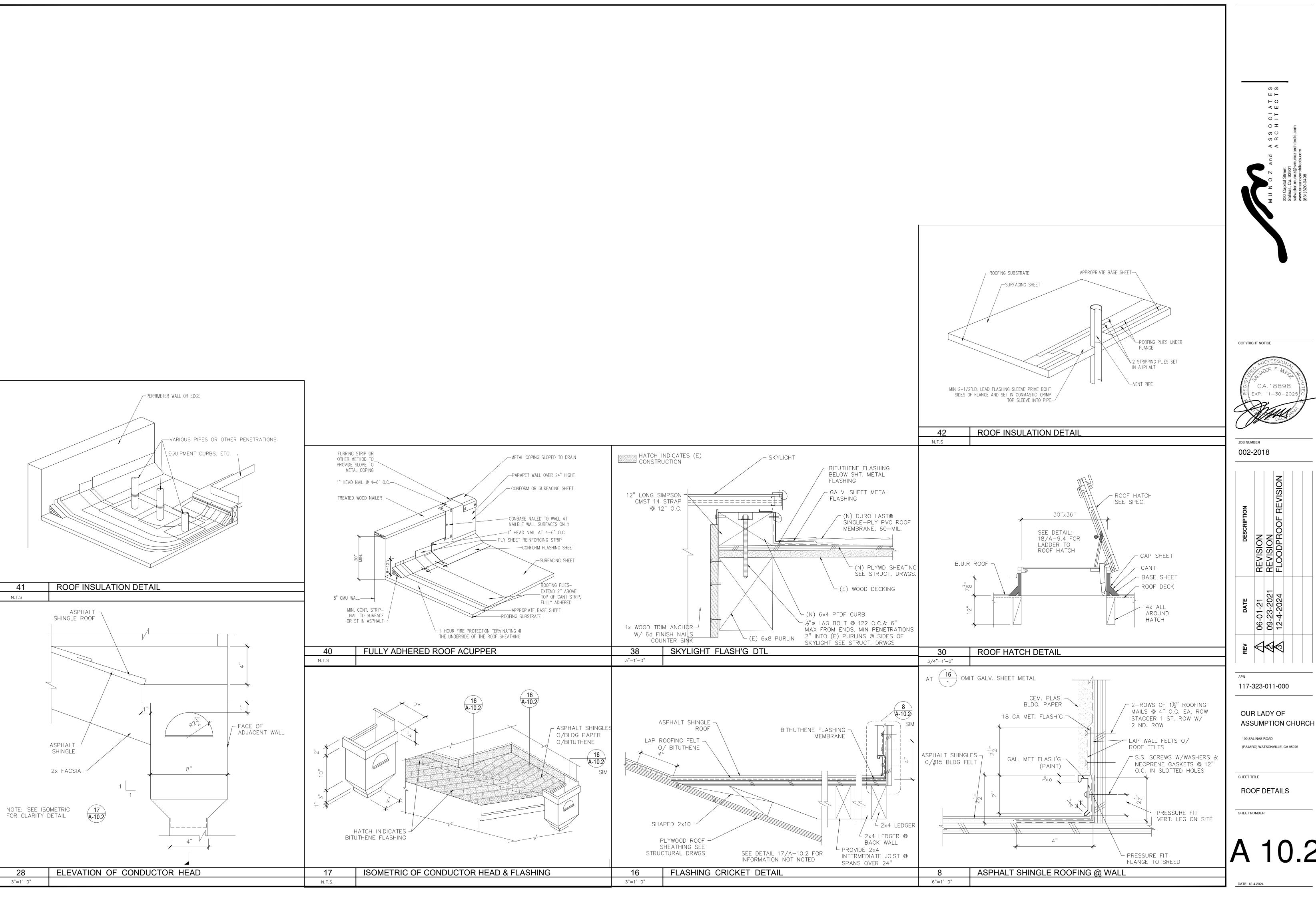
АТЕ	DESCRIPTION
-21	REVISION
-2021	REVISION
2024	FLOODPROOF REVISION

117-323-011-000

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**ROOF DETAILS** 



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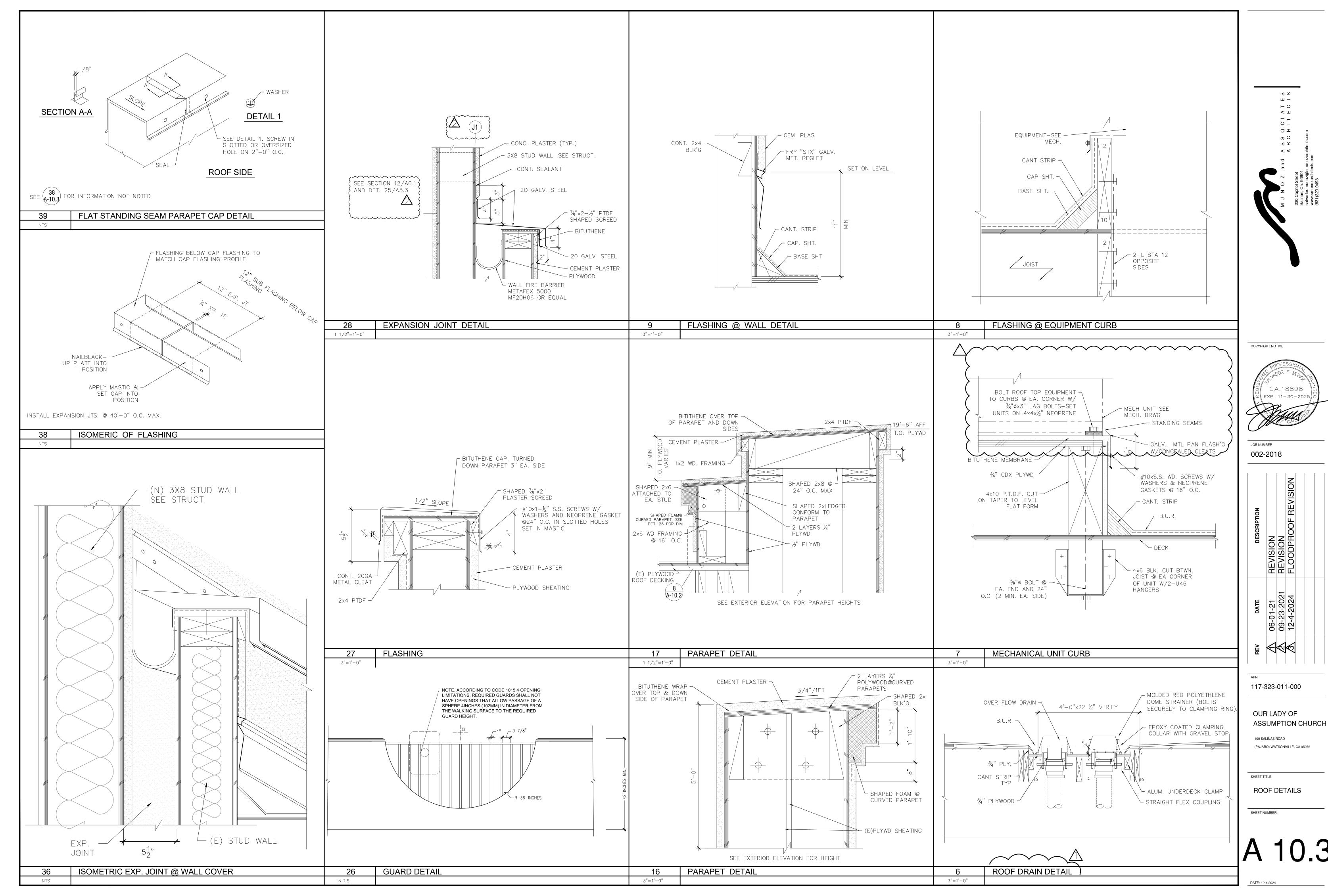
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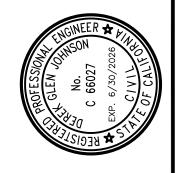
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100 SALINAS ROAD

(PAJARO) WATSONVILLE, CA 95076





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10/31/2024

OF SHEETS

VI. WOOD

#### Rough Carpentry

- 1. All structural wood work shall be done in accordance with the provisions of Chapter 23 of the 2022 Edition of the C.B.C.
- 2. All structural lumber shall be Douglas Fir-Larch of the grade indicated below or better, unless otherwise noted on plans.

Horiz. framing 2x or smaller Horiz. framing 4x or larger 2 x 4 studs & blocking No. 2 2 x 6 & larger studs & blocking No. 2 4 x 4 post No. 2 5 x 5 posts or larger No. 1 Wall plates No. 1 P.T. No. 1 Wood sill

3. All nails shall be common steel wire nails sized and spaced as specified on the drawings, schedules and in Table 2304.10.2 of the California Building Code. (See adjacent Table). Fasteners, including nuts and washers, in contact with P.T. wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (2304.10.6.1).

4. Rough hardware where exposed shall be galvanized and conform to the following:

ASTM 307 & 2018 NDS Plate Hardware Simpson or equal Simpson or equal Other Accessories Simpson or equal For size and spacing see plans.

5. Stud walls shall be framed with full height studs at 16" O.C. (U.O.N. on drawings). Horizontal blocking shall be installed in all walls and partitions where studs are greater than eight feet in height.

6. All wood sills for structural walls shall be attached to concrete slabs or foundations with 5/8" diameter x 12" anchor bolts at 4'-0" maximum spacing (U.O.N.). With Simpson's Bearing Plate BP 5/8 - 3 over each anchor bolt. Use BP 5/8 S with included SDS screws if sill plate hole was drilled over 11/16"

7. Wood sills for interior non-structural partitions may be attached with powder drive pins per local code requirements.

8. All structural walls shall have double top plates, lapped a minimum of 4'-0" at splices and nailed with 12-16d nails each piece (U.O.N.)

9. Penetrations in wood sills or plates of bearing or shear walls shall be placed in the center and shall be no greater in diameter than 1/3 the width of the member. Holes larger than those noted above may be bored "only" if plates are considered cut and adequate reinforcement is provided.

10. Cutting, boring, or notching of girders, beams, joists and other structural elements shall not be permitted without the approval of the engineer or are specifically detailed on the working drawings.

11. Holes for bolts in wood shall be drilled 1/16" larger than bolt diameter. Metal washers shall be provided for all head and nuts of bolts and lag screws that bear on wood.

12. All bolts and screws shall be tightened at the time of erection and retightened before completion of work or installations that would make the bolts inaccessible.

13. Use double floor joists at nonbearing partitions when parallel to floor framing. Use continuous solid blocking when perpendicular to floor joists.

#### **WOOD** (Continued)

	WOOD (Continued)		
		E 2304.10.2 ING SCHEDULE	2022 CBC
	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING AND LOCATION
1.	Blocking between ceiling joist, rafters or trusses to top plate or other framing below	Roof  4-8d box (½"x0.113"); or 3-8d common (½"x0.131"); or 3-10d box (3"x 0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, ½6" crown	Each end, toenail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2½"x0.131") 2-3"x0.131" nails 2-3" 14 gage staples 2-16d common (3½"x0.162") 3-3"x0.131" nails	Each end, toenail
	Flat blocking to truss and web filler	3-3" 14 gage staples  16d common (3½"x0.162") @ 6" o.c. 3"x0.131" nails @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	3"x14 gage staples @ 6" o.c.  4-8d box (2½"x0.113"); or 3-8d common (2½"x0.131"); or 3-10d box (3"x 0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, ½6" crown	Each joist, toenail
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1 Table 2308.7.3.1)	3-16d common (3½"x0.162"); or 4-10d box (3"x 0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, ½6" crown	Face nail
4.	Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1 Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common (3"x0.148"); or 4-10d box (3"x 0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 1/6" crown	Face nail
6.	Rafter or roof truss to top plate (see Section 2308.7.5, Table 2308.7.5	3-10d common (3"x0.148"); or 3-16d box (3½"x135"); or 4-10d box (3"x 0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, ⅓6" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss <sup>c</sup>
7.	Roof rafters to ridge valley or hip rafters; or	2-16d common (3½"x0.162"); or 3-16d box (3½"x0.135"); or 3-10d box (3"x 0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, ½6" crown; or	End nail
	roof rafter to 2-inch ridge beam	3-10d common (3½"x0.148"); or 4-16d box (3½"x 0.135"); or 4-10d box (3"x 0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, ½6" crown	Toenail
8.	Stud to stud (not at braced wall panels)	Wall 16d common (3½"x0.162"); 10d box (3"x 0.128); or	24" o.c. face nail
· <del>-</del>	, and the second second	3"x0.131" nails; or 3-3" 14 gage staples, 1/6" crown 16d common (3½"x0.162");	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½"x0.135"); or 3"x0.131" nails; or 3-3" 14 gage staples, ½6" crown	12" o.c. face nail
10.	Built-up header (2" to 2" header)	16d common (3½"x0.162") 16d box (3½"x0.135")	16" o.c. ea. edge, face nail
11.	Continuous header to stud	4-8d common (2½"x0.131"); or 4-10d box (3"x 0.128"); or 5-8d box (2½"x 0.113")	Toenail
12.	Top plate to top plate	16d common (3½"x0.162"); 10d box (3"x 0.128); or 3"x0.131" nails; or 3" 14 gage staples, ½6" crown	16" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common (3½"x0.162"); or 12-16d box (3½"x 0.135"); or 12-10d box (3"x 0.128"); or 12-3"x0.131" nails; or 12-3" 14 gage staples, ½6" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½"x0.162");  16d box (3½"x 0.135); or 3"x0.131" nails; or 3" 14 gage staples, ½6" crown	16" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3½"x0.162"); or 3-16d box (3½"x 0.135); or 4-3"x0.131" nails; or 4-3" 14 gage staples, ¾6" crown	16" o.c. face nail
16.	Stud to top or bottom plate	3-16d box (3½"x 0.135"); or 4-8d common (2½"x0.131"); or 4-10d box (3"x 0.128"); or 4-3"x0.131" nails; or 4-8d box (2½"x 0.113"); or 4-3" 14 gage staples, ½6" crown	Toenail
		2-16d common (3½"x 0.162"); or 3-16d box (3½"x 0.135"); or 3-10d box (3"x 0.128); or 3-3"x 0.131" nails; or 3-3" 14 gage staples, ½6" crown	End nail
17.	Top plates, laps at corners and intersections	2-16d common (3½"x0.162"); or 3-10d box (3"x 0.128); or 3-3"x0.131" nails; or 3-3" 14 gage staples, ½6" crown	Face nail
18.	1" brace to each stud and plate	3-8d box (2½"x 0.113"); or 2-8d common (2½"x0.131"); or 2-10d box (3"x 0.128"); or 2-3"x0.131" nails; or 2-3" 14 gage staples, ½6" crown	Face nail
19.	1"x6" sheathing to each bearing	3-8d box (2½"x 0.113"); or 2-8d common (2½"x0.131"); or 2-10d box (3"x 0.128"); or 2-1¾" 16 gage staples, 1" crown	Face nail
20.	1"x8" and wider sheathing to each bearing	3-8d common (2½"x0.131"); or 3-8d box (2½"x 0.113"); or 3-10d box (3"x 0.128"); or 3-1¾" 16 gage staples, 1" crown Wider than 1"x 8" 3-8d common (2½"x0.131"); or 4-8d box (2½"x 0.113"); or 3-10d box (3"x 0.128"); or	- Face nail

#### **WOOD** (Continued)

	LE 2304.10.2 NING SCHEDULE	2	022 CBC
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACIN	G AND LOCATION
	Floor		
21. Joist to sill, top plate or girder	4-8d box (2½"x0.113"); or 3-8d common (2½"x0.131"); or floor 3-10d box (3"x 0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 16" crown	Toenail	
	8d box (2½"x 0.113")	4" o.c.,	oenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2½"x0.131"); or 10d box (3"x 0.128"); or 3"x0.131" nails; or 3" 14 gage staples, ½6" crown	6" o.c., t	oenail
23. 1"x6" subfloor or less to each joist	3-8d box (2½"x0.113");or 2-8d common (2½"x0.131"); or 3-10d box (3"x 0.128") 2-1½" 16 gage staples, 1" crown	Face nail	
24. 2 subfloor to joist or girder	3-16d box (3½"x 0.135"); or 2-16d common (3½"x 0.162")	blind and	Face nail
25. 2" planks (plank & beam - floor & roof)	3-16d box (3½"x 0.135"); or 2-16d common (3½""x 0.162")	Each bea	ring, face nail
	20d common (4"x 0.192")		face nail at top om staggered on sides
26. Built—up girders and beams, 2" lumber layers	10d box (3"x 0.128"); or 3"x0.131" nails; or 3" 14 gage staples, 16" crown		face nail at top om staggered on sides
	And: 2-20d common (4"x 0.192"); or 3-10d box (3"x 0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 16" crown	Ends and face nail	at each splice,
27. Ledger strip supporting joists or rafters	3-16d common (3½"x0.162"); or 4-16d box (3½"x 0.135"); or 4-10d box (3"x 0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, ½6" crown	Each jois	t or rafter, face
28. Joist to band joist or rim joist	3-16d common (3½"x0.162"); or 4-10d box (3"x 0.128); or 4-3"x0.131" nails; or 4-3" 14 gage staples, ½6" crown	End nail	
29. Bridging or blocking to joist, rafter or truss	2-8d common (2½"x0.131"); or 2-10d box (3"x 0.128); or 2-3"x0.131" nails; or 2-3" 14 gage staples, ¾6" crown	Each end	, toenail
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS		G AND LOCATION
Wood structural panels (WSP), subfloor, roof and interior	or wall sheathing to framing and particleboa	rd wall she Edges	athing to framing Intermediate suppo
		(inches)	(inches)
	6d common or deformed (2"x0.113"); or 2\%"x 0.113" nail (subfloor and wall)	6	12
30. ¾" − ½"	8d common or deformed (2½"x0.131"x 0.281" head) (roof) or RSRS-01 (2¾"x0.113") nail (roof) <sup>d</sup>	6°	6°
, -	1¾" 16 gage staples, ¾6" crown (subfloor and wall)	4	8
	2¾"x0.113"x 0.266" head nail (roof)	3 <sup>f</sup>	3 <sup>f</sup>
	1¾" 16 gage staples, ¾6" crown (roof)	3 <sup>f</sup>	3 <sup>f</sup>
31. <sup>1</sup> 9⁄ <sub>32</sub> " – ¾"	8d common (2½"x0.131"); or deformed (2"x0.113") (subfloor and wall)  8d common or deformed (2½"x0.131"x	6	12
	0.281" head) (roof) or RSRS-01 (2¾"x0.113") nail (roof) <sup>d</sup> 2¾"x0.113"x 0.266" head nail; or	6°	6*
	2" 16 gage staple, 1/16" crown	4	8
32. %" - 1¼"	10d common (3"x0.148"); or 8d deformed (2½"x0.131"x 0.281" head)	6	12
33. ½" fiberboard sheathing <sup>b</sup>	exterior wall sheathing  1½"x 0.120" galvanized roofing nail (1/6" head diameter); or 1½" 16 gage staple with 1/6" or 1" crown	3	6
34. <sup>25</sup> / <sub>32</sub> " fiberboard sheathing <sup>b</sup>	1¾"x 0.120" galvanized roofing nail (1/6" head diameter); or 1½" 16 gage staple with 1/6" or 1" crown	3	6
·	mbination subfloor underlayment to framing 8d common (2½"x0.131"); or		
35. ¾" and less	deformed (2½"x0.113"); or deformed (2"x0.120")	6	12
36. <b>%"</b> – 1"	8d common (2½"x0.131"); or deformed (2½"x0.113"); or deformed (2"x0.120")	6	12
37. 1½" – 1¼" Par	10d common (3"x0.148"); or deformed (2½"x0.113"); or deformed (2"x0.120")  nel siding to framing	6	12
38. ½" or less	6d corrosion—resistant siding (1%"x0.106"); or 6d corrosion—resistant casing (2"x0.099")	6	12
39. %"	8d corrosion—resistant siding (2¾"x0.128"); or 8d corrosion—resistant casing (2½"x0.113") Interior paneling	6	12
40. 1/4"	4d casing (1½"x0.080"); or 4d finish (1½"x0.072")	6	12
41. ¾"	6d casing (2"x0.099"); or 6d finish (2"x 0.092")	6	12
FOR SI: 1 INCH=25.4 mm.	(Panel supports at 24 inches)		

#### FOR SI: 1 INCH=25.4 mm.

- a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall
- be permitted to be reduced by one nail. d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

#### **WOOD** (Continued)

#### STRUCTURAL SHEATHING

- 1. Each panel shall be identified with the appropiate grade, stamp of the Rating Agency, and shall meet the requirements of the latest edition of the U.S. Product Standard PS-1.
- 2. Structural sheathing shall be of grade and thickness noted on the drawings. Use exterior grade adhesive for all plywood.
- 3. Structural sheathing at roofs shall be laid with face grain perpendicular to joists and rafters, unless otherwise noted. Stagger edges.
- 4. Structural sheathing on walls shall be laid with long dimensions vertical. Block all edges. Shearwalls more than one vertical panel in height shall have staggered spliced joints horizontally and blocked with same size member as wall studs.
- 5. The minimum edge distance for nails in the receiving members and plywood shall be 3/8" for 2x~ receiving members & 1/2" for 3x~ receiving members.
- 6. Minimum width of any structural sheathing piece applied shall be 24" for floors, ceilings and roofs: and 16" for shearwalls.

#### Open Web Wood Trusses

- 1. Open web trusses shall be designed and manufactured to the most current standards set forth in the National Evaluation Service, Inc Report No. NER-148 or ICBO Report No. PFC-4354.
- 2. Trusses shall be installed in accordance with manufacturer's
- 3. Web member configurations shown are schematic only. Truss manufacturers to determine final web configuration.
- 4. Submit the following items for review by the architect and/or engineer of record prior to truss fabrication:
- a. Complete fabrication and erection drawings indicating location, spacing and bracing of all open web trusses.
- b. Design of trussed showing loading and stress diagrams, built—in cambers, and the calculations sealed by a professional engineer registered in California.
- 5. Minimum design loads: \*

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3	ROOF	2ND FLOOR
Top chord dead load	15 psf	22psf
Top chord live load	20 psf	100 psf
Bottom chord dead load	9 psf	12 psf
Bottom chord live load	2 psf	
Wind load	110 mph	110 mph

6. All trusses shall be manufactured to limit deflection as follows:

Floor T.L. L/360 L.L. L/480 Roof T.L. L/240 L.L. L/360

7. See mechanical drawings for size, location and weight of air handling units to be located and supported within the trusses.

#### Parallel Strand Lumber (PSL) [Parallam]

1. Shall be manufactured from strands of wood fiber in a continuous process with all strands oriented to the length of the member. Strands shall be structurally bonded with waterproof adhesives conforming to the requirements of ASTM-2559. Members shall be marked ANSI / AITC Standard A 190.1. Resulting members shall meet the following allowable stress requirements:

> Fb = 2900 PSIFv = 290 PSI

FcII = 2900 PSI $E = 2.0 \times 10 E6 PSI$ 

- 2. All materials and assembles shall be covered in a currently approved I.C.B.O. or NES
- 3. If P.S.L. members are stored prior to erection, materials shall be stored off the ground at a location protected from the weather.
- 4. Cutting, boring or notching of PSL members is not permitted without the approval of the Engineer or are specifically detailed on the construction drawings.

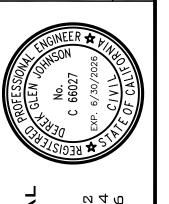
#### <u>Laminated Veneer Lumber (LVL)</u> [Microllam]

- 1. Shall be manufactured with graded wood veneers bonded with waterproof adhesives conforming to ASTM D-2559, and shall meet the following allowable stress requirements:
  - Fb = 2600 PSIFv = 285 PSI
  - FcII = 2510 PSI $E = 1.9 \times 10 E6 PSI$
- 2. All materials and assemblies shall be covered by a currently approved I.C.B.O. or NES Report.
- 3. If LVL members are stored prior to erection, materials shall be stored off the ground at a location protected from the weather.
- 4. Cutting, boring or notching of LVL members is not permitted without the approval of the Engineer or are specifically shown on the construction drawings.

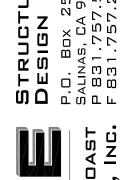
#### Solid Web "I" Joist

- 1. Solid web "I" joists shall be preapproved for the indicated use by an I.C.B.O or NER current report.
- 2. The joists shall be manufactured with solid wood or laminated wood flanges and plywood complying with PSO1-83 or APA rated oriented strand board webs. Webs and flanges shall be assembled with moisture resistant construction adhesive.
- 3. The "I" joist shall be installed in accordance with manufacturers recommendations.

REVISIONS



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CHURCH LAD TION O

ASSUMPTI SALINAS ROAD, 1 

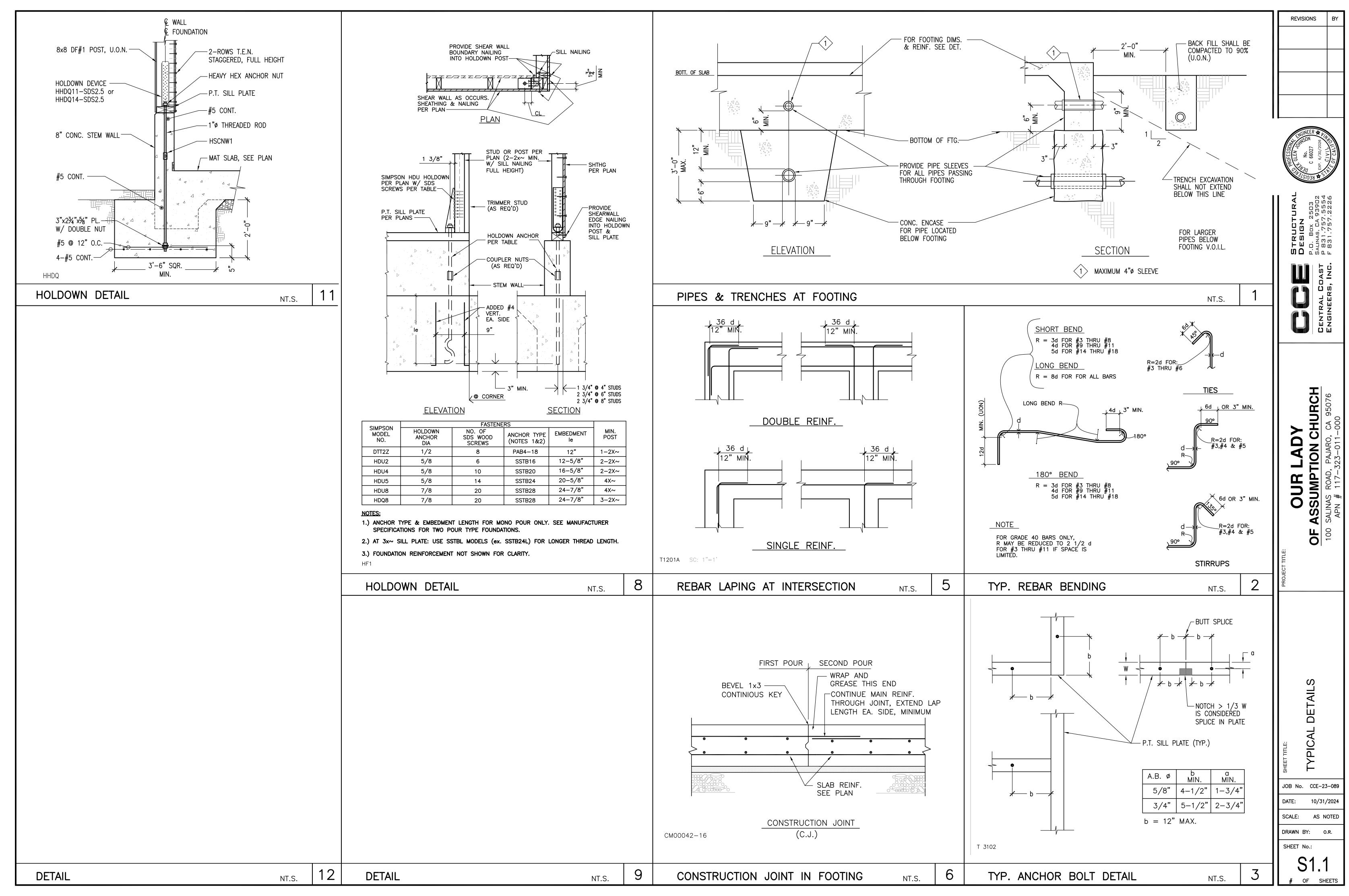
JOB No. CCE-23-089 DATE: 10/31/2024

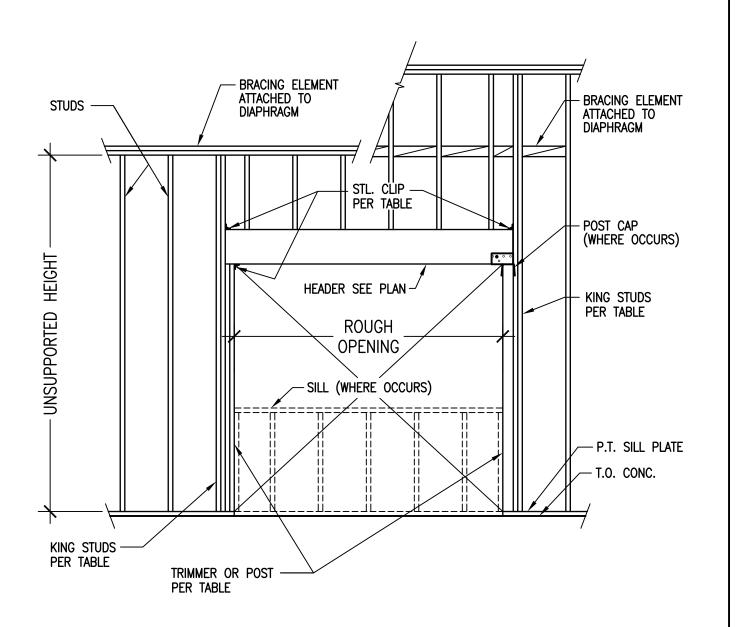
AS NOTED

DRAWN BY: O.R.

SCALE:

SHEET No.:





T4312R

	NUM	<u>BE</u>	$R_{\underline{}}$	<u>OF</u>	KI	<u>NG</u>	<u>S</u>	TUI	<u>DS</u>	@	Ol	<u> PEI</u>	<u> </u>	GS	
ROUGH	OPENING:	4	. 0'	6	. 0'	8	. 0'	10	. 0'	12	. 0'	14	. 0'	16	. 0'
UNSUPPORTED	STUD HT.	Ехт.	Int.	Ехт.	Int.	Ехт.	Int.	Ехт.	Int.	Ехт.	Int.	Ехт.	Int.	Ехт.	Int.
	8'	1	1	2	1	2	1	2	2	3	2	4	2	4	3
× 4	10'	2	1	2	1	3	2	4	2	4	2	1	2	-	3
7	12'	2	1	4	2	_	2	1	2	1	3	1	3	1	3
	14'	_	2	_	2	_	2	_	2	_	3	1	3	_	3
	8'	1	1	2	1	2	1	2	1	2	2	3	2	3	3
	10'	1	1	2	1	2	1	2	1	3	2	3	2	4	3
<b>10</b>	12'	2	1	2	1	2	1	2	2	3	2	4	2	4	3
φ ×	14'	2	1	2	1	2	2	3	2	3	2	4	3	4	3
7	16'	2	1	3	2	3	2	4	2	4	3	_	3	_	4
	18'	2	2	3	2	4	2	_	2	_	3	_	3	_	4
	20'	3	2	4	2	_	2	_	2	_	_	_	_	_	_
	22'	_	2	_	2	_	2	_	2	_	_	_	_	_	_
E =	= EXTERIOF = INTERIOF = SEE PLA	R WAL	.L	I2 T20	7F		U.	S.H. =	= UN:	SUPP	ORTE	STU	JD HE	IGHT	

BEAR	ING WALI	L TRIMM	ER/POST	SCHEDU	JLE, U.O.N.
ROUGH	2)	<b>X</b> 6	2>	<b>4</b>	COMMENTS
OPENING	TRIMMER	POST	TRIMMER	POST	COMMENTS
6'-0"	1-2×6	1	1-2×4	_	
8'-0"	2-2×6	1	2-2×4	_	
10'-0"	1	4×6	_	4×4	EPC POST CAP, U.O.N.

- 1. SEE FRAMING PLANS FOR BEARING WALL HEADER & POST SIZES.
- 2. USE A34 CLIP ON TOP & BOTTOM OF HEADER WITHOUT POST 3. USE A34 CLIP ON TOP OF HEADER & POST CAP WITH POST

NON-E	BEARING	HEADE	R / TF	RIMMER	SCHEDULE
ROUGH	2	X6	2X	4	COMMENTS
OPENING	HEADER	TRIMMER	HEADER	TRIMMER	COMMENTS
4'-0"	6X6	1-2x6	4X6	1-2x4	
6'-0"	6X8	1-2×6	4X8	1-2x4	
8'-0"	6X10	2-2×6	4X10	2-2x4	
10'-0"	6X12	2-2×6	4X12	2-2x4	
NOTE:					

SEE ROOF FRAMING PLAN FOR BEARING WALL

FRAME OPEN'G ELEV. & SCHED

HEADER SIZES.

$\wedge$	SH	ΕA	R W	A L	L S C	HEDU	J L E	
XY	(T/	ABLE 4	4.3A SDPWS-20	)21, AS	D allowable ur	nit shear capa	city)	
X	DIAPHRAGM DESCRIPTION	SIDES	NAILING ( T.E.N. )	VALUE ( P.L.F )	BLOCK TO PLATE	SILL NAILING	ANCHOR BOLT SPACING @ PT SLAB	NOTES
1	15/32" RATED SHEATHING	1	10d @ 6" O.C.	300	LTP4 @ 16" O.C. A35 @ 16" O.C.	16d @ 6" O.C.	5/8"ø @ 48" O.C.	1,2,3,4
2	15/32" RATED SHEATHING	1	10d @ 4" O.C.	450	LTP4 @ 12" O.C. A35 @ 12" O.C.	16d @ 4" O.C.	5/8"ø @ 32" O.C.	1,2,3,4
3	15/32" STRUCTURAL I SHEATHING	1	10d @ 3" O.C. STAGGERED	660	LTP4 @ 9" O.C A35 @ 9" O.C	16d @ 3" O.C.	5/8"ø @ 24" O.C.	1,2,3,6,7,8
4	15/32" STRUCTURAL I SHEATHING	1	10d @ 2" O.C. STAGGERED	870	LTP4 @ 6" O.C A35 @ 6" O.C	16d @ 4" O.C. (2 ROWS STAGG.)	5/8"ø @ 16" O.C.	1,2,3,6,7,8
5	15/32" STRUCTURAL I SHEATHING	2	10d @ 4" O.C. STAGGERED	1020	LTP4 @ 12" O.C EA. FACE	16d @ 3 1/2" O.C. (2 ROWS STAGG.)	7/8 <b>"</b> ø @ 32" O.C.	1,2,3,5,6,7,8
6	15/32" STRUCTURAL I SHEATHING	2	10d @ 3" O.C. STAGGERED	1300	LTP4 @ 9" O.C EA. FACE	16d @ 3" O.C. (2 ROWS STAGG.)	7/8 <b>"</b> ø @ 24" O.C.	1,2,3,5,6,7,8
7	15/32" STRUCTURAL I SHEATHING	2	10d @ 2" O.C. STAGGERED	1740	LTP4 @ 6" O.C EA. FACE		7/8 <b>"ø @</b> 16" O.C.	1,2,3,5,6,7,8

NOTES

- 1.- SHEAR WALLS OCCUR BELOW THE FRAMING PLAN ON WHICH SHOWN.
- 2.- NAIL SHEATHING AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS (T.F.N.).
- 3.- BLOCK ALL PANEL EDGES WITH BLOCKING OF THE SAME WIDTH AS WALL STUDS.
- 4.- USE A 2x~ MUD SILL PLATE.
- 5.- STAGGER PLYWOOD EDGES EACH FACE OR USE 3x~ STUD @ PANEL
- 6.- ALL FRAMING MEMBERS RECIEVING E.N. FROM ABUTTING PANELS SHALL BE 3x~ OR USE 2-2x~ STITCH NAILED TOGETHER PER 16d SILL NAILING, AS SHOWN ABOVE. NAILS AT PANEL EDGES SHALL BE STAGGERED.
- 7.- USE 3x BLOCKING BELOW SHEARWALL
- 8.- USE 3x~ MUD SILL PLATE.

REVISIONS

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CHURCH AD NO NO ASSUMPTI SALINAS ROAD, 1 APN # 117-32 **O** 100

N.T.S.

STAGGERED EDGE NAILING

AT INT. EDGES

JOB No. CCE-23-089 10/31/2024 DATE: SCALE: AS NOTED

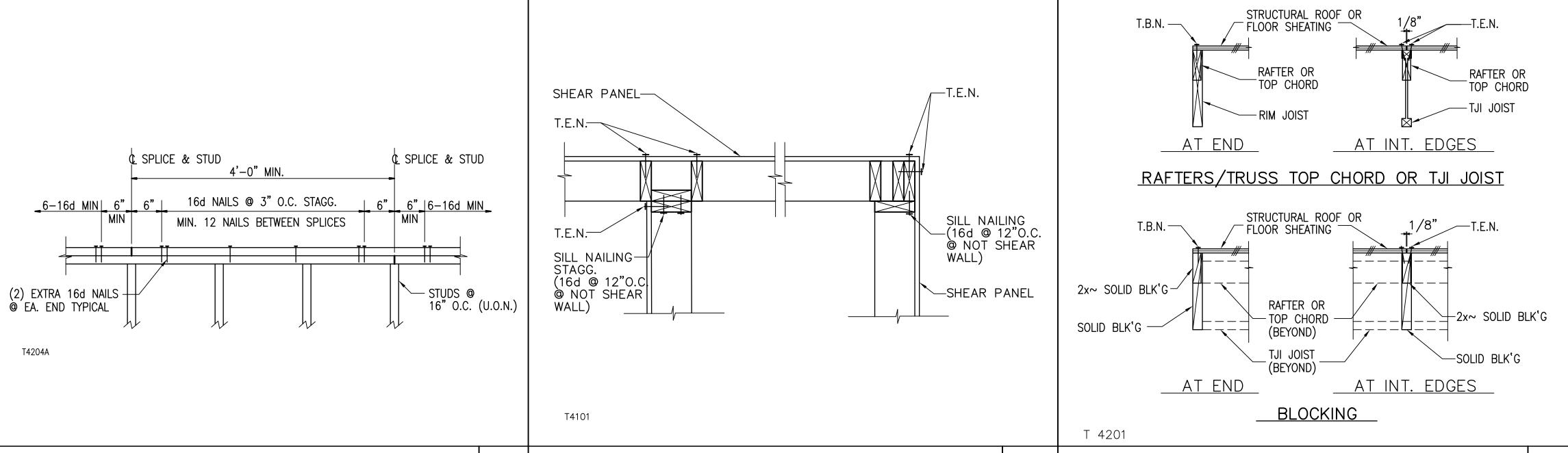
DRAWN BY: O.R. SHEET No.:

S1.2

^	SH	ΕA	R W	A L	L S C	HEDU	JLE	
XY	(T,	ABLE 4	4.3A SDPWS-20	21, AS	D allowable ui	nit shear capa	city)	
X	DIAPHRAGM DESCRIPTION	SIDES	NAILING ( T.E.N. )	VALUE ( P.L.F )	BLOCK TO PLATE	SILL NAILING	ANCHOR BOLT SPACING @ PT SLAB	NOTES
1	15/32" RATED SHEATHING	1	10d @ 6" O.C.	300	LTP4 @ 16" O.C. A35 @ 16" O.C.	16d @ 6" O.C.	5/8"ø @ 48" O.C.	1,2,3,4
2	15/32" RATED SHEATHING	1	10d @ 4" O.C.	450	LTP4 @ 12" O.C. A35 @ 12" O.C.	16d @ 4" O.C.	5/8"ø @ 32" O.C.	1,2,3,4
3	15/32" STRUCTURAL I SHEATHING	1	10d @ 3" O.C. STAGGERED	660	LTP4 @ 9" O.C A35 @ 9" O.C	16d @ 3" O.C.	5/8"ø @ 24" O.C.	1,2,3,6,7,8
4	15/32" STRUCTURAL I SHEATHING	1	10d @ 2" O.C. STAGGERED	870	LTP4 @ 6" O.C A35 @ 6" O.C	16d @ 4" O.C. (2 ROWS STAGG.)	5/8"ø @ 16" O.C.	1,2,3,6,7,8
5	15/32" STRUCTURAL I SHEATHING	2	10d @ 4" O.C. STAGGERED	1020	LTP4 @ 12" O.C EA. FACE	16d @ 3 1/2" O.C. (2 ROWS STAGG.)	7/8 <b>"ø @</b> 32 <b>"</b> O.C.	1,2,3,5,6,7,8
6	15/32" STRUCTURAL I SHEATHING	2	10d @ 3" O.C. STAGGERED	1300	LTP4 @ 9" O.C EA. FACE	16d @ 3" O.C. (2 ROWS STAGG.)	7/8 <b>"</b> ø <b>@</b> 24" O.C.	1,2,3,5,6,7,8
7	15/32" STRUCTURAL I SHEATHING	2	10d @ 2" O.C. STAGGERED	1740	LTP4 @ 6" O.C EA. FACE		7/8 <b>"ø @</b> 16 <b>"</b> O.C.	1,2,3,5,6,7,8
	X = INDICATES SH	IEAR WA	LL TYPE					

2021cbc 8d Schedule





TYP. TOP PLATE SPLICE 8 SHEAR WALL NAILING N.T.S.

Y.Y. = INDICATES LENGTH OF SHEAR WALL IN FEET

CONT. DBL. TOP PL. -8-16d NAILS -16d **@** 8" O.C. STAGGER HEADER — -KING STUD TRIMMER STUD NOTE: USE DOUBLE KING STUD AT OPENINGS GREATER THAN 6'-0"

TYP. HEADER

N.T.S.

N.T.S. 12

5

N.T.S.

T.E.N.

T 4201A

HORIZ. DIAPH NAILING

AT PANEL EDGES

T.E.N.

AT INT. BLK'G SECTION

(WHERE OCCURS)

—CONT. STUD (KING STUD/POST)

PLAN VIEW

- SHEAR SURFACE —

SOLID BLK'G CENTERED ON PANEL JOINT

-STUDS BEYOND

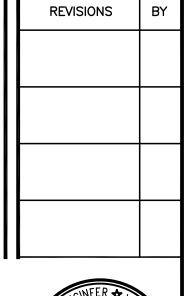
STL. STRAP

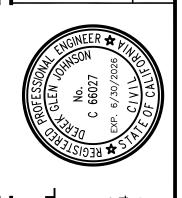
VERT. DIAPH NAILING (T.E.N.) N.T.S.

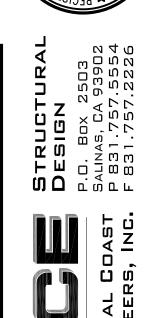
DETAIL

N.T.S.

AT END







OUR LADY

- ASSUMPTION CHURCH

O SALINAS ROAD, PAJARO, CA 95076

APN # 117-323-011-000 

BUILDING

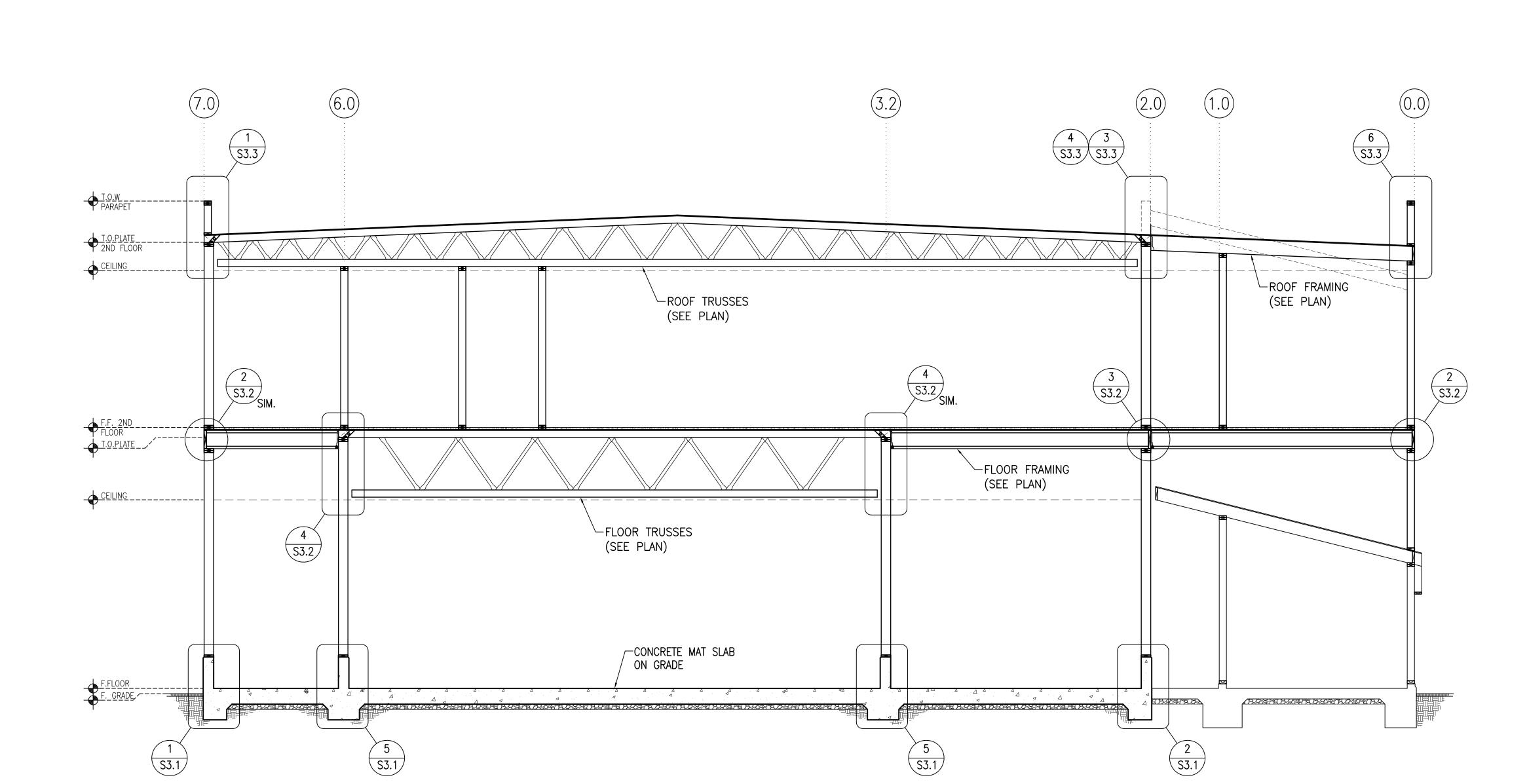
JOB No. CCE-23-089 10/31/2024

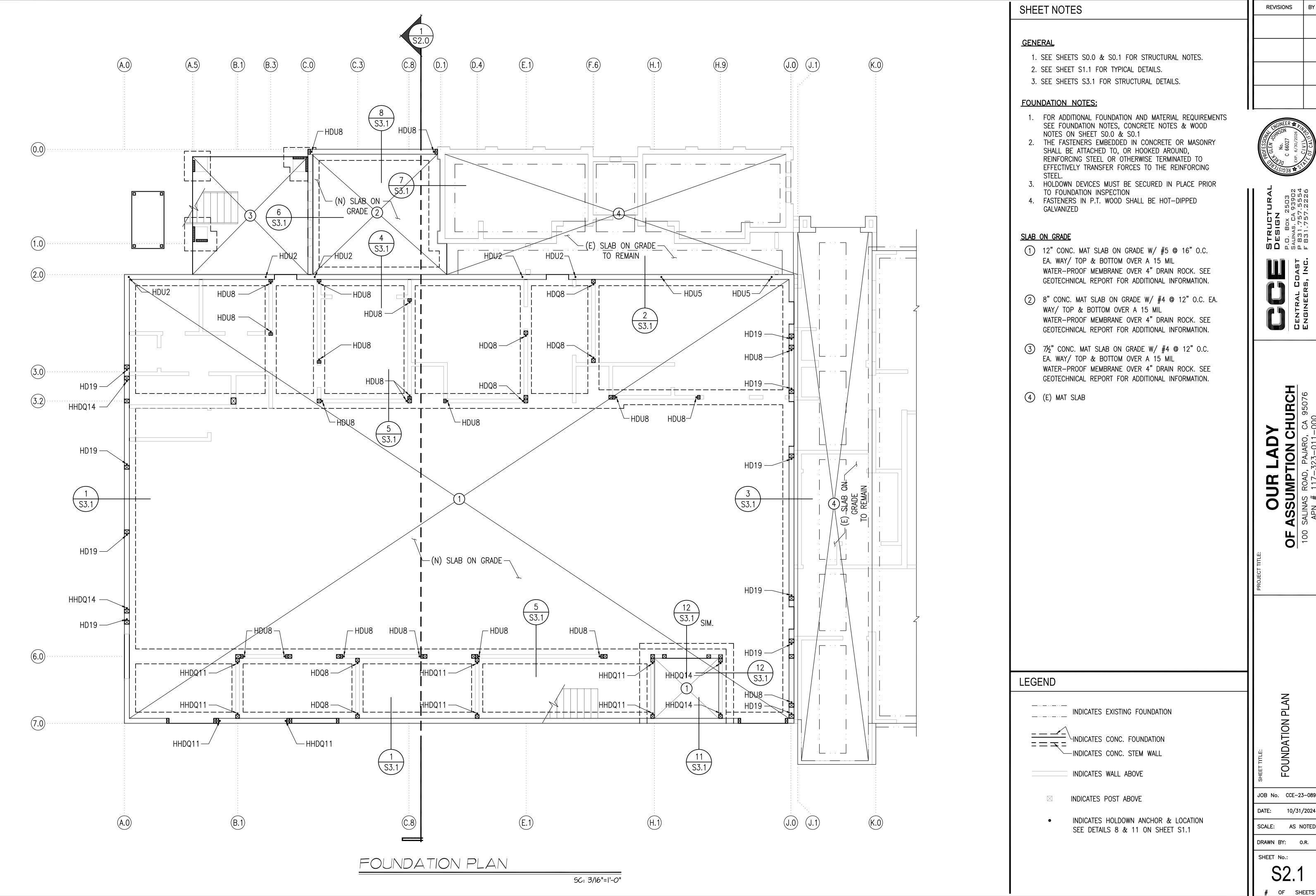
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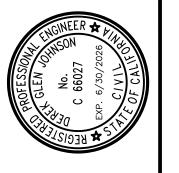
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SHEET No.:

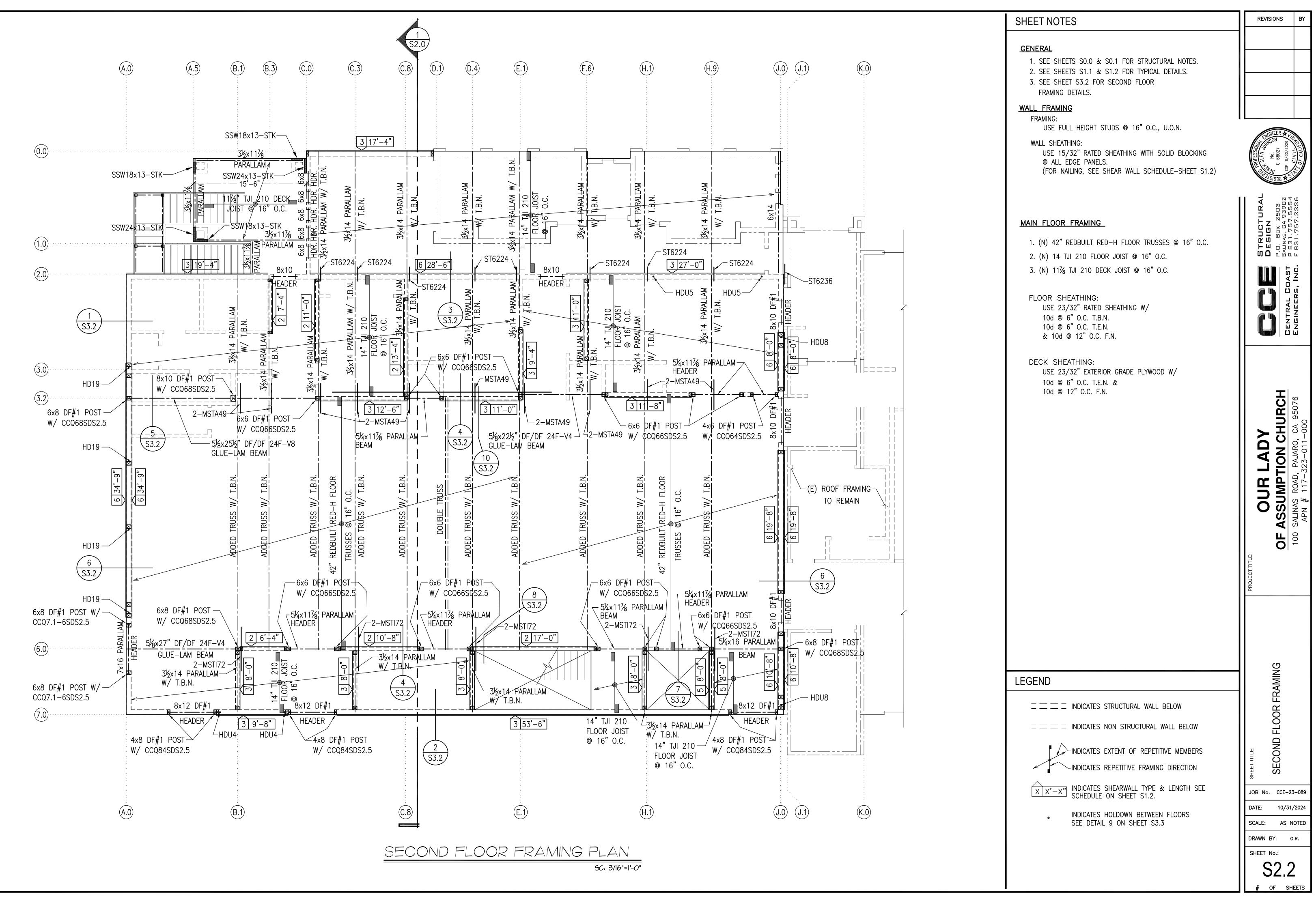
BUILDING SECTION SC: 1/4"=1'-0"

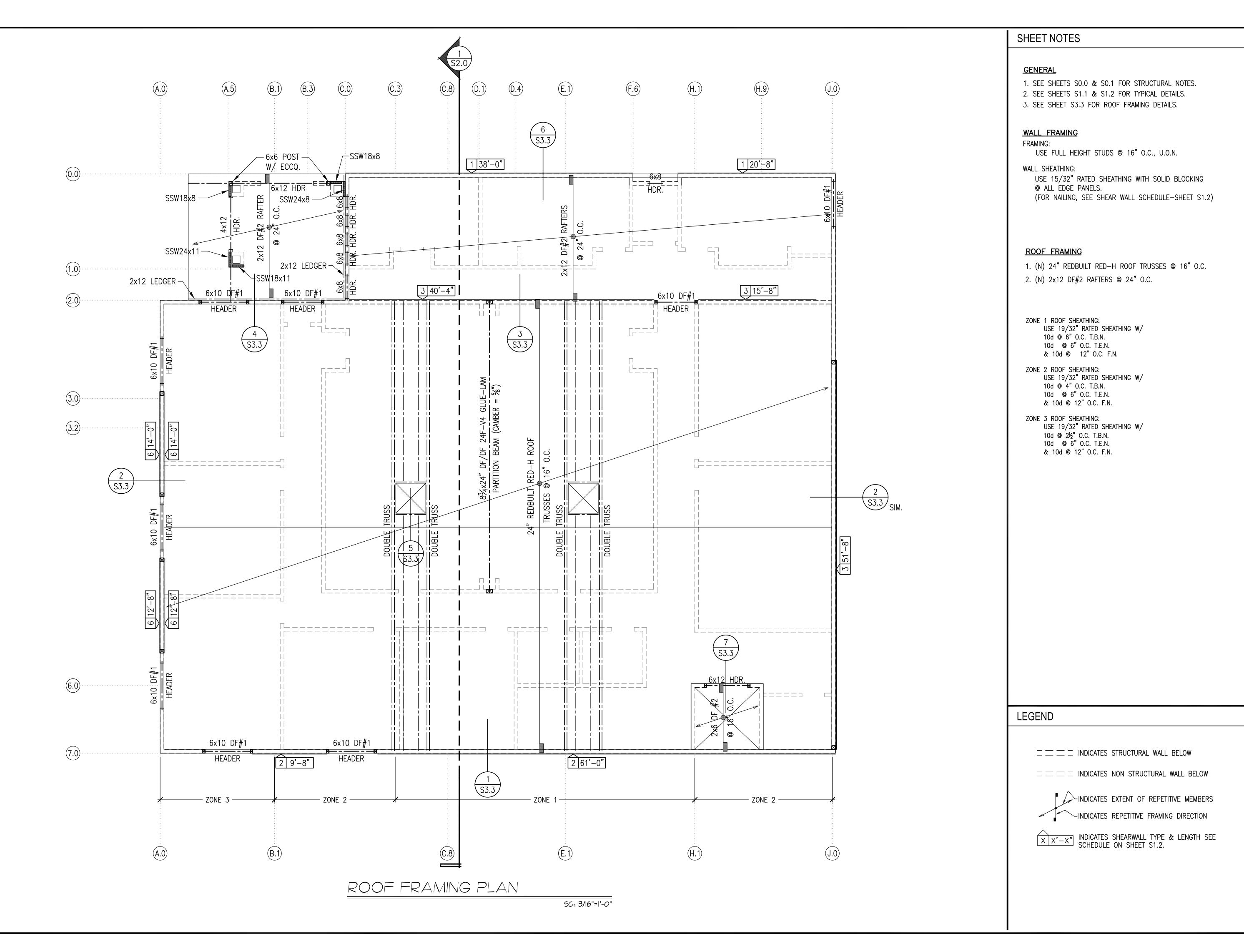




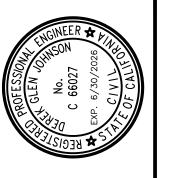


10/31/2024





REVISIONS BY



**STRUCTURAL DESIGN**P.O. BOX 2503
SALINAS, CA 93902
P 831.757.5554
F 831.757.2226

ENTRAL COAST

LADY

ION CHURCH

PAJARO, CA 95076

OUR OF ASSUMPT

ROOF FRAMING PLAN

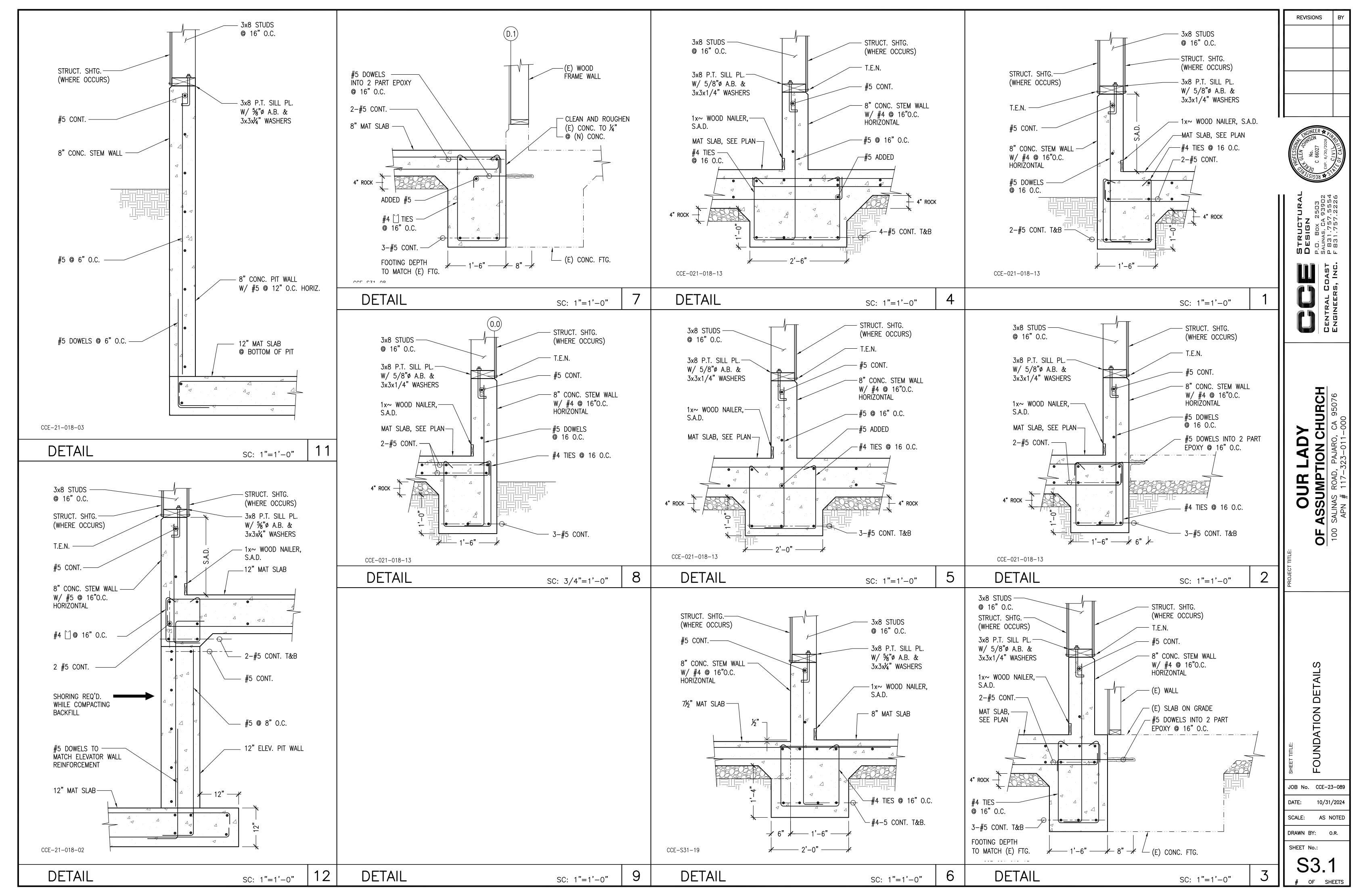
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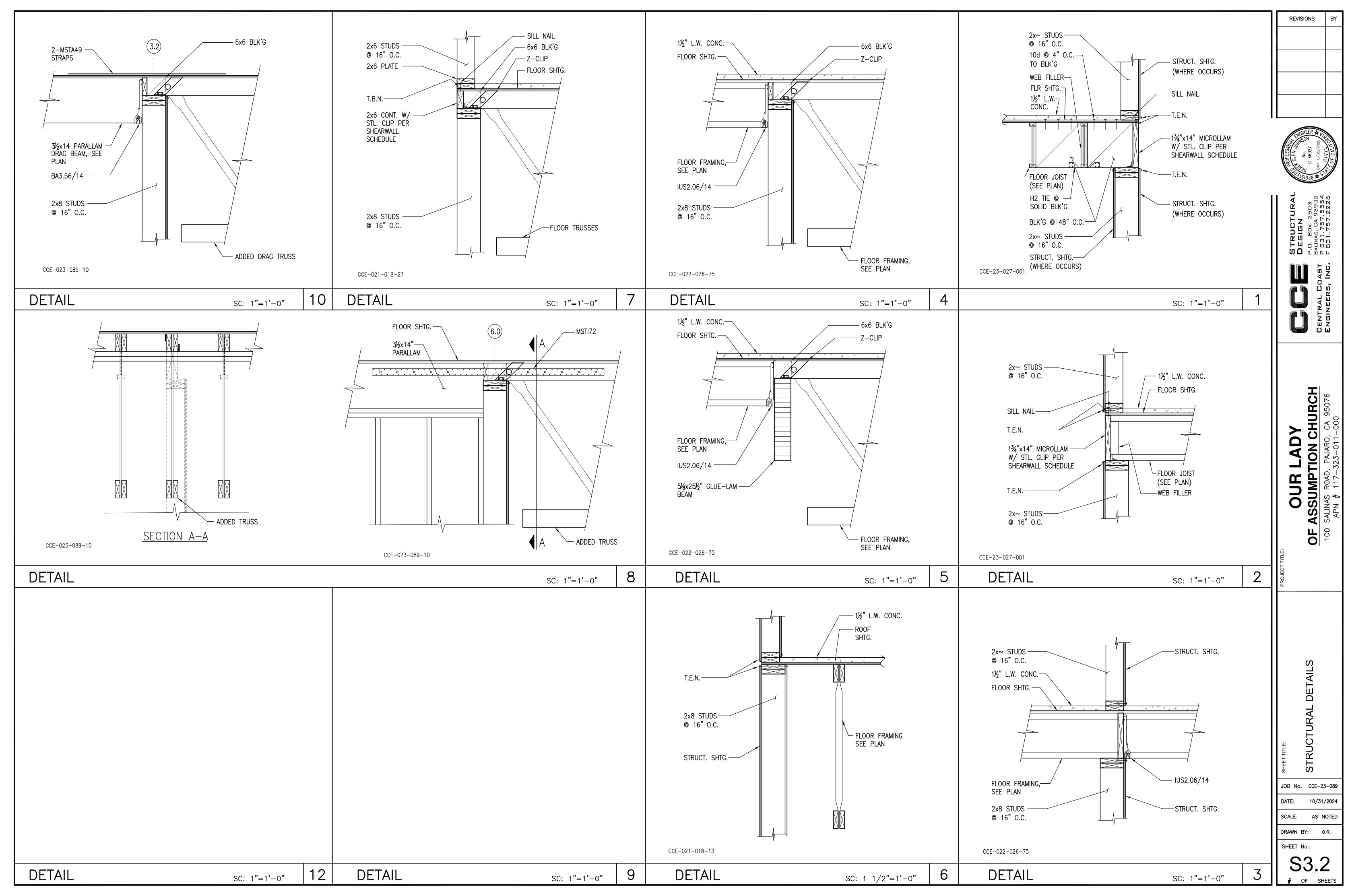
DATE: 10/31/2024

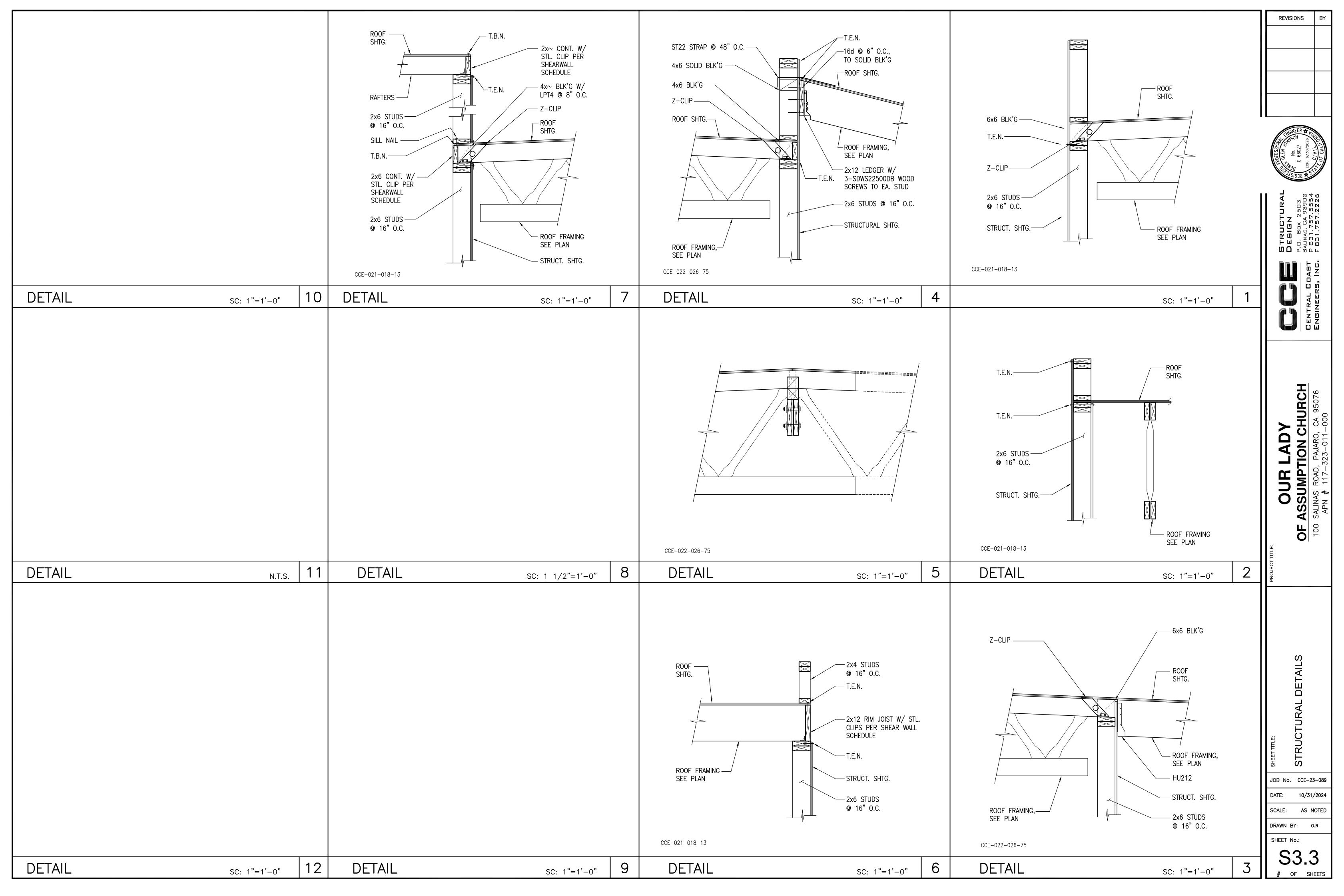
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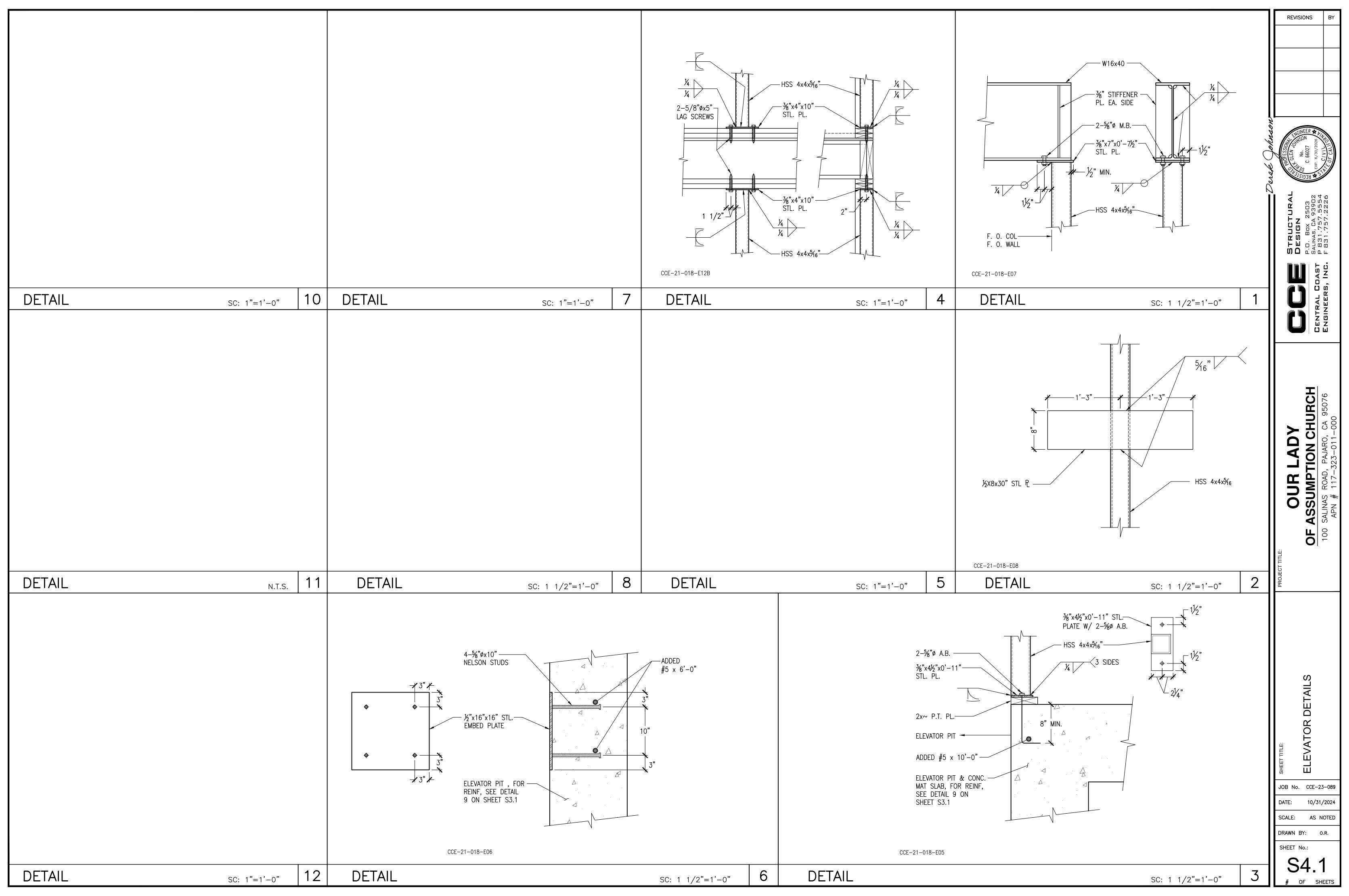
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S2.3









CODE	MFR	MODEL		SUPI	PLY FAN		EL	ECTRICAL		COOLING		HEATING			C	OMMENTS
			CFM	OSA	ESP (ın)	BHP	V/PH	MCA	МОСР	CAPACITY (MBH)		CAP	HT W/O	WEIGHT	AREAS SERVED/	
										TOTAL	SENS	мвн	LEVELING	(LBS)	FLOOR	
IU-1.1	SAMSUNG	AMO I 8RNMDCH/AA	550	40	0.10	153W	240/1	0.65	1	18	16	20	10	89.3	113	
IU-1.2	SAMSUNG	AMO I 8RNMDCH/AA	550	*	0.08	153W	240/1	0.65	1	18	16	20	10	89.3	109, 110	
IU-1.3	SAMSUNG	AMO24MNHDCH/AA	1,000	*	0.08	153W	240/1	0.81	1	24	20	27	10	89.3	100	
IU-1.4	SAMSUNG	AMO24MNHDCH/AA	1,000	*	0.08	153W	240/1	0.81	1	24	20	27	10	89.3	100	
IU-1.5	SAMSUNG	AMO24MNHDCH/AA	1,000	*	0.08	153W	240/1	0.81	1	24	20	27	10	89.3	100	
IU-1.6	SAMSUNG	AMO24MNHDCH/AA	1,000	*	0.08	153W	240/1	0.81	1	24	20	27	10	89.3	HALLWAY \$ STAGE	
IU-1.7	SAMSUNG	ACO I 2MNADCH/AA	250	0	0.00	27W	240/1	0.4	I	12	12	14	10	16.76	ELECTRONICS RM	
IU-2.1	SAMSUNG	AMOO9MNMDCH/AA	300	*	0.08	153W	240/1	0.25	I	9	7	10.5	10	69.4	207, 209	
IU-2.2	SAMSUNG	AMO I 8RNMDCH/AA	550	*	0.08	153W	240/1	0.65	1	18	16	20	10	89.3	203 THRU 206	
IU-2.3	SAMSUNG	AMO I 8RNMDCH/AA	550	*	0.08	153W	240/1	0.65	1	18	16	20	10	89.3	NORTH HALLWAY	
IU-2.4	SAMSUNG	AMOO9MNMDCH/AA	300	*	0.08	153W	240/1	0.25	1	9	7	10.5	10	69.4	215	
IU-2.5	SAMSUNG	AMOO9MNMDCH/AA	300	*	0.08	153W	240/1	0.25	1	9	7	10.5	10	69.4	215	
IU-2.6	SAMSUNG	AMO I 8RNMDCH/AA	550	*	0.08	153W	240/1	0.65	I	18	16	20	10	89.3	SOUTH HALLWAY	
IU-2.7	SAMSUNG	AMO I 8RNMDCH/AA	550	*	0.08	153W	240/1	0.65	I	18	16	20	10	89.3	213, 214	
ERV-1	SAMSUNG	ANO35NSEDAV/AA	300	300	0.10	500W	115/1	4.17	10				27	132	LOWER FLOOR	

EXHAI	JST FAN S	6CHEDULE											
CODE	MFR	MODEL	CFM	ESP (ın)	RPM	BHP	MOTOR	V/PH	HT. W/O	WEIGHT	AREAS SERVED	SONES	COMMENTS
							HP		ISOLATORS	(LBS)			
EF-1.1	GREENHECK	CSP-A710-VG	150	0.15	607	0.01	0.25	115/1	15	36	105, 107, 108	<0.3	BDD
EFI.2	PANASONIC	FV-0511VK2	110	0.10	920	9.9W	9.9W	115/1	8	18	103	<0.3	BDD
EF1.3	PANASONIC	FV-0511VK2	110	0.10	920	9.9W	9.9W	115/1	8	18	103	<0.3	BDD
EF-2.1	GREENHECK	G-143-VG	1040	0.20	718	0.08	0.25	115/1	36	45	210, 211, 212	5.6	BDD
EF-2.2	GREENHECK	G-070-E	150	0.15	1050	0.01	1/100	115/1	24	21	200, 201, 202	1.5	BDD

MAKE	-UP AIR UN	JP AIR UNIT SCHEDULE											
CODE	MFR	MODEL			FAN			E	ELECTRICA	\L	HEIGHT	WEIGHT	COMMENTS
			CFM	OSA	ESP	RPM	HP	V/PH	MCA	MOCP			
MAU- I	GREENHECK	SAF-112	2,200	2,200	0.25	609	0.39	115/1	9.8	15.0	42	193	

CODE	MFR.	MODEL	REFR	CAPACI	TY (MBH)	EFFIC	EFFICIENCY		MCA	MOCP	WT.	HT. W/O	HOT GAS	LOW AMB.	CRTS.	EQUIP.	COMMENTS
				CLG	HTG	SEER	HSPF				(LBS)	LEVELING	BYPASS	CONTROL		SERVED	
OU-I	SAMSUNG	AMOGOMXMDCH/AA	R410A	60	66	17.5	10.9	240/1	32	50	275.6	56	N	N	TSTAT	IU-X.X	
OU-2	SAMSUNG	AMOGOMXMDCH/AA	R410A	60	66	17.5	10.9	240/1	32	50	275.6	56	N	N	TSTAT	IU-X.X	
OU-3	SAMSUNG	AMOGOMXMDCH/AA	R410A	60	66	17.5	10.9	240/1	32	50	275.6	56	N	N	TSTAT	IU-X.X	
OU-4	SAMSUNG	ACO I 2KXADCH/AA	R410A	12	14	18	9.5	208/1	10.7	15	79.81	22	N	N	TSTAT	IU-1.7	

ROOF	TOP UNIT	SCHEDULE																		
CODE	MFR	MODEL	NOM	EFFIC	IENCY			FAN			ECON	PWR EXH	Į.	ELECTRICA	\L	HTG	MBH	HEIGHT	WEIGHT COMMENTS	
			TONS	IEER	AFUE	CFM	OSA	ESP	RPM	BHP	(Y/N)		V/PH	MCA	МОСР	IN	OUT			
RTU-I	CARRIER	48HCFD17KCD5-0B5J0	15	13.5	0.81	6,200	1,200	1.00	883	3.59	Y	Υ	208/3	91	100.0	400	324	47.75	2515	

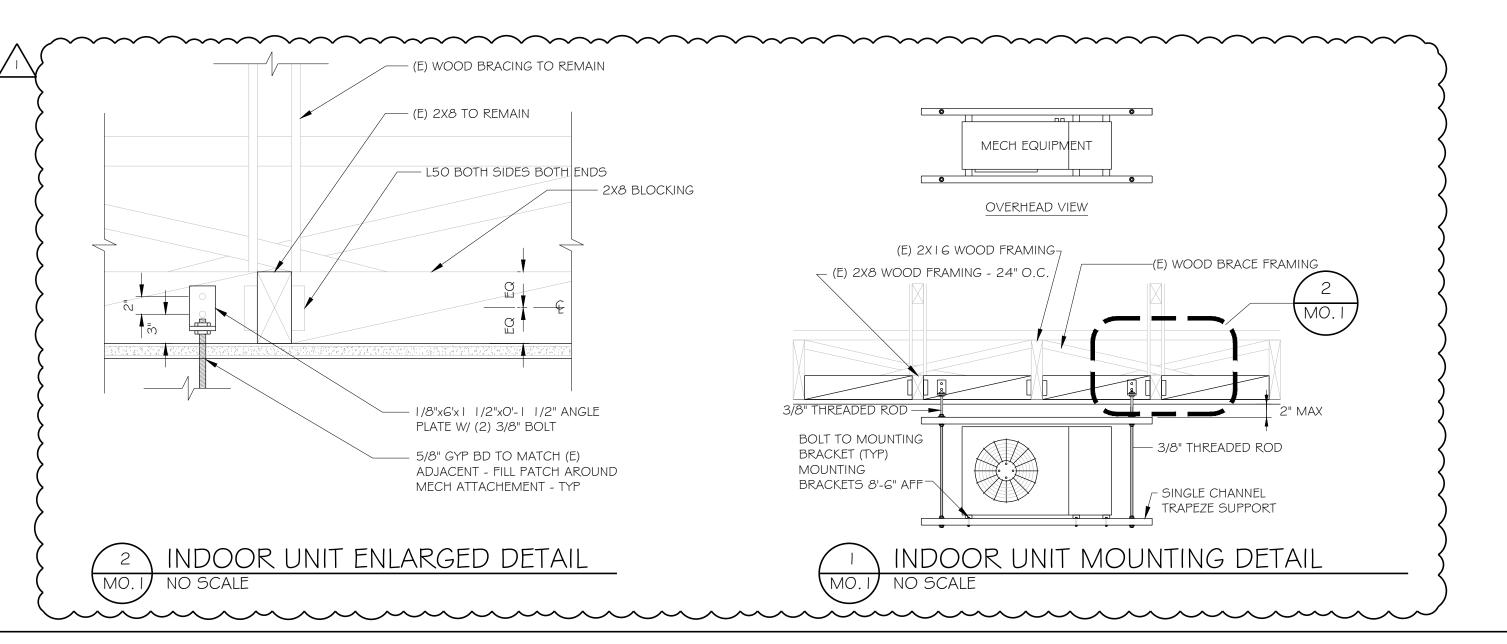
#### SYMBOLS & ABBREVIATIONS (MECHANICAL) BYPASS TIMER EC ELECTRICAL CONTRACTOR EDB ENTERING DRY BULB CENTER LINE EOD EXTENT OF DEMOLITION CONDENSATE DRAIN ETR EXISTING TO REMAIN DIAMETER EWB ENTERING WET BULB EWT ENTERING WATER TEMPERATURE EXHAUST, RETURN, SUPPLY DEGREES FAHRENHEIT AIR DUCT (EXISTING) FLEXIBLE CONNECTION EXHAUST, RETURN, SUPPLY FD FIRE DAMPER AIR DUCT (NEW) FLA FULL LOAD AMPS FSD FIRE SMOKE DAMPER EXTENT OF DEMOLITION FT.HD. FEET HEAD EXHAUST DUCT FTR FLUE THRU ROOF UP, DOWN, PENE & DEMO GC GENERAL CONTRACTOR FIRE/SMOKE DAMPER GPM GALLONS PER MINUTE HP HORSE POWER FIRE DAMPER KW KILOWATTS POINT OF CONNECTION LBS POUNDS LWT LEAVING WATER TEMPERATURE P/T PLUG MBH I,000 BTU/HR RETURN OR EXHAUST AIR MC MECHANICAL CONTRACTOR RETURN DUCT (N) NEW UP, DOWN, PENE & DEMO NIC NOT IN CONTRACT NTS NOT TO SCALE SPEED CONTROL SWITCH OBD OPPOSED BLADE DAMPER SPIN-IN EXTRACTOR/DAMPER OSA OUTSIDE AIR SUPPLY DUCT PC PLUMBING CONTRACTOR UP, DOWN, PENE & DEMO PENE PENETRATION SUPPLY OR OUTSIDE AIR PD PRESSURE DROP PH PHASE THERMOSTAT at + 48" POC POINT OF CONNECTION TO BE REMOVED X X X P/N PART NUMBER \_\_\_\_ TRANSFER AIR PRV PRESSURE REDUCING VALVE PSI POUNDS PER SQUARE INCH $\leftarrow$ TURNING VANES P/T PRESSURE / TEMPERATURE VOLUME DAMPER RA RETURN AIR RAD RETURN AIR DUCT (RL) RELOCATE RPM REVOLUTIONS PER MINUTE SA SUPPLY AIR ACCESS DOOR AD SAD SUPPLY AIR DUCT AFF ABOVE FINISH FLOOR SD SUPPLY DIFFUSER ACOUSTICALLY LINED SP STATIC PRESSURE ACCESS PANEL STAINLESS STEEL SS BD BALANCING DAMPER STD STANDARD BDD BACKDRAFT DAMPER TV TURNING VANES BHP BRAKE HORSE POWER TYP TYPICAL BETWEEN JOIST UCD UNDERCUT DOOR BTU BRITISH THERMAL UNIT UON UNLESS OTHERWISE NOTED CONDUIT VOLT $\vee$ CA COMBUSTION AIR VD VOLUME DAMPER CD CONDENSATE DRAIN VIF VERIFY IN FIELD CFM CUBIC FEET PER MINUTE

#### GENERAL MECHANICAL NOTES

- I. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- 2. LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
- 3. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
- 4. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
- 5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
- 7. DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE I" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR
- 8. MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
- 9. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- I O. PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- I I. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- I 2. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- 13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
- 14. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS. ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO
- 15. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
- I 6. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
- 17. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO RECONSTRUCT THE BUILDING IN ACCORDANCE WITH THE 2016 EDITION OF THE TITLE 24 CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 CCR, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY THE DESIGNER TEAM BEFORE PROCEEDING WITH THE WORK.
- 18. ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUSPENDED FROM THE ROOF, WALL OR FLOOR NEED NOT BE DETAILED ON THE PLANS (CCR TITLE 24, PART 2, SECTION 7.125 EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER ASCE-7, CHAPTER 13 AS MODIFIED BY CBC 1613/1615 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- 19. ROOFTOP UNIT ANCHORAGE: PROVIDE 3/8" DIA. EYEBOLTS THROUGH ROOFCURB WITH 1/8" DIA. STAINLESS STEEL AIRCRAFT CABLE LOOPS THROUGH RTU LIFTING LUGS. PROVIDE 1/8" SLACK IN LOOP. MIN. 4 PER UNIT.
- 20. DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
- 21. INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
- 22. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 118
- 23. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTION 118, 123, 124 CEC. AND TABLE E 503.7.1 (9)(10)(11) OF MECHANICAL CODE.
- 24. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
- 25. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.



DRILLING.



WITH

WT WEIGHT

W/O WITH OUT

WC WATER COLUMN

W/

DEMO

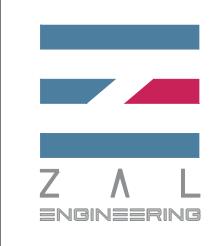
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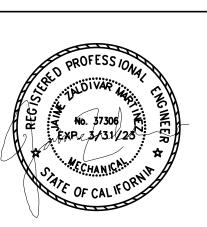
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DOOR LOUVER

EXHAUST AIR DUCT



HANIGAL GONSULTANTS
PACIFIC ST, STE 3756
NTEREY, CA 93940
EPHONE (831) 641-7739
NO 19046 OO



ASSUMPTION CHURCH

NO. DESCRIPTION DA

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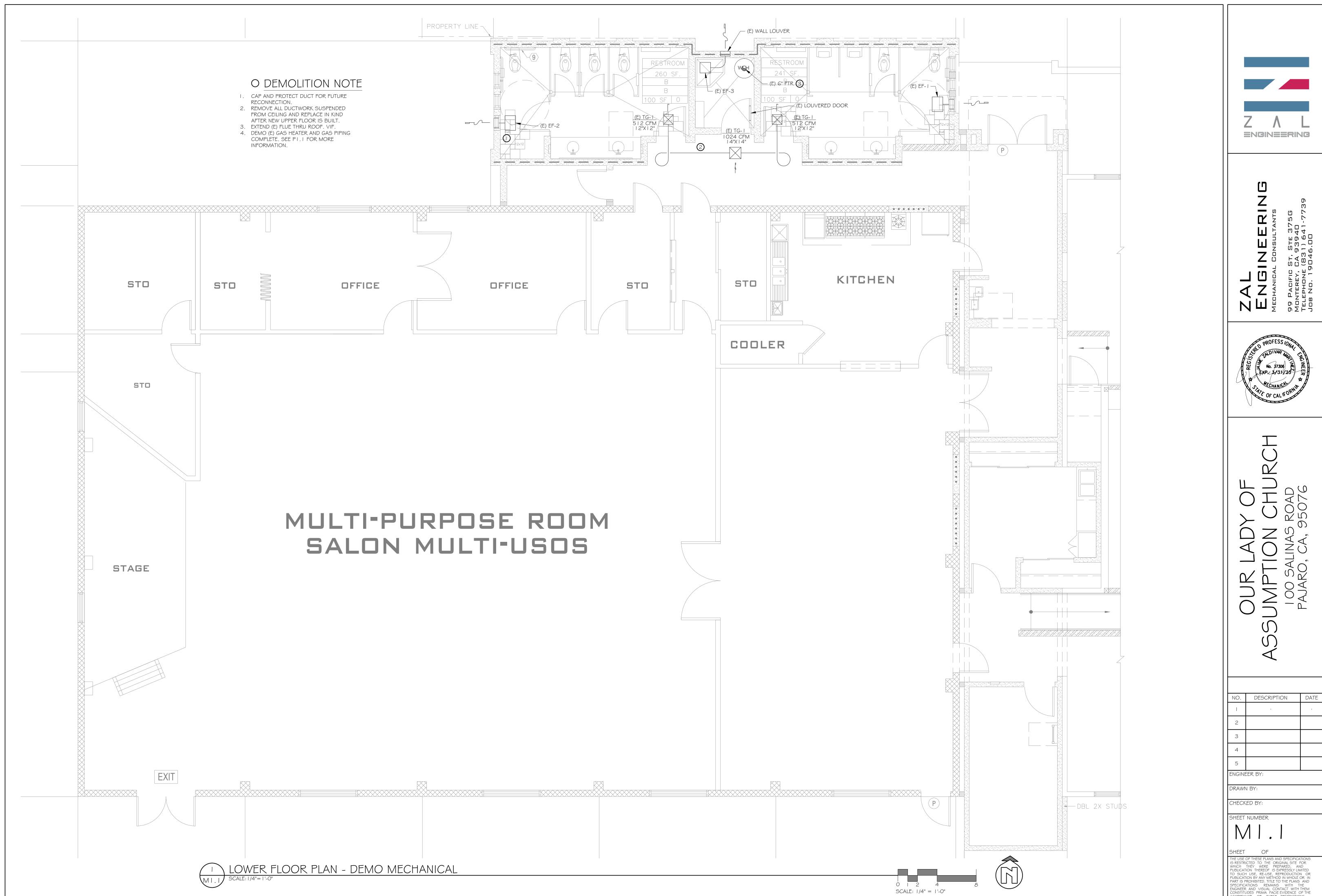
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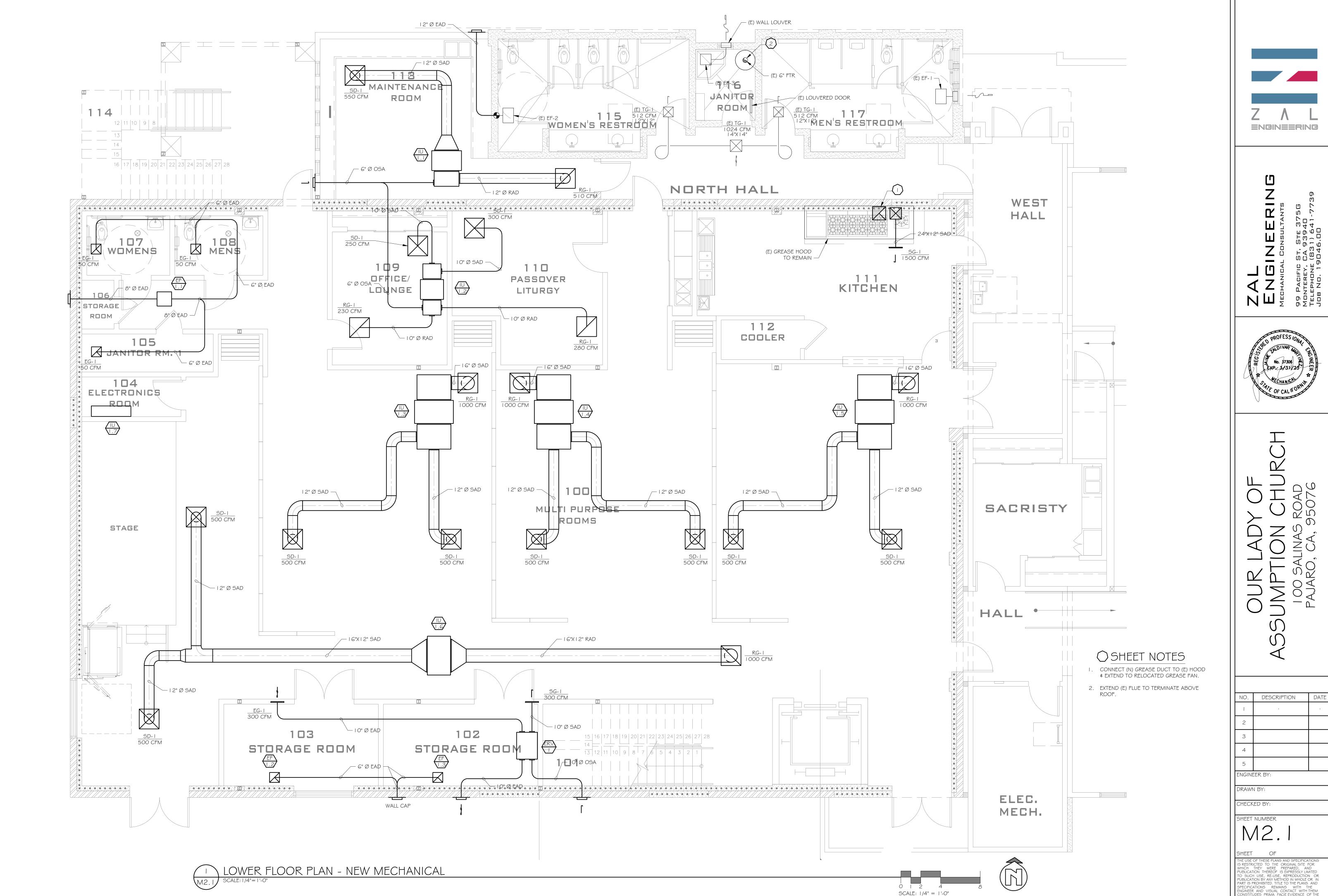
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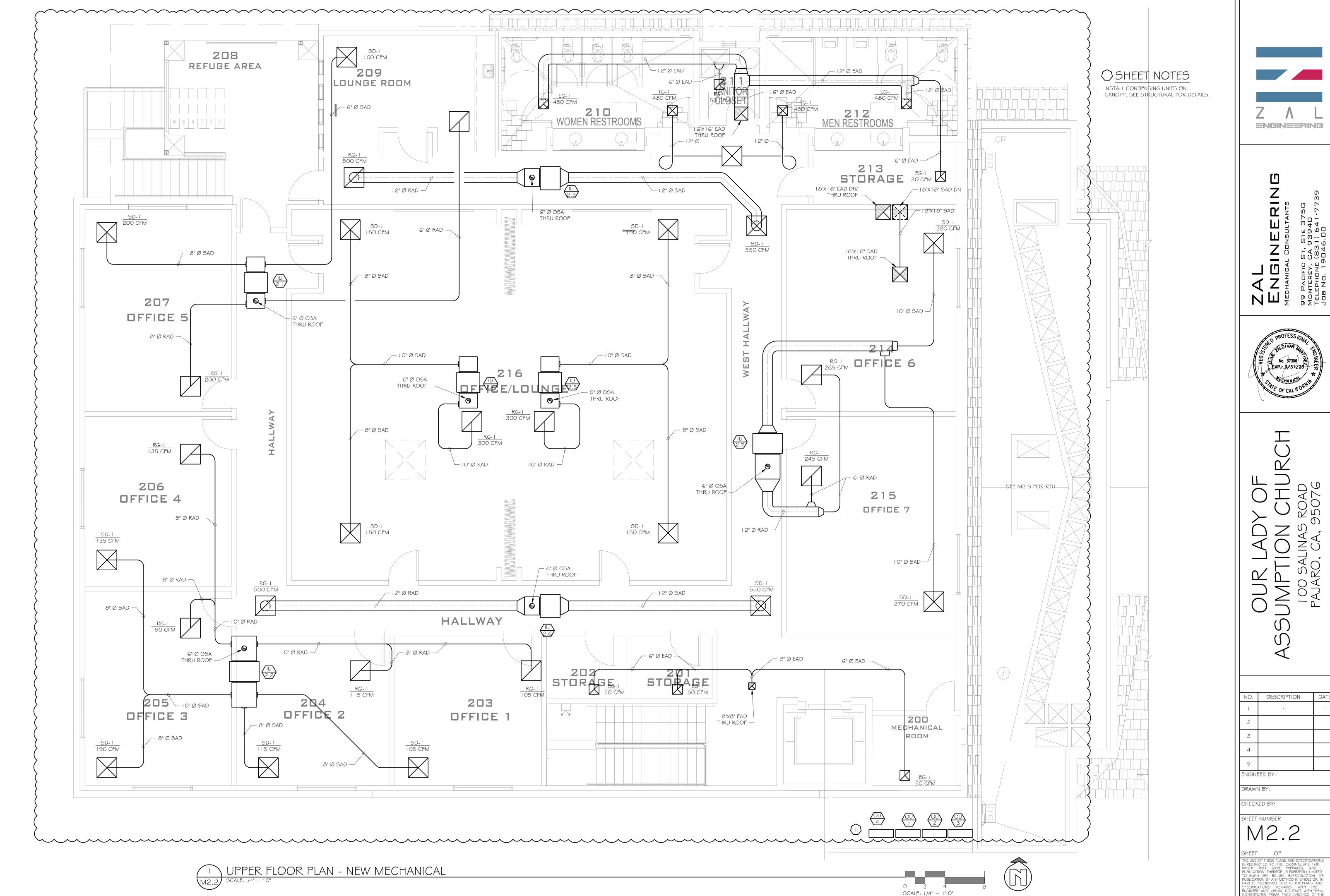
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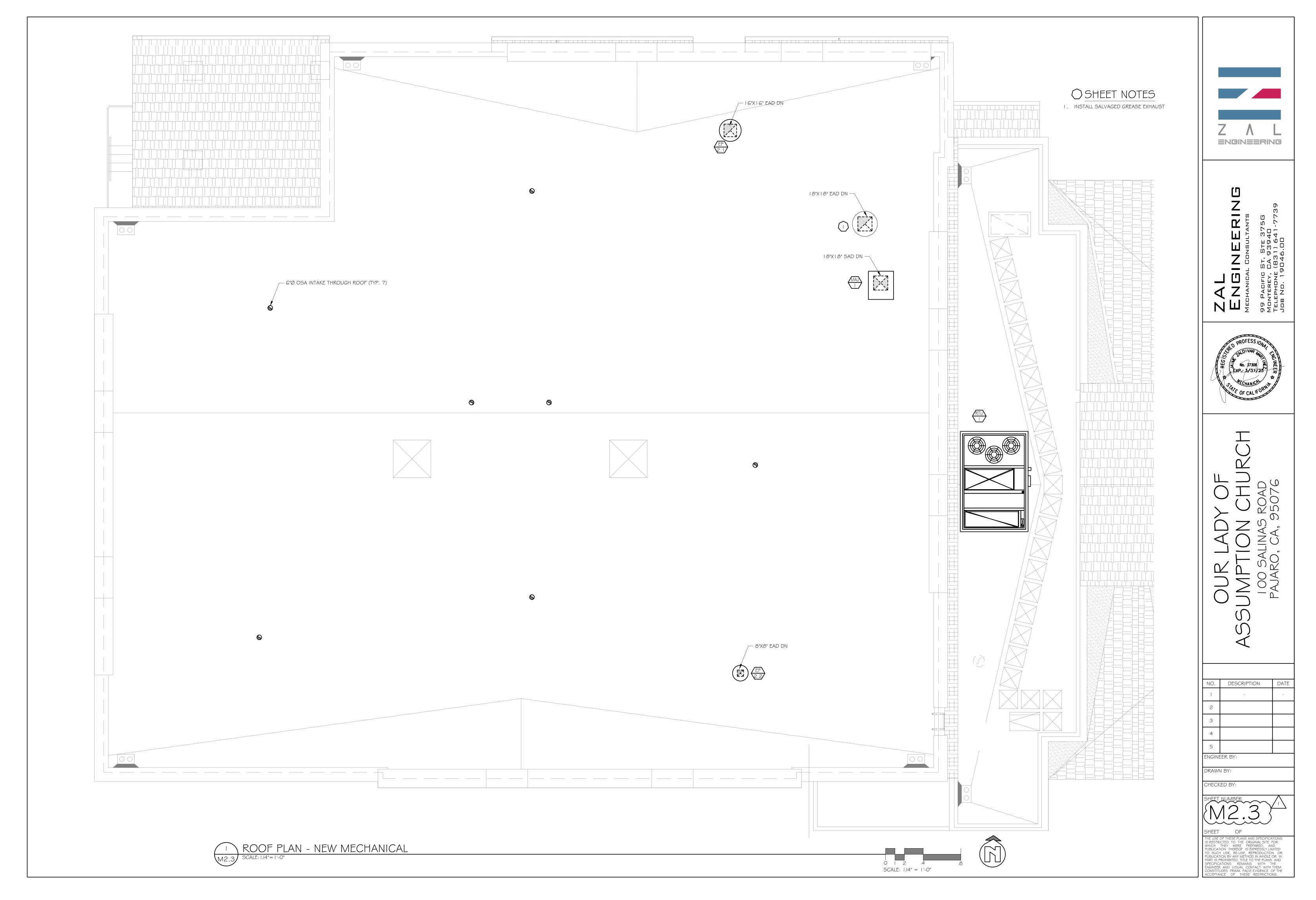
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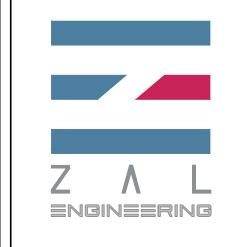
WATER	WATER HEATER SCHEDULE												
CODE	LOCATION	SERVICE	GAS MBH	TANK GAL.	GPH @ F	Е	LECTRICA	L	WEIGHT	HEIGHT	PART	MFG	REMARKS
			INPUT	CAPACITY	RISE	H.P.	VOLT	PH	(LBS)	(IN)	NO.		
WH-I	2ND FL JANITOR CLOSET	DHW	150	50	190 @ 90F		120	I	180	63.75	BTS 150	A.O.SMITH	I, FULL WEIGHT= 597LBS
NOTES:	I. PROVIDE CONDENSATE	NEUTRALIZER. S	BEISMIC STRAP A	AT EACH 1/3 OF	ITS HEIGHT.								

PUMP SCHEDULE															
CODE	LOCATION	SERVICE	GPM	FT. HD.	SUCT/DIS	PUMP		М	OTOR DAT	A		WT	P/N	MFG.	REMARKS
					SIZE	RPM	H.P.	RPM	VOLT	PH	HZ				
CP-I	JANITOR CLOSETS	DHWR	5	12	3/4"	VAR	44W	VAR	115	1	60	3.5	006e3LC	TACO	

<u> </u>	BALANCING COCK	AFF	ABOVE FINISH FLOOR
——  <b>•</b>  ——	BALL VALVE	AGCO AP	ACID GRADE CLEANOUT ACCESS PANEL
	CAP	BV	BALL VALVE
<b>-</b>	CHECK VALVE	CA	COMPRESSED AIR PIPING
lacktriangle	CLEANOUT	CB CD	CATCH BASIN CONDENSATE
— A ——	— COMPRESSED AIR PIPING (E)	CFH	CUBIC FEET PER HOUR
D	— DEIONIZED WATER (EXISTING)	CI	CAST IRON
	DOMESTIC COLD	CP	CHROME PLATED
	WATER (EXISTING) DOMESTIC COLD	DCW	DOMESTIC HOT WATER
	WATER (NEW)	DHW DHWR	DOMESTIC HOT WATER  DOMESTIC HOT WATER RETURN
	- DOMESTIC HOT WATER	DCV	DETECTOR CHECK VALVE
	(EXISTING)	DN	DOWN
	DOMESTIC HOT WATER (NEW)	DS DSP	DOWN SPOUT DRY STAND PIPE
	<ul> <li>DOMESTIC HOT WATER RETURN (EXISTING)</li> </ul>	(E)	EXISTING
	DOMESTIC HOT WATER RETURN	EC	ELECTRICAL CONTRACTOR
	(NEW)	EL	ELEVATION
	DIRECTION OF FLOW	(F) FC	FIRE SPRINKLER PIPING FLEX CONNECTOR
— DSP ——	— DRY STANDPIPE	FCO	FLOOR CLEANOUT
—— FL———	- FIRE SPRINKLER PIPING	FD	FLOOR DRAIN
	FLANGED UNION	FL	FIRE LINE
	FLOOR DRAIN	FM FS	FORCE MAIN FLOOR SINK
	FLOOR SINK	FSC	FIRE SPRINKLER CONTRACTOR
—— FM ———	— FORCE MAIN	GC	GENERAL CONTRACTOR
G	— GAS PIPING (EXISTING)	GCO	GROUND CLEANOUT
— G ——	— GAS PIPING (NEW)	GPM GW	GALLONS PER MINUTE GREASE WASTE
Ť	GAS COCK	НВ	HOSE BIBB
		HPG	HIGH PRESSURE GAS
	GATE VALVE	HWS IE:	HOT WATER SUPPLY INVERT ELEVATION
	GLOBE VALVE	LAV	LAVATORY
——HPG——	HIGH PRESSURE GAS PIPING	LPG	LOW PRESSURE GAS
	HOSE BIBB (3/4" MIN.)	MC	MECHANICAL CONTRACTOR
LPG	LIQUID PETROLEUM GAS	NPW (N)	NON POTABLE WATER NEW
Li O	PIPING (EXISTING)	OFD	OVERFLOW DRAIN
—— LPG ——	LIQUID PETROLEUM GAS PIPING (NEW)	PC	PLUMBING CONTRACTOR
Т	PETES PLUG	PIV	POST INDICATION VALVE
	— PIPE (ABOVE THE CEILING)	POC POD	POINT OF CONNECTION POINT OF DEMOLITION
$\checkmark$	PIPE HANGER	PP	PETES PLUG
		PRV	PRESSURE REDUCING VALVE
	PIPE TURNING UP (RISE)	PVC RD	POLYVINYL CHLORIDE PIPE ROOF DRAIN
	PIPE TURNING DOWN (DROP)	RPBFP	BACKFLOW PREVENTOR
	PIPE TEE DOWN		REDUCED PRESSURE
<b>1</b>	PRESSURE REDUCING VALVE	RWL	RAIN WATER LEADER
<b>K</b> ⊢	T # PRV RELIEF VALVE	SDCW	STORM DRAIN SOFT DOMESTIC COLD WATER
lacktriangle	POINT OF CONNECTION TO EXISTING	SDHW	SOFT DOMESTIC HOT WATER
RWL	— RAIN WATER LEADER (EXISTING)	SOV	SHUTOFF VALVE
	RAIN WATER LEADER	SS TD	SANITARY SEWER
	REDUCER	TP V	TRAP PRIMER VENT
( <u>©</u> )	ROOF DRAIN	VB	VALVE BOX
SD	— STORM DRAIN (EXISTING)	VAC	VACUUM
	,	VIF VTR	VERIFY IN FIELD VENT THRU ROOF
—— SD ——	,	W	WASTE
	STRAINER	WC	WATER CLOSET
	— SUB-SOIL PIPING	WCO	WALL CLEANOUT
——  ——	UNION	WHA	WATER HEATER WATER HAMMER ARRESTOR
VAC	- VACUUM PIPING (EXISTING)	WM	WATER METER
—— VAC———	- VACUUM PIPING (NEW)		Williams
	VENT PIPING (EXISTING)		
	VENT PIPING (NEW)		
	— WASTE PIPING (EXISTING)		
	(N) WASTE PIPING (NEW)		
w	WASTE PIPING -		
	UNDERGROUND (NEW)		
GW	— GREASE WASTE (EXISTING)		
—— GW———	GREASE WASTE (NEW)		
WSP	- WET STANDPIPE (EXISTING)		
		1	
— WSP ——	- WET STANDPIPE (NEW)		
— WSP ——	WATERHAMMER ARRESTOR		
WSP ——	, ,		

## GENERAL PLUMBING NOTES

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- 3. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
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- 7. COORDINATE PLUMBING SYSTEMS WITH WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 8. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- 9. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT.
- IO. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
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- 13. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
- 14. ALL WATER CLOSETS CONTROLS SHALL BE ON THE SIDE OF THE FIXTURE AWAY FROM THE WALL.
- I 5. ALL FAUCET CONTROLS SHALL BE OPERABLE WITH THE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- I 6. PC SHALL PROVIDE CONCRETE INSERTS FOR HANGING PLUMBING EQUIPMENT, COORD. W/ GC.



CHANICAL CONSULTANTS

PACIFIC ST, STE 3756
INTEREY, CA 93940
-EPHONE (831) 641-7739



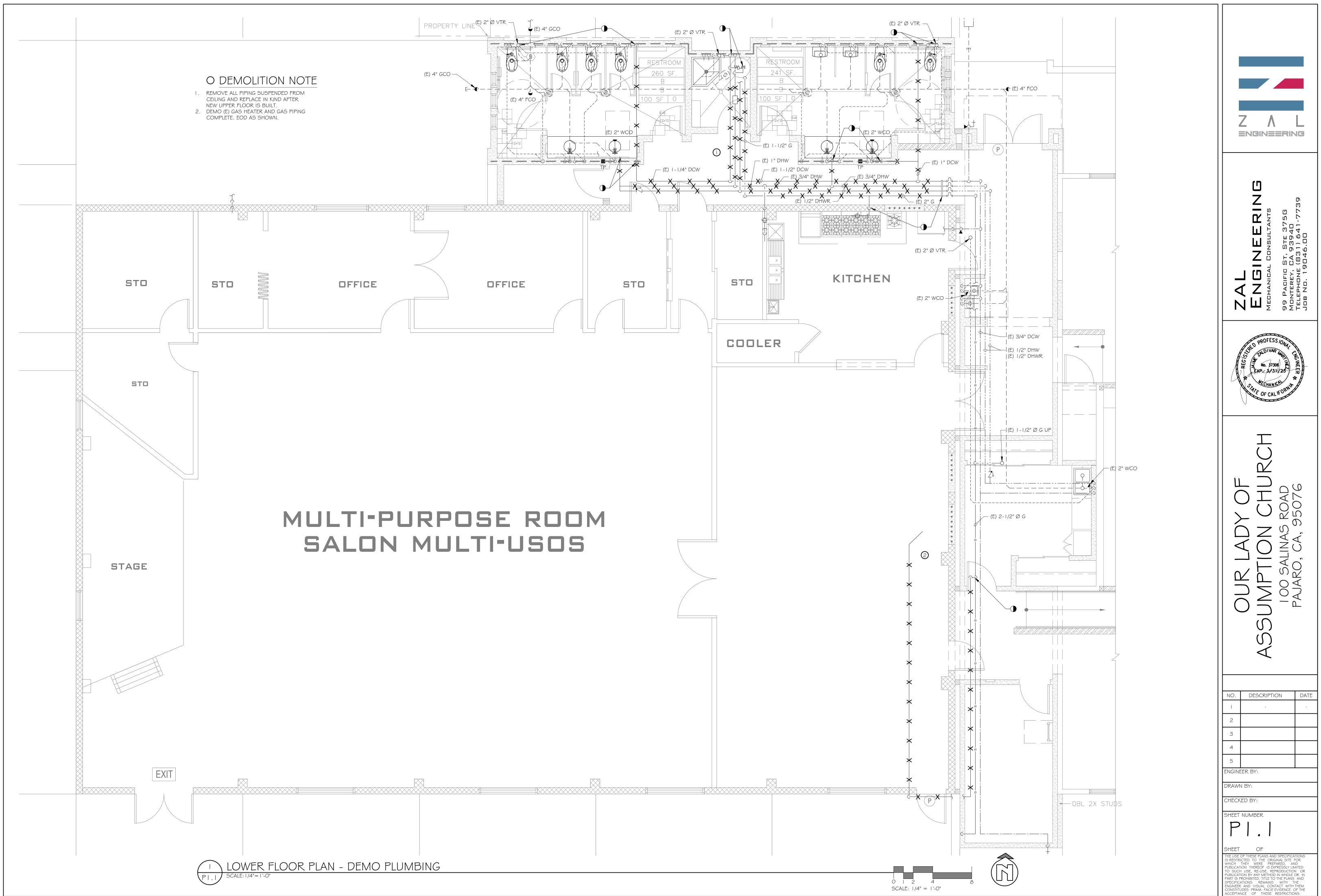
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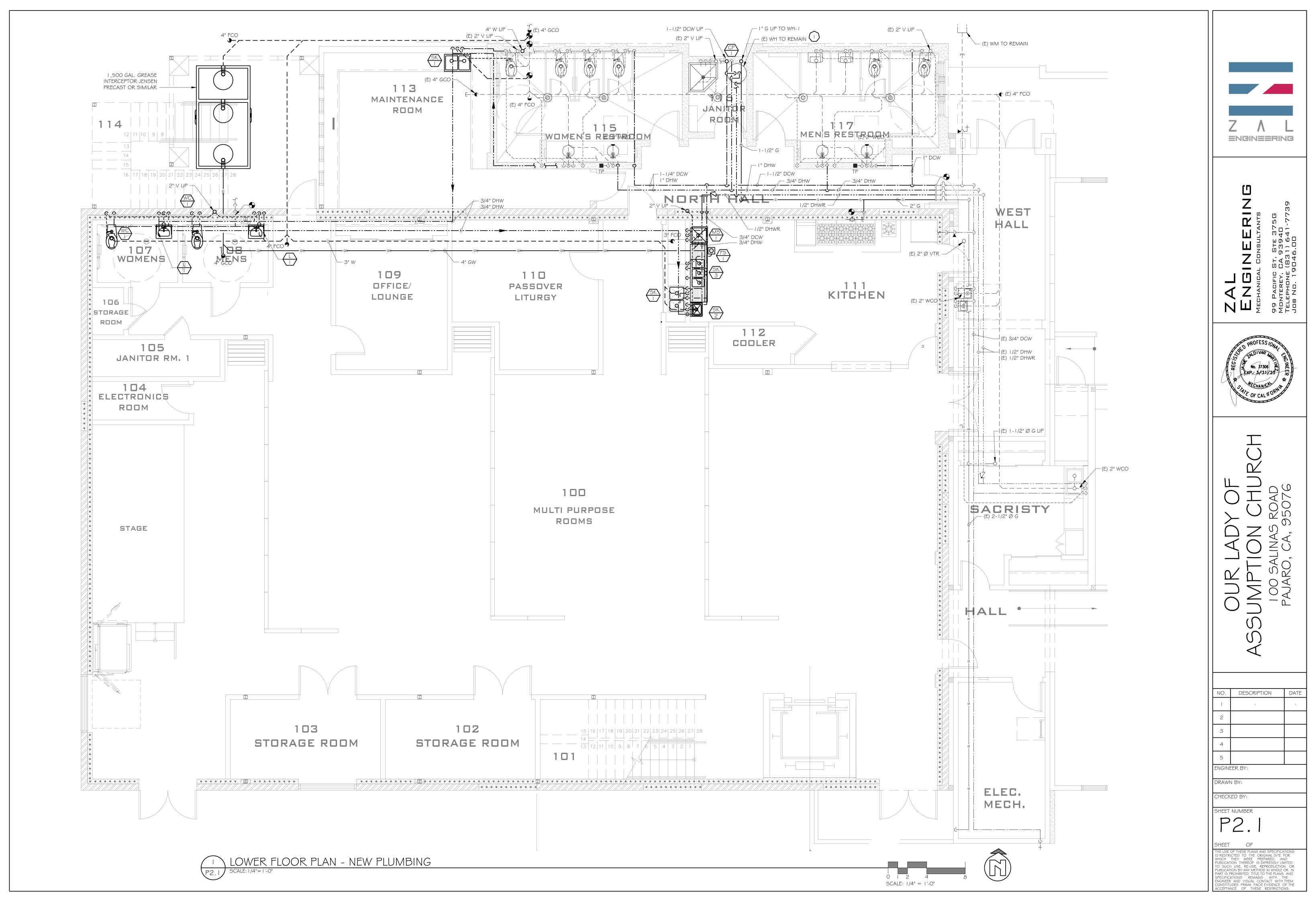
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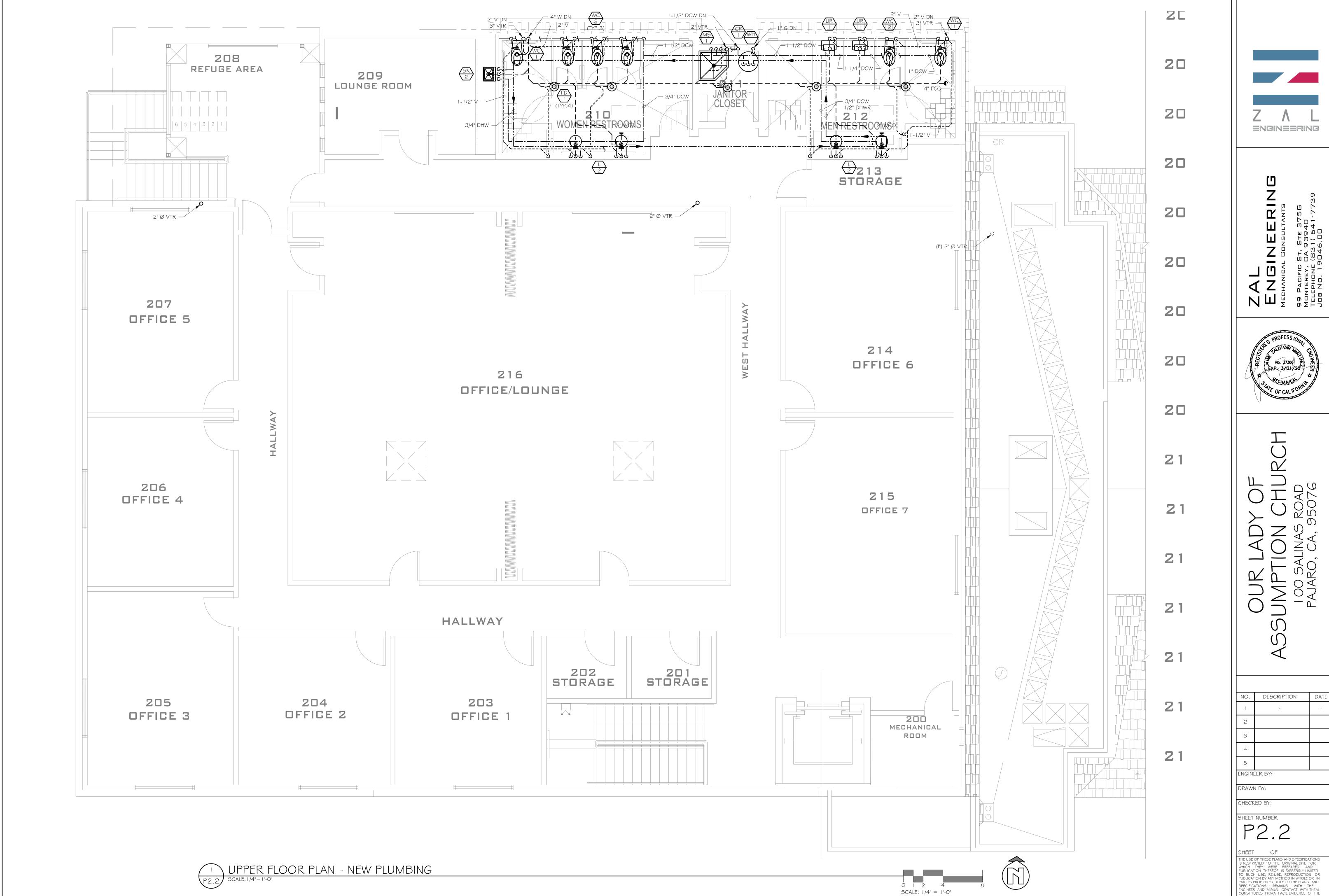
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ENGINEERING

January 2016

January 2016

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					e incorporate	d onto the b	uilding plans							
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Equipme	nt Requiring Verification	-	# of Units	Outdoor Air	Single Zone Unitary	Distribution	n Economiz Control			Supply Fan VAV	Valve Leakage Test	Water Temp. Reset	Variable Flow Control	Demand Shed Contr
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-NRCC-ENV RTIFICATE velope Co lect Name: O  AIR BARF 01  Name	E OF COMPLI omponent Ap DUR LADY OF A	01/16) IANCE oproach ASSUMPTION C	CHURCH  02  Barrier rial Type			Barrier		ole Buildin	- 1	Date Prepa		05	ERGY COMMISSIC NRCC-	ON ENV-01-E
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NAME  Add Row  FENESTRA  D1	RIER  Remove  ATION PROP	o1/16) IANCE oproach ASSUMPTION C  Air E Mater  Last  OSED AREAS	O2 Barrier rial Type  AND EFF  03  Surface	FICIENCIES 04	Assen	Barrier nbly Type 06	O7 Propos Max	ole Building akage Test  08 ed	ting 09	10	ared: 12.12.2019	05 Comments	Pa	ENV-01-E ge 3 of 5
E-NRCC-ENV ERTIFICATE EVELOPE CO SECT Name: O  AIR BARF  01  Name	RIER  Remove  ATION PROP	O1/16) IANCE Oproach ASSUMPTION C  Air E Mater  Last  OSED AREAS	O2 Barrier rial Type  AND EFF  03  Surface Area	Orientatio East	O5 # of Panes	Barrier nbly Type  06  Max U-Factor (	O7  Propos  Max R)SHGC	ole Building akage Test  08 ed	ting 09	10	11 Condit Statu	05 Comments ion	Pa	ENV-01-E ge 3 of 5

2 0.32 0.25 0.42

Roof 2 0.32 0.25 0.42

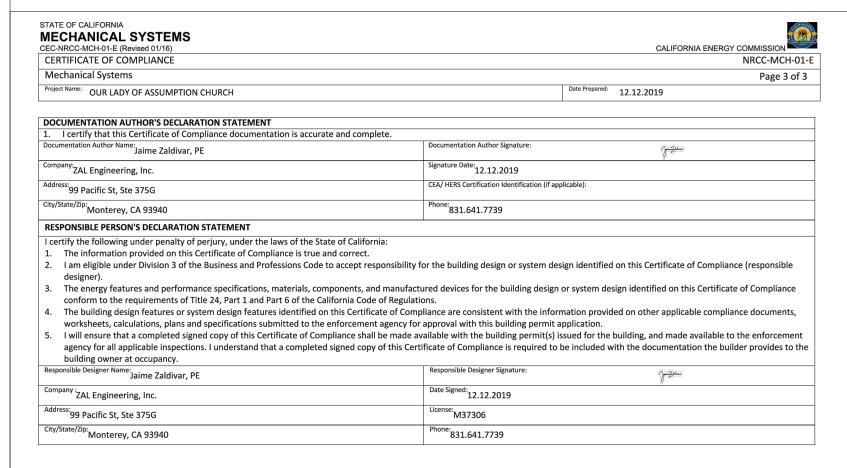
SKYLIGHT

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

Add Row Remove Last

NEW

NEW



CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

1. I certify that this Certificate of Compliance documentation is accurate and complete.

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

Thickness

(inches)

Aluminum-Pigmented Asphalt Roof Coating Cement-Based Roof Coating Other

**ENVELOPE COMPONENT APPROACH** 

(lb/ft<sup>3</sup>)

CRRC Product

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

CERTIFICATE OF COMPLIANCE

Mass

Add Row Remove Last

Add Row Remove Last

emittance requirements

than Field-Applied Coating.

January 2016

Mass Roof

25 lb/ft<sup>2</sup>

E. ROOFING PRODUCTS (COOL ROOF)

01 02 03

or Greater Roof Pitch ID Number

Reflectance and thermal emittance requirements

Envelope Component Approach

Project Name: OUR LADY OF ASSUMPTION CHURCH

conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Furring Strip Interior Exterior

(inches)

- An aged solar reflectance less than 0.63 is allowed provided the maximum roof/ceiling U-factor in TABLE 140.3 is not exceeded

Thickness Insulation Insulation

05 06

Aged Solar Thermal

- High-rise residential buildings and Hotels and Motels with low-sloped roofs in Climate Zones 1 through 8, 12, and 16 are exempted from aged Solar

- The roof area covered by building integrated photovoltaic panels and building integrated solar thermal panels are exempt from aged Solar Reflectance

1. Check the box if the aged Solar Reflectance was not available in the Cool Roof Council's Rated Product Directory, then use the equation in Section 110.8(i)2:  $\rho_{aged} = 0.2 + \theta(\rho_{initial} - 0.2)$  to obtain a calculated aged solar reflectance value. Where  $\rho_{initial}$  is the Initial Solar Reflectance found in the directory and  $\theta$  is either 0.65 for Field applied coatings or 0.70 for all other roofing products other

2. Calculate the SRI Value by using the SRI-Worksheet and enter the resulting value in the SRI column above and attach a copy of the SRI-Worksheet (NRCC-ENV-03-E) to this compliance document.

- High-rise residential and Hotels/Motels with steep-sloped roofs in Climate Zones 1 and 16 are exempt from aged Solar Reflectance and thermal

- To apply Liquid Field Applied Coatings, the coating must be applied across the entire roof surface and meet the dry mil thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §110.8(i)4. Select the applicable coating:

Reflectance | (Optional) |

**ENVELOPE COMPONENT APPROACH** 

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

RESPONSIBLE PERSON'S DECLARATION STATEMENT

Project Name: OUR LADY OF ASSUMPTION CHURCH

Documentation Author Name: Jaime Zaldivar, PE

building owner at occupancy.

Responsible Designer Name:
Jaime Zaldivar, PE

Company: ZAL Engineering, Inc.

Address: 99 Pacific St, Ste 375G

City/State/Zip: Monterey, CA 93940

CERTIFICATE OF COMPLIANCE

Company: ZAL Engineering, Inc.

Address: 99 Pacific St, Ste 375G

City/State/Zip: Monterey, CA 93940

Envelope Component Approach

January 2016

January 2016

NRCC-ENV-01-E

Field Inspection

Comments

EXCEPTION 1 to Section
140.3(a)1Aia

Page 2 of 5

Date Prepared: 12.12.2019

Date Prepared: 12.12.2019

Required U-Factor

C, or D

Proposed from Tables 140.3-B.

Documentation Author Signature:

Signature Date: 12.12.2019

none: 831.641.7739

Responsible Designer Signature

Date Signed: 12.12.2019

License: M37306

> one: 831.641.7739

> > Reference

08 09

Reflectance Emittance

Thermal

Aged Solar

R-Value R-Value Table Cell U-Factor

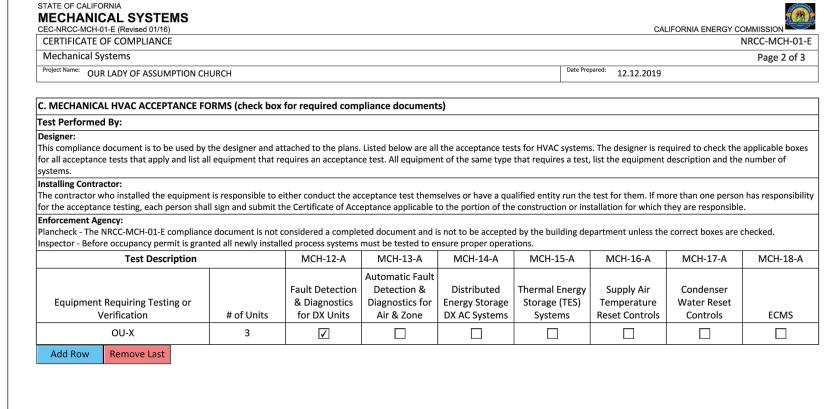
SRI<sup>2</sup>

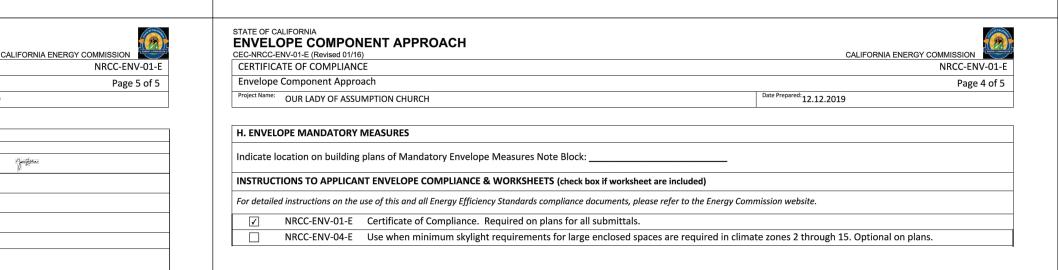
I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance

The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents,

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the

CEA/ HERS Certification Identification (if applicable)





CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

STATE OF CALIFORNIA

ENVELOPE COMPONENT APPROACH

CEC-NRCC-ENV-01-E (Revised 01/16)

CERTIFICATE OF COMPLIANCE

Envelope Component Approach

Project Name: OUR LADY OF ASSUMPTION CHURCH

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

NRCC-ENV-01-E

Project Name: OUR LADY OF ASSUMPTION CHURCH

01	Project Location:	100 SALINAS RD	06	Compliance Method:	<ul><li>✓ Component</li><li>✓ Unconditioned (file Affidavit)</li></ul>
02	CA City and Zip Code:	PAJARO 95076	07	Building Front Orientation:	WEST
03	Climate Zone:	3	08	Phase of Construction:	New Construction  Additions  Alteration
04	Total Conditioned Floor Area:	12690	09	Building Occupancy:	✓ Nonresidential ☐ High Rise Residential ☐ Hotel/Motel Guest Room
05	Building Type:	☐ Schools (Public Schools) ☐ Relocatable Pul☐ Skylight Area for Large Enclosed Space > 5000		• —	• -

01	02	03	04	05	06	07	0	8	09	10	11
		Frame	Frame	Frame	Cavity	Continuous Insulation			Proposed	Required U-Factor from Tables	Field Inspection
Tag/ID	Assembly Type	Material	Depth	Spacing	R-value	R-value	Table			140.3-B, C, or D	Comments
w	Wall	Wood	4	16	13	0	4.3.1	21A	0.098	0.11	
R	Roof	Wood	14	24	30	0	4.2.2 41A		0.033	0.034	

01	02	03	04	05	06	0	)7	08	09	10
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Interior or Core Insulation R-Value	Continuous Insulation R-Value				Required U-Factor from Tables 140.3-B, C, or D	Field Inspection Comments
Tag/ID	Assembly Type	iviateriais	(inches)	IN-Value	N-value	Table	Cell	O-Factor	Tables 140.3-6, C, Of D	Comments

D. ENVELOPE DETAILS - MASS

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

January 2016

NO. DESCRIPTION DATE

I . .

2

3

4

5

ENGINEER BY:

DRAWN BY:

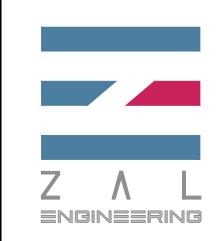
CHECKED BY:

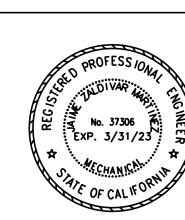
SHEET NUMBER

SHEET OF

THE USE OF THESE PLANS AND SPECIFICATIONS
IS RESTRICTED TO THE ORIGINAL SITE FOR
WHICH THEY WERE PREPARED, AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE, RE-USE, REPRODUCTION OR
PUBLICATION BY ANY METHOD IN WHOLE OR IN
PART IS PROHIBITED. TITLE TO THE PLANS AND
SPECIFICATIONS REMAINS WITH THE
ENGINEER AND VISUAL CONTACT WITH THEM
CONSTITUDES PRIMA FACIE EVIDENCE OF THE
ACCEPTANCE OF THESE RESTRICTIONS.

STATE OF CALIFORNIA PLUMBING	STATE OF CALIFORNIA PLUMBING	STATE OF CALIFORNIA PLUMBING	PLUMBING
CEC-NRCI-PLB-01-E (Revised 01/16)  CERTIFICATE OF INSTALLATION  NRCI-PLB-01-E	CEC-NRCI-PLB-01-E (Revised 01/16)  CERTIFICATE OF INSTALLATION  NRCI-PLB-01-E	CEC-NRCI-PLB-01-E (Revised 01/16)  CERTIFICATE OF INSTALLATION  CERTIFICATE OF INSTALLATION  CALIFORNIA ENERGY COMMISSION  NRCI-PLB-01-E	CEC-NRCI-PLB-01-E (Revised 01/16)  CERTIFICATE OF INSTALLATION  NRCI-PLB-01-E
Plumbing (Page 4 of 4)  Project Name: Enforcement Agency: Permit Number:	Plumbing (Page 3 of 4)  Project Name: Enforcement Agency: Permit Number:	Plumbing (Page 2 of 4)  Project Name: Enforcement Agency: Permit Number:	Plumbing (Page 1 of 4)  Project Name: Enforcement Agency: Permit Number:
Project Address: City: Zip Code:			
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	D. MANDATORY MEASURES FOR ALL SINGLE DWELLING HOT WATER DISTRIBUTION SYSTEMS	C MANUATORY DECUMPENATATE FOR ALL CENTRAL POMESTIC HOT WATER DECURCING ATION SYSTEMS	
1. I certify that this Certificate of Installation documentation is accurate and complete.	01 Equipment shall meet the applicable requirements of the Appliance Efficiency Regulations (Section	C. MANDATORY REQUIREMENTS FOR ALL CENTRAL DOMESTIC HOT WATER RECIRCULATION SYSTEMS  On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures	A. GENERAL INFORMATION  DATE OF BUILDING PERMIT:
Documentation Author Name:  Documentation Author Signature:  Documentation Author Company Name:  Date Signed:	110.3(b)1).  Unfixed Storage Tanks are insulated with an external P 12 or combination of P 16 internal and external	as listed in the ASHRAE Handbook have separate remote heaters, heat exchangers, or boosters to supply the outlet with the higher temperature. (Section 110.3 (c)1)	BUILDING TYPE  Nonresidential  High-Rise Residential  Hotel/Motel
Address: CEA/ HERS Certification Identification (If applicable):	Insulation. (Section 110.3(c)4).	Systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system.	PHASE OF
City/State/Zip: Phone:	The following pipes are insulated, to the thicknesses required by Table 120.3A, except for those sections of pipe that are subject to one of the exceptions below: (RA4.4.1)	(Section 110.3(c)2).	CONSTRUCTION    New Construction
RESPONSIBLE PERSON'S DECLARATION STATEMENT	The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.  All the storage tank.	For public lavatories, the control system shall limit the outlet temperature to 110°F. (Section 110.3(c)3).	Certificate document applicable to the portion of construction for which they are responsible; alternatively, the person
I certify the following under penalty of perjury, under the laws of the State of California:  1. The information provided on this Certificate of Installation is true and correct.	<ul> <li>All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger.</li> <li>All piping associated with a domestic hot water recirculation system regardless of the pipe</li> </ul>	Unfired storage tanks are insulated with an external R-12 or combination of R-16 internal and external Insulation. Alternatively,  104 the heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than 6.5 Btu per hour per	with chief responsibility for construction shall prepare and sign the Installation Certificate document(s) for the entire construction.
2. I am eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the	diameter, except when cold water return is used in a demand system.	square foot. (Section 110.3(c)4).  All sections of the recirculation loop, and the first 5 feet of all branches off the loop are insulated, to the thicknesses required	B. SCOPE OF RESPONSIBILITY
system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation and attest to the declarations in this statement (responsible builder/installer),	<ul> <li>Piping from the heating source to storage tank or between tanks.</li> <li>Piping buried below grade.</li> </ul>	by Table 120.3A, except for the following: (RA4.4.1)  • Piping installed in interior or exterior walls that is surrounded on all sides by at least 1inch of insulation.	Date of approval by the enforcement agency of the Certificate of Compliance that  Date:
otherwise I am an authorized representative of the responsible builder/installer.  The constructed or installed features, materials, components or manufactured devices (the installation) identified on this	• All hot water pipes from the heating source to the kitchen fixtures.	Piping installed in attics with a minimum of 4 inches (10 cm) of attic insulation on top.	provides the specifications for this Installation Certificate.
Certificate of Installation conforms to all applicable codes and regulations, and the installation conforms to the requirements given on the plans and specifications approved by the enforcement agency.	The following sections of pipe do not have to be insulated: (RA4.4.1)  • Piping installed in interior or exterior walls that is surrounded on all sides by at least 1 inch of	Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Metal piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating	In the table below identify all applicable construction documents that specify the features, materials, components,
I reviewed a copy of the Certificate of Compliance approved by the enforcement agency that identifies the specific requirements for the scope of construction or installation identified on this Certificate of Installation, and I have ensured that the requirements	insulation.  • Piping installed in attics with a minimum of 4 inches (10 cm) of attic insulation on top	material to assure that no contact is made with the metal framing. Insulation shall butt securely against all framing members.	manufactured devices, or system performance diagnostic results required for the scope of responsibility for this Installation Certificate.
that apply to the construction or installation have been met.  I will ensure that a completed signed copy of this Certificate of Installation shall be posted, or made available with the building	Piping that penetrates framing members shall not be required to have pipe insulation for the	Insulation is not required on the cold water line when it is used as the return.	Document Title or Applicable Sheets or Pages, Tables, Schedules, etc.  Date Approved By the Enforcement
permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Installation is required to be included with the documentation the builder provides to	distance of the framing penetration. Metal piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the	Hot water pipes that are buried below grade are installed in a water proof and non-crushable casing or sleeve that allows for installation, removal, and replacement of the enclosed pipe and insulation. (RA4.4.1)	Description Agency
the building owner at occupancy.  onsible Builder/Installer Name:  Responsible Builder/Installer Signature:	metal framing. Insulation shall butt securely against all framing members.	Insulation outside conditioned space is protected from damage, including that due to sunlight, moisture, equipment	
pany Name: (Installing Subcontractor or General Contractor or Builder/Owner) Position With Company (Title):	Piping buried below grade must be installed in a water proof and non-crushable casing or sleeve that allows for installation, removal, and replacement of the enclosed pipe and insulation. (Section 150.0(j))	maintenance, and wind. (RA4.4.1)  08 Pipe insulation fits tightly to the pipe. (RA4.4.1)	
ress: CSLB License:	05 All elbows and tees shall be fully insulated. (RA4.4.1)	09 On insulated sections of pipe, no piping is visible due to insulation voids, and all elbows and tees are fully insulated. (RA4.4.1)	
/State/Zip: Phone: Date Signed:	Where insulation is required, no piping shall be visible due to insulation voids, and all insulation shall fit	The recirculation pump is mounted on a vertical section of the return line, OR an automatic air release valve is installed on a riser at least 12 inches in length, on the inlet side of the recirculation pump, no more than 4 feet from the pump. (Section	
	tightly to the pipe. (RA4.4.1)	110.3(c)5A).  11 A check valve is located between the recirculation pump and the water heater. (Section 110.3(c)5B).	
	For Gas or Propane Water Heaters: Ensure the following are installed (Section 150.0(n))  1. A 120V electrical receptacle is within 3 feet from the water heater and accessible with no obstructions	A hose bibb is installed between the pump and the water heating equipment with an isolation valve between the hose bibb and the water heating equipment. (Section 110.3(c)5C).	
	2. A Category III or IV vent, or a Type B vent with straight pipe between outside and water heater 3. A condensate drain no more than 2 inches higher than the base on water heater for natural draining	lsolation valves are installed on both sides of the pump. One of the isolation valves may be the same isolation valve as in item	
	4. A gas supply line with capacity of at least 200,000 Btu/hr  4. A gas supply line with capacity of at least 200,000 Btu/hr	12 above. (Section 110.3(c)5D).  The cold water supply piping and the recirculation loop piping is not connected to the hot water storage tank drain port.	
	The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	(Section 110.3(c)5E).  A check valve is installed on the cold water supply line between the hot water system and the next closest tee on the cold	
	nave been men	water supply. (Section 110.3(c)5F).  The hot water distribution system piping from the water heater(s) to the fixtures and appliances takes the most direct path. (RA	
		16 4.4.7.1)	
		Installation and operation instructions that provide details of the operation of the pump and controls are available at the jobsite for inspection. (RA 4.4.7.1)	
		18 More than one circulation loop may be installed. Each loop shall have its own pump and controls. (RA4.4.8, RA 4.4.9, RA 4.4.10)	
		The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been	
		met.	
TER HEATING SYSTEM GENERAL INFORMATION  NRCC-PLB-01-E (Revised 01/16)  CALIFORNIA ENERGY COMMISSION	WATER HEATING SYSTEM GENERAL INFORMATION CEC-NRCC-PLB-01-E (Revised 01/16) CALIFORNIA ENERGY COMMISSION	HVAC SYSTEM REQUIREMENTS	HVAC DRY & WET SYSTEM REQUIREMENTS  CEC-NRCC-MCH-02-E (Revised 01/16)  CALIFORNIA ENERGY COMMISSION
	CERTIFICATE OF COMPLIANCE NRCC-PLB-01-E	CEC-NRCC-MCH-02-E (Revised 01/16)  CERTIFICATE OF COMPLIANCE  NRCC-MCH-02-E	CERTIFICATE OF COMPLIANCE NRCC-MCH-02-
ter Heating System General Information (Page 2 of 2)	of the office of	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  (Page 3 of 3)	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  (Page 2 of 1)
ter Heating System General Information (Page 2 of 2)  Let Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH  NRCC-MCH-02-E  (Page 3 of 3)  Project Name: 12.12.2019	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019
Per Heating System General Information (Page 2 of 2)  Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019  UMENTATION AUTHOR'S DECLARATION STATEMENT  L certify that this Certificate of Compliance documentation is accurate and complete.	CERTIFICATE OF COMPLIANCE  Water Heating System General Information  NRCC-PLB-01-E  (Page 1 of 2)	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019  DOCUMENTATION AUTHOR'S DECLARATION STATEMENT  Legrify that this Certificate of Compliance documentation is accurate and complete	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  (Page 2 of  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems
Pare Heating System General Information (Page 2 of 2)  Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019  UMENTATION AUTHOR'S DECLARATION STATEMENT  I certify that this Certificate of Compliance documentation is accurate and complete.  Pentation Author Name: Jaime Zaldivar, PE  Documentation Author Signature:	CERTIFICATE OF COMPLIANCE  Water Heating System General Information  (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  (Page 3 of 3)  Project Name: OUR LADY OF ASSUMPTION CHURCH  Documentation Author's DECLARATION STATEMENT  1. I certify that this Certificate of Compliance documentation is accurate and complete.  Documentation Author Name: Jaime Zaldivar, PE  Documentation Author Signature:	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  (Page 2 of Date Prepared: 12.12.2019  B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  T-24 Sections  Reference to the Requirements in the Contract Document.
WERNIA HEATING SYSTEM General Information (Page 2 of 2)  Date Prepared: 12.12.2019  WHENTATION AUTHOR'S DECLARATION STATEMENT  I certify that this Certificate of Compliance documentation is accurate and complete.  Mentation Author Name: Jaime Zaldivar, PE  Documentation Author Signature:  Signature Date: 12.12.2019  Signature Date: 12.12.2019	CERTIFICATE OF COMPLIANCE  Water Heating System General Information  Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  Under Heater System Name:  WH-1  Water Heater System Configuration:  Single Dwelling Unit  Water Heater System Type:  Domestic Hot Water	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  (Page 3 of 3)  Project Name: OUR LADY OF ASSUMPTION CHURCH  Documentation Author's DECLARATION STATEMENT  1. I certify that this Certificate of Compliance documentation is accurate and complete.  Documentation Author Name: Jaime Zaldivar, PE  Company: ZAL Engineering, Inc.  Signature Date: 12.12.2019	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency³ Cooling Chilled and Condenser Water  NRCC-MCH-02-  NRCC-MCH-02-  12.12.2019  Date Prepared: 12.12.2019  Date Prepared: 12.12.2019
ter Heating System General Information (Page 2 of 2)  Li Name: OUR LADY OF ASSUMPTION CHURCH  Date Prepared: 12.12.2019  CUMENTATION AUTHOR'S DECLARATION STATEMENT  I certify that this Certificate of Compliance documentation is accurate and complete.  mentation Author Name: Jaime Zaldivar, PE  Documentation Author Signature:  Dany: ZAL Engineering, Inc.  Signature Date: 12.12.2019  DECEM HERS Certification Identification (if applicable):	CERTIFICATE OF COMPLIANCE  Water Heating System General Information  (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH   A. GENERAL INFORMATION/SYSTEM INFORMATION  01 Water Heater System Name:  WH-1  02 Water Heater System Configuration:  Single Dwelling Unit	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  (Page 3 of 3)  Project Name: OUR LADY OF ASSUMPTION CHURCH  DOCUMENTATION AUTHOR'S DECLARATION STATEMENT  1. I certify that this Certificate of Compliance documentation is accurate and complete.  Documentation Author Name: Jaime Zaldivar, PE  Company: ZAL Engineering, Inc.  Address: 99 Pacific St, Ste 375G  CEA/ HERS Certification Identification (if applicable):	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency³  Cooling Chilled and Condenser Water Equipment Efficiency³  Open and Closed Circuit Cooling Towers  NRCC-MCH-02-  (Page 2 of:  Date Prepared: 12.12.2019  Date Prepared: 12.12.2019  10.1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
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Internation System General Information (Page 2 of 2)  Internation System General Information (Page 2 of 2)  Internation Author Special Structure and complete (Page 2 of 2)  Internation Author Name: Jaime Zaldivar, PE  Internation Jaim	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  1 Water Heater System Name: WH-1 2 Water Heater System Configuration: Single Dwelling Unit Water Heater System Type: Domestic Hot Water  4 Building Type: Nonresidential  5 Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING)  6 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems  7 Dwelling Unit DHW Distribution Type:  8. WATER HEATER INFORMATION Each water heater type requires a separate compliance document. 1 Water Heater Type: Small Storage - Gas  2 Fuel Type: Gas	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  (Page 3 of 3)  Project Name: OUR LADY OF ASSUMPTION CHURCH  DOCUMENTATION AUTHOR'S DECLARATION STATEMENT  1. I Certify that this Certificate of Compliance documentation is accurate and complete.  Documentation Author Name: Jaime Zaldivar, PE  Company: ZAL Engineering, Inc.  Address: 99 Pacific St, Ste 375G  City/State/Zip: Monterey, CA 93940  RESPONSIBLE PERSON'S DECLARATION STATEMENT  I certify the following under penalty of perjury, under the laws of the State of California:  1. The information provided on this Certificate of Compliance is true and correct.  2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).  3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency³  Cooling Chilled and Condenser Water Equipment Efficiency³  Open and Closed Circuit Cooling Towers conductivity or flow-based controls  Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI)⁵  Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm  NRCC-MCH-02- (Page 2 of 3  Inate Prepared: 12.12.2019  T-24 Sections Reference to the Requirements in the Contract Documents  110.1, 140.4(i)  110.1, 140.4(i)  110.2(e) 1  110.2(e) 2
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Responsible Designer Name:  Jaime Zaldivar, PE  Project Name:  Documentation Author Signature:  CEA/HERS Certification Author Signature:  Documentation Author Signature	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency³ Cooling Chilled and Condenser Water Equipment Efficiency³ Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LS)¹ Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation  PRESCRIPTIVE MEASURES   Date Prepared: 12.12.2019  T-24 Sections Reference to the Requirements in the Contract Documents 110.1  110.1 110.1 110.1 110.1 110.1 110.2(e) 1 110.2(e) 2 110.2(e) 2 110.2(e) 3 110.2(e) 3 110.2(e) 3 110.2(e) 5 110.2(e) 5
ter Heating System General Information (Page 2 of 2)    Name: Our Lady OF Assumption Church   Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION 01 Water Heater System Name: WH-1 02 Water Heater System Configuration: Single Dwelling Unit 03 Water Heater System Type: Domestic Hot Water 04 Building Type: Nonresidential 05 Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING) 06 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems 07 Dwelling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document. 01 Water Heater Type: Small Storage - Gas 02 Fuel Type: Gas 03 Manufacture Name: A. O. SMITH 04 Model Number: BTS150 05 Number of Identical Water Heaters: 1 06 Installed Water Heater System Efficiency: 0.95 07 Required Minimum Efficiency: 0.78 08 Standby Loss Percent or Standby Loss Total: 09 Rated Input: 150,000 BTU/H	CERTIFICATE OF COMPLIANCE HVAC Wet System Requirements (Page 3 of 3)  Project Name: OUR LADY OF ASSUMPTION CHURCH  Dotte Prepared: 12.12.2019    DOCUMENTATION AUTHOR'S DECLARATION STATEMENT   1.	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency³  Cooling Chilled and Condenser Water Equipment Efficiency³  Open and Closed Circuit Cooling Towers conductivity or flow-based controls  Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI)6  Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Pipe Insulation  PRESCRIPTIVE MEASURES  Cooling Tower Fan Controls  Cooling Tower Fan Controls Cooling Tower Fan Controls Cooling Tower Fan Controls Cooling Tower Flow Contr
In Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE NRCC-PLB-01-E Water Heating System General Information (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  O1 Water Heater System Name: WH-1  O2 Water Heater System Configuration: Single Dwelling Unit  O3 Water Heater System Type: Domestic Hot Water  O4 Building Type: Nonresidential  O5 Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING)  O6 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems  O7 Dwelling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document.  O1 Water Heater Type: Small Storage - Gas  O2 Fuel Type: Gas  O3 Manufacture Name: A. O. SMITH  O4 Model Number: BTS150  O5 Number of Identical Water Heaters: 1  O6 Installed Water Heater System Efficiency: 0.95  O7 Required Minimum Efficiency: 0.78  Standby Loss Percent or Standby Loss Total:	CERTIFICATE OF COMPLIANCE  HVAC Wet System Requirements  (Page 3 of 3)  Project Name: OUR LADY OF ASSUMPTION CHURCH  DOCUMENTATION AUTHOR'S DECLARATION STATEMENT  1. Lecrtify that this Certificate of Compliance documentation is accurate and complete.  Documentation Author Name: Jaime Zaldivar, PE  Company: ZAL Engineering, Inc.  Address: 99 Pacific St, Ste 375G  City/State/Zip: Monterey, CA 93940  RESPONSIBLE PERSON'S DECLARATION STATEMENT  I certify the following under penalty of perjury, under the laws of the State of California:  1. The information provided on this Certificate of Compliance is true and correct.  2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).  3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  4. The building design features or system design features identified on this Certificate of Compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.  5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building owner at occupancy.  Responsible Designer Name:  Jaime Zaldivar, PE  Project Name:  Documentation Author Signature:  CEA/HERS Certification Author Signature:  Documentation Author Signature	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency³ Cooling Chilled and Condenser Water Equipment Efficiency³ Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI)° Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation  PRESCRIPTIVE MEASURES Cooling Tower Flow Controls Contribugal Fan Cooling Towers  140.4(h)3 140.4(h)4
Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2)  Project Hume: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  1 Water Heater System Name: WH-1 2 Water Heater System Configuration: Single Dwelling Unit Water Heater System Type: Obmestic Hot Water  4 Building Type: Nonresidential Cost Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING) Central DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document.  Water Heater Type: Gas  Yeal Type: Gas  Manufacture Name: A. O. SMITH A. O. SMITH A. O. SMITH  Model Number: Simall Storage - Gas Installed Water Heaters:  Nonresidential Cost Continuous Monitoring Systems  A. O. SMITH  Manufacture Name: A. O. SMITH  Manufacture Martinal Water Heaters:  Manufacture Manufacture Martinal Water Heaters:  Manufacture Minimum Efficiency: A. O. SMITH  Mater Heater System Efficiency: A. O. SMITH  Mater Heater Tank Storage Volume:  Mater Heater:  MH-1  Mater Heater Tank Storage Volume: SOGAL  Exterior Insulation on Water Heater:	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH   B. Equipment Tags and System Description 1- Wet Systems  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency 3 Cooling Chilled and Condenser Water Equipment Efficiency 7 Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI) 5 Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation PRESCRIPTIVE MEASURES  Cooling Tower Fan Controls Cooling Tower Fa
Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2) Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION 01 Water Heater System Name: WH-1 02 Water Heater System Configuration: Single Dwelling Unit 03 Water Heater System Type: Domestic Hot Water 04 Building Type: Nonresidential 05 Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING) 06 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems 07 Dwelling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document. 01 Water Heater Type: Gas 02 Fuel Type: Gas 03 Manufacture Name: A. O. SMITH 04 Model Number: BTS150 05 Number of Identical Water Heaters: 1 06 Installed Water Heaters System Efficiency: 0.95 07 Required Minimum Efficiency: 0.78 08 Standby Loss Percent or Standby Loss Total: 09 Rated Input: 150,000 BTU/H 10 Pilot Energy: 11 Water Heater Tank Storage Volume: 50 GAL.	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE
Pre Heating System General Information (Page 2 of 2)    Name: OUR LADY OF ASSUMPTION CHURCH   Date Prepared: 12.12.2019    MENTATION AUTHOR'S DECLARATION STATEMENT     Lecrify that this Certificate of Compliance documentation is accurate and complete.	CERTIFICATE OF COMPLIANCE Water Heating System General Information  (Page 1 of 2)  Project Name: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  1 Water Heater System Name: WH-1  2 Water Heater System Configuration: Single Dwelling Unit Water Heater System Configuration: Single Dwelling Unit Water Heater System Type: Domestic Hot Water  4 Building Type: Nonresidential DS Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING) Central DHW Distribution Type: Recirculation Continuous Monitoring Systems  7 Dwelling Unit DHW Distribution Type:  8 WATER HEATER INFORMATION Each water heater type requires a separate compliance document.  1 Water Heater Type: Gas Manufacture Name: A. O. SMITH A. O. SMITH Model Number: BTS150  Installed Water Heaters: Consideration Required Minimum Efficiency: Required Minimum Required M	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE
rer Heating System General Information (Page 2 of 2)    Name: OUR LADY OF ASSUMPTION CHURCH   Date Prepared: 12.12.2019    Date Prepared: 12.12.2019   Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2) Project Nature: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  O1 Water Heater System Name: WH-1  O2 Water Heater System Configuration: Single Dwelling Unit  O3 Water Heater System Type: Domestic Hot Water  O4 Building Type: Nonresidential  O5 Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING)  O6 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems  O7 Dwelling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document.  O1 Water Heater Type: Gas  O3 Manufacture Name: A. O. SMITH  O4 Model Number: BTS150  Number of Identical Water Heaters: O5 Number of Identical Water Heaters: O6 Installed Water Heater System Efficiency: O7 Required Minimum Efficiency: O7 Required Minimum Efficiency: O7 Required Minimum Efficiency: O7 Required Minimum Efficiency: O7 Required Type: SMI Standby Loss Precent or Standby Loss Total: O9 Rated Input: 150,000 BTU/H  Nater Heater Tank Storage Volume: SO GAL Exterior Insulation on Water Heater: 11 Water Heater Tank Storage Volume: SO GAL Exterior Insulation on Supplemental Storage:  15 Exterior Insulation on Supplemental Storage:  15 Exterior Insulation on Supplemental Storage:	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements  Project Name: OUR LADY OF ASSUMPTION CHURCH  B. Equipment Tags and System Description¹- Wet Systems  MANDATORY MEASURES Heating Hot Water Equipment Efficiency³ Cooling Chilled and Condenser Water Equipment Efficiency³ Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LS)¹ Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation PRESCRIPTIVE MEASURES Cooling Tower Flow Controls Cooling Tower Flow Cooling Tower Cooling Tower Cooling Tower Cooling Tower Cooling Tower Cooling Tower Cooling Towe
The Heating System General Information (Page 2 of 2)  In Name: OUR LADY OF ASSUMPTION CHURCH  Description of Compliance documentation is accurate and complete.  Intentify that this Certificate of Compliance documentation is accurate and complete.  Intentify that this Certificate of Compliance documentation is accurate and complete.  Intentify that this Certificate of Compliance documentation is accurate and complete.  Intentify Type Care of C	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2) Progent Number: OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION 01 Water Heater System Name: WH-1 02 Water Heater System Configuration: Single Dwelling Unit 03 Water Heater System Type: Domestic Hot Water 04 Building Type: Nonresidential 05 Total Number of Water Heaters in Systems: 1 (NEW), 1 (EXISTING) 06 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems 07 Dwelling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater Type requires a separate compliance document. 01 Water Heater Type: Small Storage - Gas 02 Fuel Type: Gas 03 Manufacture Name: A. O. SMITH 04 Model Number: BTS150 05 Number of Identical Water Heaters: 1 06 Installed Water Heaters: 1 06 Installed Water Heaters System Efficiency: 0.78 08 Standby Loss Percent or Standby Loss Total: 09 Rated Input: 150,000 BTU/H 10 Pilot Energy: 11 Water Heater Tank Storage Volume: 50 GAL. 12 Exterior Insulation on Supplemental Storage: 14 Internal Insulation on Supplemental Storage: 15 Exterior Insulation on Supplemental Storage: 16 CPLUMBING COMPLIANCE FORMS & WORKSHEETS Check box if worksheet is included.	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE
ter Heating System General Information (Page 2 of 2)  It Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE  Water Heating System General Information  A. GENERAL INFORMATION/SYSTEM INFORMATION  Outer Preparent:  12.12.2019  A. GENERAL INFORMATION/SYSTEM INFORMATION  Outer Heater System Name:  WH-1  Water Heater System Configuration:  Willing Type:  Nonresidential  Single Dwelling Unit  Single Dwelling Unit  Single Dwelling Unit  Willing Type:  Nonresidential  Nonresidential  Single Dwelling Unit  Willing Type:  Nonresidential  Single Dwelling Unit  Willing Type:  Nonresidential  Single Dwelling Unit  Willing Type:  Nonresidential  Willing Unit DWE Distribution Type:  Recirculation Continuous Monitoring Systems  Willing Unit DHW Distribution Type:  Willing Unit DHW Distribution Type:  Sinall Storage - Gas  Fuel Type:  Gas  Water Heater Type:  Sinall Storage - Gas  Water Heater Type:  Willing Unit DHW Distribution Type:  Sinall Storage - Gas  Water Heater Type:  Sinall Storage - Gas  Willing Unit Type:  Sinall Storage - Gas  Willing Unit DHW Distribution Type:  Sinall Storage - Gas  Willing Unit DHW Distribution Type:  Sinall Storage - Gas  Willing Unit DHW Distribution Type:  Sinall Storage - Gas  Willing Unit DHW Distribution Type:  Water Heater Type:  Sinall Storage - Gas  Willing Unit DHW Distribution Type:  Water Heater System Efficiency:  Willing Unit DHW Distribution Type:  Willing Unit DHW Distribution Type:  Willing Unit DHW Distribution Type:  Water Heater System Single Develling Unit Water Heater System Sy	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry, & Wet System Requirements Project Name: OUR LADY OF ASSUMPTION CHURCH  B. Equipment Tags and System Description¹- Wet Systems MANDATORY MEASURES Heating Hot Water Equipment Efficiency³ Cooling Chilled and Condenser Water Equipment Efficiency³ Open and Closed Circuit Cooling Towers Conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI)³ Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI)³ Open and Closed Circuit Cooling Towers How Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Overflow Controls Open and Closed Circuit Cooling Towers Pipe Insulation 110.2(e) 3 110.2(e) 3 110.2(e) 3 110.2(e) 5 Efficient Drift Eliminators Pipe Insulation 120.3 PRESCRIPTIVE MEASURES Cooling Tower Flow Controls 140.4(h)3 Air-Cooled Chiller Limitation³ 140.4(h)4 Air-Cooled Chiller Limitation³ 140.4(k) Variable Flow System Design 140.4(k) Variable Flow System Design 140.4(k) Variable Flow System Design 140.4(k) VSD on CHW, CW & WLHP Pumps > SHP DP Sensor Location  Notes:  1. Provide equipment tags (e.g. CH 1 to 3) or system description (e.g. CHW loop) as appropriate. Multiple units with common requirements can be grouped together. 2. Provide references to plans (i.e. Drawing Sheet Numbers) and/or specifications (including Section name/number and relevant paragraphs) where each requirement is specified. Enter "N/A" if the requirement is not opplicable to this system.
ter Heating System General Information (Page 2 of 2)  to Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2) Project Name Our LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION OI Water Heater System Name: WH-1 O2 Water Heater System Configuration: Single Dwelling Unit O3 Water Heater System Type: Domestic Hot Water O4 Building Type: Nonresidential O5 Total Number of Water Heaters in Systems: I (NEW), I (EXISTING) O6 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems O7 Dwelling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document. O1 Water Heater Type: Gas O3 Manufacture Name: A. O. SMITH O4 Model Number: BTS150 D5 Number of Identical Water Heaters: I 1 O6 Installed Water Heater System Efficiency: O7 Required Minimum Efficiency: O7 Requir	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements Project Name: OUR LADY OF ASSUMPTION CHURCH  B. Equipment Tags and System Description¹- Wet Systems MANDATORY MEASURES Heating Hot Water Equipment Efficiency³ Cooling Chilled and Condenser Water Equipment Efficiency² Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LS)¹ Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LS)¹ Open and Closed Circuit Cooling Towers How Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation PRESCRIPTIVE MEASURES Cooling Tower Fan Controls Coolin
ter Heating System General Information (Page 2 of 2)  to Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2) Project Harman Our Lady Or ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  I Water Heater System Name: WH-1  Water Heater System Name: WH-1  Water Heater System Type: Domestic Hot Water  A Building Type: Nonresidential  Total Number of Water Heaters in Systems: I (NEW), 1 (EXISTING)  Central DHW Distribution Type: Recirculation Continuous Monitoring Systems  Description of Central DHW Distribution Type:  B. WATER HEATER INFORMATION Each water heater type requires a separate compliance document. Water Heater Type: Small Storage - Gas  Water Heater Type: Small Storage - Gas  Number of Identical Water Heaters:  Manufacture Name: A. O. SMITH  Model Number: ST150  S Number of Identical Water Heaters:  Required Minimum Efficiency: Required Minimum Efficiency: Required Minimum Efficiency: Water Heater Tank Storage Volume:  Water Heater Tank Storage Volume: Standby Loss Percent or Standby Loss Total:  Water Heater Tink Storage Volume: Standby Compliance of Supplemental Storage: Internal Insulation on Supplemental Storage: Is Exterior Insulation on Supplemental Storage: Is Exterior Insulation on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Enforcement Agency may require all compliance documents to be incorporated onto the building plans.  YES NO Doc/Worksheet if Title Certificate of Compliance, Declaration. Required on plans for all submittals.	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements Project Name: OUR LADY OF ASSUMPTION CHURCH    B. Equipment Tags and System Description¹- Wet Systems   Date Presents 12.12.2019    B. Equipment Tags and System Description¹- Wet Systems   T.24 Sections   Reference to the Requirements in the Contract Document
Active Heating System General Information (Page 2 of 2)    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE  Water Heating System General Information  Projectivation (UR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  O1 Water Heater System Name:  WH-1  O2 Water Heater System Name:  O3 Water Heater System Type:  O5 Demelting Unit  O5 Total Number of Water Heaters in Systems:  O6 Central DHW Distribution Type:  O7 Dewelling Unit DHW Distribution Type:  Recirculation Continuous Monitoring Systems  O7 Develling Unit DHW Distribution Type:  B. WATER HEATER INFORMATION  Each water heater type requires a separate compliance document.  O1 Water Heater Type:  O3 Manufacture Name:  O4 Model Number:  O5 Number of Identical Water Heaters:  O6 Installed Water Heater System Efficiency:  O7 Required Minimum Efficiency:  O8 Standby Loss Percent or Standby Loss Total:  O8 Rated Input:  O9 Rated Input:  O1 Pilot Energy:  O2 Pilot Energy:  O3 CP LUMBING COMPLIANCE FORMS & WORKSHEETS  Check box if worksheet is included.  For detailed instructions on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Enforcement Agency many require all compliance documents, refer to the 2016 Nonresidential Manual Note: The Enforcement Agency many require all compliance documents to be incorporated onto the building plans.  YES NO Doc/Worksheet if Ittle  O NRCC-PLB-01-E Certificate of Compliance, Declaration. Required on plans for all submittals.  O6 Installed Water Plants Steringe: Certificate of Compliance, Declaration, required on central systems in high-rise residential,	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE  HVAC Dry & Wet System Requirements  Programment OUR LADY OF ASSUMPTION CHURCH  B. Equipment Tags and System Description*- Wet Systems  MANDATORY MEASURES  F-24 Sections  Featurements in the Contract Document  Heating Hot Water Equipment Efficiency* Cooling Chilled and Condenser Water Equipment Efficiency* Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LISI)* Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation Open and Closed Circuit Cooling Towers Efficient Drift Eliminators Pipe Insulation PRESCRIPTIVE MEASURES Cooling Tower Fan Controls 140.4(h)3 Air-Cooled Chiller Limitation* 140.4(h)4 Air-Cooled Chiller Limitation* 140.4(k) Variable Flow System Design 140.4(k) Variable Flow System Design 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design 140.4(k) Variable Flow System Design 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) Variable Flow System Design CHW and HHW Reset Controls 140.4(k) V
Active Heating System General Information (Page 2 of 2)    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE   Water Heating System General Information   (Page 1 of 2)	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements  Project Name* QUIR LADY OF ASSUMPTION CHURCH    Date Proposed 12.12.2019
Signature Date: 12.12.2019    Commendation Author Special State of Compliance documentation is accurate and complete.	CERTIFICATE OF COMPLIANCE   Water Heating System General Information   (Page 1 of 2)	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements    Product Search Out LADY OF ASSUMPTION CHURCH
per Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information  (Page 1 of 2)  Programme OUR LADY OF ASSUMPTION CHURCH   A GENERAL INFORMATION/SYSTEM INFORMATION  01 Water Heater System Name: WH-1 02 Water Heater System Configuration: Single Dwelling Unit 03 Water Heater System Configuration: Office Normesidential 05 Total Number of Water Heaters: 06 Central DHW Distribution Type: Recirculation Continuous Monitoring Systems  07 Dwelling Unit DHW Distribution Type:  8. WATER HEATER INFORMATION Each water heater type requires a separate compliance document. 01 Water Heater Type: Small Storage - Gas 02 Fuel Type: Gas 03 Manufacture Name: A. O. SMITH 04 Model Number: BTS150 05 Unamber of Identical Water Heaters: 1 06 Installed Water Heater System Efficiency: 0.78 07 Required Minimum Efficiency: 0.78 08 Standby Loss Percent or Standby Loss Total: 1 09 Rated Input: 150,000 BTU/H 10 Pilot Energy: 11 Water Heater Tank Storage Volume: 50 GAL. 12 Exterior Insulation on Supplemental Storage: 1 14 Internal Insulation on Supplemental Storage: 1 15 Exterior Insulation on Supplemental Storage: 1 16 On NRC-PLB-01-E Certificate of Compliance documents, refer to the 2016 Nonresidential Manual Note: The Engineering on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Engineering on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Engineering on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Engineering on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Engineering on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual Note: The Engineering on the use of this and all Energy Standards compliance documents in high-rise residential, hotelymotel application.  O NRC-PLB-01-E Certificate of Installation, required on plans for all	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements    Product Name   QUR LADY OF ASSUMPTION CHURCH
Activation System General Information (Page 2 of 2)    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information (Page 1 of 2) Project Times** OUR LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  OI Water Heater System Name:  WH-1  Water Heater System Name:  WH-1  Water Heater System Name:  Non-residential  Single Dwelling Unit Nature  With Sudder Heater System Type:  Non-residential  Solution of Water Heaters in Systems:  Non-Residential  Solution of Water Heaters in Systems:  Non-Residential  Non-Residential  Water Heater System Type:  Non-Residential  Water Heater System Type:  Non-Residential  Water Heater System Solution Type:  Recirculation Continuous Monitoring Systems  Non-Reling Unit Deliver With Stribution Type:  B. WATER HEATER INFORMATION  Each water heater type requires a separate compliance document.  Lead water heater Type:  Solution Solution Systems  Water Heater Type:  Solution Solution Systems  Non-Reling Unit Made Number:  Non-Required Minimum Efficiency:  Non-Required Name Name Name Name Name Name Name Name	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements    Product Name   QUR LADY OF ASSUMPTION CHURCH
ter Heating System General Information (Page 2 of 2)  It Name: OUR LADY OF ASSUMPTION CHURCH    Date Prepared: 12.12.2019	CERTIFICATE OF COMPLIANCE Water Heating System General Information  (Page 1 of 2) Project Name Our LADY OF ASSUMPTION CHURCH  A. GENERAL INFORMATION/SYSTEM INFORMATION  OI Water Heater System Name:  (Q) Water Heater System Name:  (Q) Water Heater System Name:  (Q) Water Heater System Type:  (Q) Water Heater System System:  (Q) Water Heater Type:  (E) Water Heater Type:  (E) Small Storage - Gas  (E) Evel Type:  (E) Small Storage - Gas  (E) Evel Type:  (E) Small Storage - Gas  (E) Evel Type:  (E) Small Storage - Gas  (E) Water Heater Type:  (E) Small Storage - Gas  (E) Fight System Sy	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements  Project Namin OUR LADY OF ASSUMPTION CHURCH  B. Equipment Tags and System Description - Wet Systems  MANDATORY MEASURES  MANDATORY MEASURES  Heating Hot Water Equipment Efficiency - 10.0.1 Cooling Chilled and Conders Water Equipment Efficiency - 10.1.1 Open and Closed Circuit Cooling Towers conductivity or flow-based controls Open and Closed Circuit Cooling Towers Conductivity or flow-based controls Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Flow Meter with analog output Open and Closed Circuit Cooling Towers Overflow Alarm Open and Closed Circuit Cooling Towers Flicion Meter with analog output Open and Closed Circuit Cooling Towers Flicion Flow Flow Controls Cooling Tower Flow Cooling Tower Flow Flow Flow Flow Flow Flow Flow Flow
OCUMENTATION AUTHOR'S DECLARATION STATEMENT  I certify that this Certificate of Compliance documentation is accurate and complete.  Documentation Author Name: Jaime Zaldivar, PE  Signature Date: 12.12.2019  Signature Date: 12.12.2019  CEA/ HERS Certification Identification (if applicable):  Phone: 831.641.7739  ESPONSIBLE PERSON'S DECLARATION STATEMENT  Certify the following under penalty of perjury, under the laws of the State of California:  The information provided on this Certificate of Compliance (responsible designer).  The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California California Code of Regulations.  The building design features or system design features identified on this Certificate of Compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.  I will ensure that a completed signed copy of this Certificate of Compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency of rapproval with this building permit application.  I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit application.  I will ensure that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.  Parts Mary 200 Bate Signed: 12.12.2019  Idenses: 99 Pacific St, Ste 375G  Date Signed: 12.12.2019	Water Heater System Sense Information	CERTIFICATE OF COMPLIANCE	CERTIFICATE OF COMPLIANCE HVAC Dry & Wet System Requirements    Protect Name Our LADY OF ASSUMPTION CHURCH





DESCRIPTION ENGINEER BY:

DRAWN BY: CHECKED BY:

SHEET OF

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUDES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

## GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
- 2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- 3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
- 5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
- 6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
- . CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- 8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- 10. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
- 11. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
- 12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- 13. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
- 14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- 15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED
- 16. FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
- 17. CONTRACTOR SHALL, PRIOR TO BID, FIELD VERIFY ALL REQUIREMENTS FOR MODIFYING THE EXISTING CLOCK, DATA, AND INTERCOM SYSTEMS TO ACCOMMODATE ADDITIONS NOTED. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NEEDED TO MAKE A FULLY OPERATIONAL SYSTEM AT THE CONCLUSION OF PROJECT WORK.
- 18. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
- 19. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE (E) CONDUIT WHERE POSSIBLE
- 20. WHERE IT IS NOT POSSIBLE TO REUSE (E) CONDUIT OR RUN (N) CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
- 21. EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
- 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO (E) UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO (E) UNDERGROUND SYSTEMS AS A RESULT OF (N) WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.
- 23. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
- 24. WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
- 25. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY ELECTRICAL ENGINEER BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH ENGINEER. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE THE ENGINEER. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE ENGINEER WILL BE MADE.
- 26. CONTRACTOR SHALL COORDINATE WITH PG&E, AT&T & PAY ALL CHARGES FOR TEMPORARY CONSTRUCTION
- 27. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND OBTAIN UTILITY COMPANY CONSTRUCTION DOCUMENTS. UTILITY COMPANY CHARGES SHALL BE PAID BY OWNER.

# LIGHT FIXTURE SCHEDULE

## FIXTURE NOTES:

- 1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
- 2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
- 3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED
- 4. EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
Α	2' x 4' T-BAR LED FIXTURE, DIE FORMED HOUSING, POLYESTER POWDER PAINT, SQUARE SMOOTH DIFFUSER, 48LHE, 0-10V DIMMING DRIVER, 120V.	55W 3500°K LED	FINELITE HPR LED SERIES
AE	SAME AS FIXTURE TYPE "A" EXCEPT WITH AN ADDITIONAL EMERGENCY BATTERY BACK-UP E10WLCP.	55W 3500°K LED	FINELITE HPR LED SERIES

### FLECTRICAL SYMBOLS & ABBREVIATIONS

					Y IVIBULS & ABBREVIA I  GENERAL USE. DISREGARD THOSE WHICH DO NOT							
0	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE	<b>♦</b>	SECURITY DOOR CONTACTS	WIN AIRE T OIL	PANELBOARD - FLUSH MOUNTED	(2)—	DETAIL NOTE DEFER			/ 1 /	TAIL NUME	
	EMERGENCY OR NIGHT LIGHT	HMD→	SECURITY MOTION DETECTOR	V///)	EQUIPMENT PANEL - FLUSH MOUNTED		OLE AGGOGIATED NO	TE ON C	MINIC DE I	E3.0 SH	EET NUMB	ECTION REFERENCE ER
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE	HSCI⊄	CCTV CAMERA		PANELBOARD - SURFACE MOUNTED EQUIPMENT PANEL - SURFACE MOUNTED	F301	FEEDER DESIGNATION SEE ASSOCIATED NO		SAME DET	AIL / 1 K	DICATES Q	UANTITY OF TELEPHONE OUTLETS
	LUMINAIRE - RECESSED - SEE SCHEDULE	HKP	SECURITY SYSTEM KEYPAD	$\bigoplus \longrightarrow$	METER W/ CURRENT TRANSFORMER	ABBI	REVIATIONS			2 k	DICATES Q	UANTITY OF DATA OUTLETS
$\qquad \qquad \Longrightarrow \qquad \qquad$	RECESSED WALL WASHER	H•	DOOR BELL PUSHBUTTON	<b>⊕/</b> Ю	JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES	A	AMPERE		GFCI	GROUND FAULT	NTS	NOT TO SCALE
0	LUMINAIRE - SURFACE MOUNTED -	НСН	DOOR CHIME WITH LED	O	MOTOR CONNECTION	AFF ALUM/A ARCH	ABOVE FINISHED FLOC L ALUMINUM ARCHITECT		GFI GND, G GRS	INTERRUPTING GROUND GALVANIZED RIGID	OAH OC OH	OVERALL HEIGHT ON CENTER OVERHEAD
•••	SEE SCHEDULE  LUMINAIRE - POLE OR POST MOUNTED -	Ф	RECEPTACLE - DUPLEX *	ㅁ	NON-FUSED DISCONNECT SWITCH	AWG	AMERICAN WIRE GAUGE		HT	STEEL HEIGHT	PA PD	PUBLIC ADDRESS
	SEE SCHEDULE	•	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT	ď	FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA	BKR C CATV	BREAKER CONDUIT CABLE TV		IC IDF	INTERCOM INTERMEDIATE DISTRIBUTION FRAME	PH PH PB	PULL BOX POWER FACTOR PHASE
Ю	LUMINAIRE - WALL MOUNTED SEE SCHEDULE	Ф	GFCI CONVENIENCE RECEPTACLE - DUPLEX*		COMBINATION STARTER/FUSED DISCONNECT SWITCH;	СВ	CIRCUIT BREAKER		INCAND	INCANDESCENT	PIR PNL	PASSIVE INFRARED PANEL
•	BOLLARD OR PATH LIGHT - SEE SCHEDULE	Ö	GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT	⊠r	FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA	CCTV CKT CL	CLOSED CIRCUIT TV CIRCUIT CENTER LINE		JB KV KVA	JUNCTION BOX KILOVOLT KILOVOLT AMPERES	PV PVC	PHOTOVOLTAIC POLYVINYL CHLORIDE
⊗ *	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE	₩	RECEPTACLE DOUBLE DUPLEX*		MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED	CLG C.O.	CEILING CONDUIT ONLY		KW LCP	KILOWATT LIGHTING CONTROL	PWR (R)	EXISTING TO BE REMOVED
QQQ	TRACK LIGHTING - SEE SCHEDULE	п <b>4</b> Т	HALF SWITCHED DUPLEX RECEPTACLE *		CIRCUIT BREAKER	CTR D	CENTER DIMMER		LTG	PANEL LIGHTING		PT'S RECEPTACLES
	EMERGENCY LIGHT	₩ 	SINGLE RECEPTACLE*	<b>●</b> —  1·	GROUND ROD WITH GROUNDWELL BOX	DIM DIST	DIMENSION DISTRIBUTION		LV KCM	LOW VOLTAGE THOUSAND		MT'S REQUIREMENT(S)
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR	Ψ		•— II·	GROUND ELECTRODE	(E) EC	EXISTING ELECTRICAL CONTRAC	TOR	M.B.	CIRCULAR MILS  MAIN CIRCUIT BREAKER	SHT SLD STC	SHEET SINGLE LINE DIAGRAM SYSTEMS TERMINATION
<b>√-</b>	LIGHTING CONTROL OCCUPANCY SENSOR	Ψ	DUPLEX RECEPTACLE - CEILING MOUNTED	$\dashv$	NORMALLY OPEN CONTACT	(EL) EM	EVENING LIGHT EMERGENCY		MCA	MINIMUM CIRCUIT AMPS	0144	CABINET SWITCH
•	CORNER MOUNTED	$\phi$ HC	LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *	<b>─</b> //	NORMALLY CLOSED CONTACT	EMT	ELECTRICAL METALLIC TUBING		MDF MECH	MAIN DISTRIBUTION FRAM MECHANICAL	SWB	
DRC	DIMMER ROOM CONTROLLER	Фс	LETTER INDICATES DUPLEX FULLY	$\boxtimes$	TRANSFORMER - SEE SINGLE LINE FOR SIZE	EQUIP EV	EQUIPMENT ELECTRICAL VEHICLE		MH MLO MPOE	METAL HALIDE MAIN LUGS ONLY MAIN POINT OF ENTRANC	E TYP	BACKBOARD
PC	PLUG LOAD CONTROLLER	π ⊙	CONTROLLED RECEPTACLE *  FLOOR MOUNTED DUPLEX RECEPTACLE		PULLBOX	FA FACP	FIRE ALARM FIRE ALARM		MTD MTG	MOUNTED MOUNTING	L UON UG	UNLESS OTHERWISE NOTED UNDERGROUND
RC	ROOM LIGHTING CONTROLLER		FLOOR MOUNTED BOX	$\sim$	FLEX CONDUIT WITH CONNECTION	FC	CONTROL PANEL FOOT CANDLE		MOCP	MAXIMUM OVER CURRENT PROTECTION	V VD	VOLT VOLTAGE DROP
LCP	LIGHTING CONTROL PANEL				CONDUIT - UP	FIN FL	FINISH FLOOR		(N) NIC	NEW NOT IN CONTRACT	W W/	WATT WITH
01	DIGITAL DAYLIGHT SENSOR	Y	POWER OUTLET - SEE PLANS FOR NEMA TYPE*	•	CONDUIT - DOWN	FLA FLUOR	FULL LOAD AMPS FLUORESCENT		NIEC	NOT IN ELECTRICAL CONTRACT	WP XFM	WEATHERPROOF R TRANSFORMER
\$	SINGLE POLE SWITCH **	lacktriangledown	POWER POLE WALL TELEPHONE OUTLET **	— E —	CONDUIT EMERGENCY SYSTEM	(F) GC	FUTURE GENERAL CONTRACTO		(NL) N <del>P</del> s	NIGHT LIGHT NUMBERSCALE		
<b>\$</b> a	SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED	<b>⊻</b> [#]		— LV—	LOW VOLTAGE WIRING	FIRE	ALARM					
<b>\$</b> 3	THREE WAY SWITCH**	<b>Y</b> [#]	VOICE/DATA WALL OUTLET *  VOICE/DATA OUTLET MOUNTED ABOVE	//////	SURFACE METAL OR NON-METALLIC RACEWAY	NOTE:	SEE FIRE ALARM DRAWING	SS FOR (	QUANTITI	ES AND MOUNTING HEIGHTS	5.	
\$4	FOUR WAY SWITCH**	<b>▼</b> [#]	COUNTER - FIELD VERIFY HEIGHT		CONDUIT - CONCEALED IN WALLS OR CEILING	Пь	MANUAL PULL STATION		DUCT S	MOKE DETECTOR	APS	AUXILIARY POWER SUPPLY
\$м	MANUAL MOTOR STARTER	<b>Y</b> [#]	SURFACE MOUNTED VOICE/DATA WALL OUTLET * SURFACE MOUNTED VOICE/DATA OUTLET		CONDUIT - EXISTING		STROBE ONLY	0		R SWITCH	FSA	FIRE SYSTEM ANNUNCIATOR
\$ K	KEY OPERATED SWITCH **	¥ 1"1	MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.	$\nabla$		Y			[I SA]	I INE STOTEW ANNUNCIATUR
<b>\$</b>	LIGHTING DIMMER**		WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED	E	CAPPED OR STUB-OUT CONDUIT		HORN ONLY	<b>♦</b>	FLOW S	SWITCH	FTR	FIRE ALARM TRANSPONDER OR TRANSMITTER
<b>5</b>	DIGITAL DIMMED OMITCH **	- <del>()</del> -	WIRELESS ACCESS POINT (WAP) -	<u>-</u>	CONDUIT CONTINUATION	M	MINI HORN	<b>Å</b>	POST I	NDICATING VALVE	ESR	ELEVATOR STATUS/RECALL
	DIGITAL DIMMER SWITCH **  DIGITAL MULTI SCENE	<b>Y</b>	WALL MOUNTED - FIELD VERIFY HEIGHT	#10	CONDUIT - HOME RUN TO PANEL, TERMINAL	$\nabla$	HORN/STROBE	#	FIRF SM	MOKE DAMPER		
<b>S</b> M#	LIGHTING SWITCH **  DIGITAL DUAL TECHNOLOGY	417 (1)	VOICE/DATA OUTLET - FLOOR MOUNTED		CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE	$\overline{\bigcirc}$		<b>&amp;</b>			FAC	FIRE ALARM COMMUNICATOR
<b>ቜ</b> s	WALL OCC. SENSOR **	<b>⊻</b> <b>⇒</b> <sup>[#]</sup>	TV OUTLET *		CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES	囡	CHIME/STROBE	分	BELL (C	GONG)	ANN	REMOTE ANNUNCIATORS
<b>\$</b>	WALL OCCUPANCY SENSOR **  DOUBLE SWITCHED WALL OCCUPANCY		VOICE/DATA OUTLET - CEILING MOUNTED		WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.		HEAT DETECTOR	FCP	FIRE AI	ARM CONTROL PANEL	EOL	END OF LINE
<b>\$</b> 2	SENSOR **	<u>\$</u>	INTERIOR SPEAKERS CEILING MOUNTED	$\langle 2 \rangle$	SHEET NOTE REFERENCE SYMBOL;	2	SMOKE DETECTOR					E E TO DOTTOM OF BOY !! O !!
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **	<b>₩</b>	INTERIOR SPEAKERS WALL MOUNTED CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE		SEE ASSOCIATED NOTE ON SAME SHEET	_					<b>**</b> +48" A.	F.F. TO BOTTOM OF BOX, U.O.N. F.F. TO TOP OF BOX, U.O.N.
$\bigcirc$ 2	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **	r	INSTALLATION	3	SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET						(#] NUMBE OF CAE	R IN BRACKETS DENOTES NUMBER BLE DROPS WHEN MORE THAN (2).

# LIGHT FIXTURE SCHEDULE (con't)

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
A2	SAME AS FIXTURE TYPE "A" EXCEPT 2' x 2' AND WATTAGE/LUMEN OUTPUT, 33LHE.	37W 3500°K LED	FINELITE HPR LED SERIES
A2E	SAME AS FIXTURE TYPE "A1" EXCEPT WITH AN ADDITIONAL EMERGENCY BATTERY BACK-UP E10WLCP .	37W 3500°K LED	FINELITE HPR LED SERIES
В	4' L. x 11" W. x 3" H. SURFACE MOUNTED LED LIGHT FIXTURE, EXTRUDED ALUMINUM BACKPLATE WITH DIE-CAST SQUARE END CAPS, BAKED WHITE ENAMEL FINISH, CLEAR UV STABILIZED HIGH IMPACT POLYCARBONATE LENS WITH WHITE OPAL ACRYLIC OVERLAY, CLOSED CELL NEOPREN GASKETING, 0-10V DIMMING DRIVER, 277V	38W 3500°K LED	PHILIPS DAYBRITE LPL LED SERIES
С	6" DIA., RECESSED LED DOWNLIGHT FIXTURE, DIE-FORMED HOUSING, LOW IRIDESCENT ALUMINUM CLEAR SEMI-EPECULAR REFLECTOR, 0-10 DIMMING DRIVER, 277V	19W 3500°K LED	WILLIAMS LIGHTING LED60-PH SERIES
CE	SAME AS FIXTURE TYPE "C" EXCEPT WITH ADDITIONAL EMERGENCY BATTERY BACK-UP.	19W 3500°K LED	WILLIAMS LIGHTING LED60-PH SERIES
D	25 ½" LONG WALL MOUNTED LED VANITY FIXTURE, DIE-FORMED STEEL HOUSING, ACRYLIC DIFFUSER, ADA COMPLIANT, FINISH PER ARCHITECT, 0-10V DIMMING DRIVER, 120V.	25W LED 3000°K 90 CRI 2000 LUMENS	AFX ALV SERIES
Е	LED EXIT LIGHT, GREEN LETTERS, WHITE FINISH HOUSING WITH EMERGENCY BATTERY BACK-UP SELF-TESTING ELECTRONIC, CLEAR BACKGROUND, UNIVERSAL MOUNT, SEE PLANS FOR NUMBER OF FACES, ARROWS AND MOUNTING REQUIRED, 120V.	INCLUDED : :	PHILIPS CHLORIDE 44R LINE
XA	APPROXIMATELY 8" x 8" x 4¼" DEEP SURFACE MOUNTED LED LIGHT FIXTURE, CUT-OFF OPTICS, BLACK FINISH, ONE PIECE DIE-CAST ALUMINUM COPPER FREE ALUMINUM HOUSING AND COVER PLATE, SAFETY GLASS WITH OPTICAL TEXTURE, FULLY GASKETED. INTEGRAL MULTI-VOLTAGE DRIVER.	17.5W LED 4000K	BEGA PRODUCTS 22256 SERIES
XAE	SAME AS FIXTURE TYPE "XA", EXCEPT WITH BATTERY BACK-UP.	17.5W LED 4000K	BEGA PRODUCTS 22256 SERIES

# APPLICABLE CODES & STANDARDS

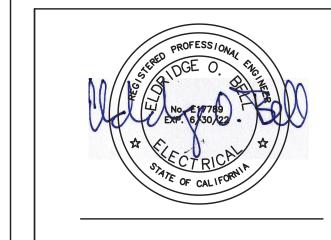
#### CODES:

- 1. 2016 CALIFORNIA ADMINISTRATIVE CODE C.C.R., TITLE 24, PART 1.
- 2. 2016 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2015 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
- 3. 2016 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2014 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
- 4. 2016 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE
- 2015 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
- 5. 2016 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2015 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
- 6. 2016 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
- 7. 2016 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2015
- INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
- 8. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
- 9. 2016 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
- 10. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- 11. NATIONAL FIRE ALARM CODE (NFPA 72) 2016. 12. CITY OF WATSONVILLE ORDINANCES, CODES, AND REGULATIONS.

- 1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- 2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- 4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- 5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- 6. UNDERWRITER LABORATORIES (UL)
- 7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

# SHEET INDEX

- E0.1 SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX.
- E0.2 CALIFORNIA ENERGY COMPLIANCE TITLE
- 24 (BUILDING INTERIOR).
- E0.3 CALIFORNIA ENERGY COMPLIANCE TITLE
- 24 (BUILDING EXTERIOR).
- E1.1 ELECTRICAL SINGLE LINE DIAGRAM &
- PANELBOARD SCHEDULES.
- E2.1 ELECTRICAL SITE PLAN.
- E3.1 ELECTRICAL DEMOLITION PLAN & NOTES.
- E4.1 POWER & SYSTEMS PLAN LOWER LEVEL.
- E4.2 POWER & SYSTEMS PLAN UPPER LEVEL
- E5.1 LIGHTING PLAN LOWER LEVEL.
- E5.2 LIGHTING PLAN UPPER LEVEL.
- E6.1 ELECTRICAL DETAILS.
- E6.2 ELECTRICAL DETAILS.
- E6.3 ELECTRICAL DETAILS.
- E6.4 ELECTRICAL DETAILS.





MONTEREY BAY, INC.

60 Garden Court • Suite 210 • Monterey, CA 93940 T.831.646.3330 • F.831.646.3336 • www.acemb.com

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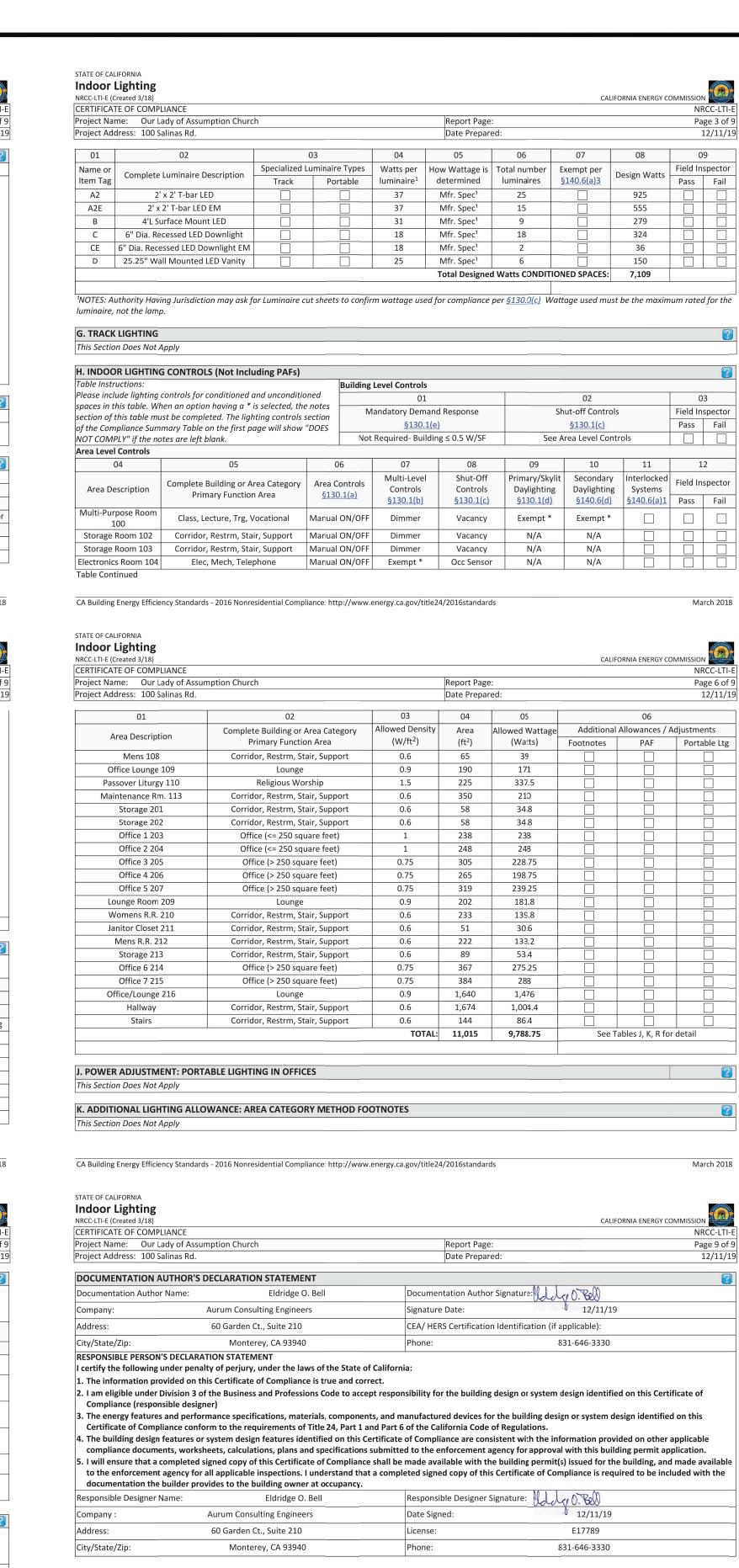
CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

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March 2018

March 2018



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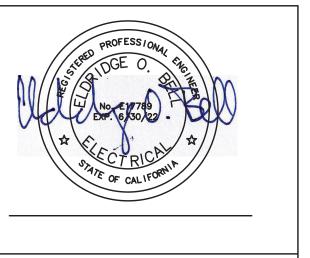


Project No. 17399.00

March 2018

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The second secon			stra	ite compliance	wii	th requirement	ts ii	n §110.9. §130.	0. 8	§130.2. §140.7	. an	d §141.0(b)2L for o	ıtdo	or liahtina scopes us	sing the prescriptive path.
Project Name:				nption Church				<u>y</u> , <u>y</u>	<u></u>			Page:		or ngg cccpcc ac	Page 1 of
Project Addres												repared:			12/12/:
A. GENERAL I	NF	ORMATION								· ·					[?
01 Project Lo						Watso	nvi	lle		04 Total Illu	min	ated Hardscape Are	a (f	t <sup>2</sup> )	1,951
02 Climate Z						3				1,010,1,110			(-	- /	,
03 Outdoor	Ligh	nting Zone per	Titl	e 24, Part 1 §1	LO-1	14 or as desig	nat	ed by Authority	/ Ha	ı aving Jurisdicti	on (	AHJ):			
		v - Undevelope				Moderate - R						7597	CA	Energy Commission	for Approval
LZ-1: Low -	De	veloped Parkl	and	<u> </u>	Z-3:	Moderately F	ligh	n - Urban Areas				·		<u> </u>	
P DDOIECT C	<u></u>	DE				<u> </u>				I.					~
B. PROJECT S				li - l- ti			41- :		<b>/-</b>		4.7		. 4.7		
outlined in §14					stei	ms tnat are wi	tnii	n tne scope of t	ne p	регтіт аррііса	tion	ana are aemonstra	iting	compliance using th	ne prescriptive patn
My project cor	nsis	ts of:													
		01										02			
New Light	ting	System				Must Comply	wit	th Allowances f	rom	n <u>§140.7</u> .					
✓ Altered Li	ght	ing System				Is your alterat	ior	n increasing the	coı	nnected lightir	ng Ic	oad (Watts)?		<ul><li>Yes</li></ul>	○ No
Please procee	d to	Table F. Outo	looi	r Lighting Fixt	ure	Schedule to de	efir	ne the project's	lun	ninaires.					
<sup>1</sup> FOOTNOTES:	% c	f Existing Lum	ina	ires Being Alte	red	= (Sum Total c	of L	uminaires Bein	g A	dded or Altere	d / E	Existing Luminaires	with	in the Scope of the F	Permit Application) x 100
C. COMPLIAN	ICE	RESULTS													?
Table Instructi	ons	: If any cell on	this	table says "D	OES	NOT COMPLY	''' o	r "COMPLIES w	ith	Exceptional Co	ndi	tions" refer to Table	D. j	for guidance.	
	Ca	culation of To	tal	Allowed Light	ing	Power (Watts	) §	140.7 or §141.0	D(b)	<u>2L</u>				Compliance Resu	ts
01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	Total Allowed (Watts)	2	Total Actual (Watts)	07 Must be ≥ 08
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)	
747.14	+	105	+		+		+		OR		=	852.14	≥	495	COMPLIES
l						Cuto	f C	ompliance (Se	е Та	ble G for Deta	ails)			Not Applicable	
						Control	s C	ompliance (Sec	е Та	ble H for Deta	ails)			COMPLIES	

RTIFICATE OF COMPLIANCE									NRCC-LTO-
oject Name: Our Lady of A	Assumption Church			Re	eport Page:				Page 4 of (
oject Address: 100 Salinas F	td.			Da	ate Prepared:				12/12/1
LIGHTING ALLOWANCE:	PER APPLICATION								?
ble Instructions: Please com	plete this table for areas using t	he wattage o	allowance per	application fi	rom <u>Table-140</u>	<u>).7-В</u> .			
01	02	03	04	05	06	07	08	09	10
		CALCULAT	ED ALLOWAN	CE (Watts)		DESIG		Additional	
Area Description	Application per <u>Table</u> <u>140.7-B</u> <sup>1</sup>	# of Locations	Allowance per Location <sup>2</sup> (Watts)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Allowance (Watts)
Building	Bldg Entrance/ Exit	3	35	105	XAE	55	3	165	
					Total	Design Watts	for this Area:	165	105
						Tota	al Allowance (	Watts) All Areas:	105

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This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

NRCI-LTO-02-E - I	ion may ask for Lumew outdoor lighting pres within the project scope uirements is required.	ninaire cut sheets to o project or for added ct scope that are not d for luminaires with	confirm wattage luminaires in an d being altered and wattage > 150 V	used for compliand alteration. Select ' ad are remaining. S Watts unless exemp	'Altered" for re elect "Existing	placement luminaires in Reinstalled" for existing	Sept	which are
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NRCI-LTO-01-E - 1	EC-400-2015-033/a <sub>l</sub>	ppendices/forms/NR	<u>CI</u>				F: 111	
NRCI-LTO-02-E - 1			Form/Title				Field Ins	
NRCI-LTO-02-E - 1			***				Pass	Fail
	- Must be submitted	d for all buildings.						
	- Must be submitted	d for a lighting contro	ol system; or for a	an Energy Manager	nent Control S	ystem (EMCS), to be		
recognized for co	compliance.							
P. DECLARATION OF REQUIRED CERTI								?
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Certification Provider (ATTER). For more in	intermation visit h	ttp.// www.energy.co	a.gov/ title2-4/ atte	<u>.p/providers.iitiiii</u>			Field Ins	nector
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NIPCA LTO 02 A	information visit: h						1 033	
luminaires.		ed for all outdoor ligh	ating controls over	ont for alterations	whore control	caroa addod to < 20		

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any

method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope

Watts per | How Wattage is | Total number | Luminaire | Excluded per

luminaire determined luminaires Status<sup>2</sup>

existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power

STATE OF CALIFORNIA

**Outdoor Lighting** 

CERTIFICATE OF COMPLIANCE

Project Address: 100 Salinas Rd.

D. EXCEPTIONAL CONDITIONS

E. ADDITIONAL REMARKS

Designed Wattage:

Name or

September 2017

Project Name: Our Lady of Assumption Church

No exceptional conditions apply to this project.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Complete Luminaire Description

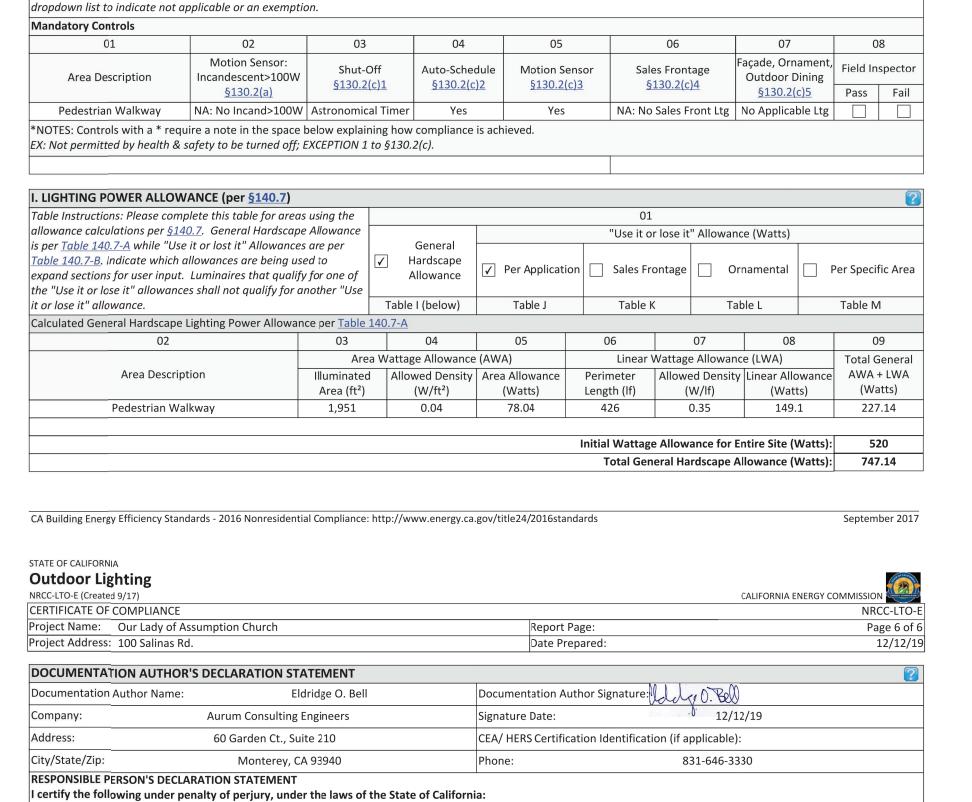
Wall Mount LED

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

(ie, do not include existing luminaires remaining or existing luminaires being moved).

NRCC-LTO-E (Created 9/17)



2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this

. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the

Date Signed:

License:

Phone:

Responsible Designer Signature:

12/12/19

E17789

831-646-3330

Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

Report Page:

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table

When an option having a \* is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 07, do not leave the field blank, instead select NA or Exempt\* from the

Date Prepared:

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMIS

Cutoff Req. Field Inspector

> 150W §130.2(b)<sup>3</sup> Pass Fail

Design Watts > 150W

§140.7(a)

Page 2 of 6

12/12/19

Report Page:

Date Prepared:

**Outdoor Lighting** 

CERTIFICATE OF COMPLIANCE

Project Address: 100 Salinas Rd.

H. OUTDOOR LIGHTING CONTROLS

Project Name: Our Lady of Assumption Church

even if they are within the spaces covered by the permit application.

1. The information provided on this Certificate of Compliance is true and correct.

documentation the builder provides to the building owner at occupancy.

Aurum Consulting Engineers

Monterey, CA 93940

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

60 Garden Ct., Suite 210

Compliance (responsible designer)

Responsible Designer Name:

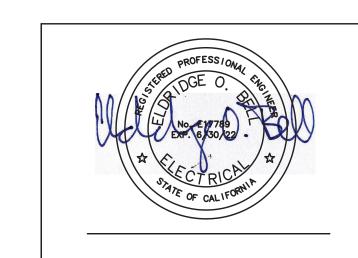
Company:

Address:

September 2017

City/State/Zip:

NRCC-LTO-E (Created 9/17)





Project No. 17399.00

60 Garden Court ◆ Suite 210 ◆ Monterey, CA 93940 T.831.646.3330 • F.831.646.3336 • www.acemb.com

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September 2017

CALIFORNIA ENERGY COMMIS

Page 3 of 6

12/12/19

117-323-011-000

HURCH

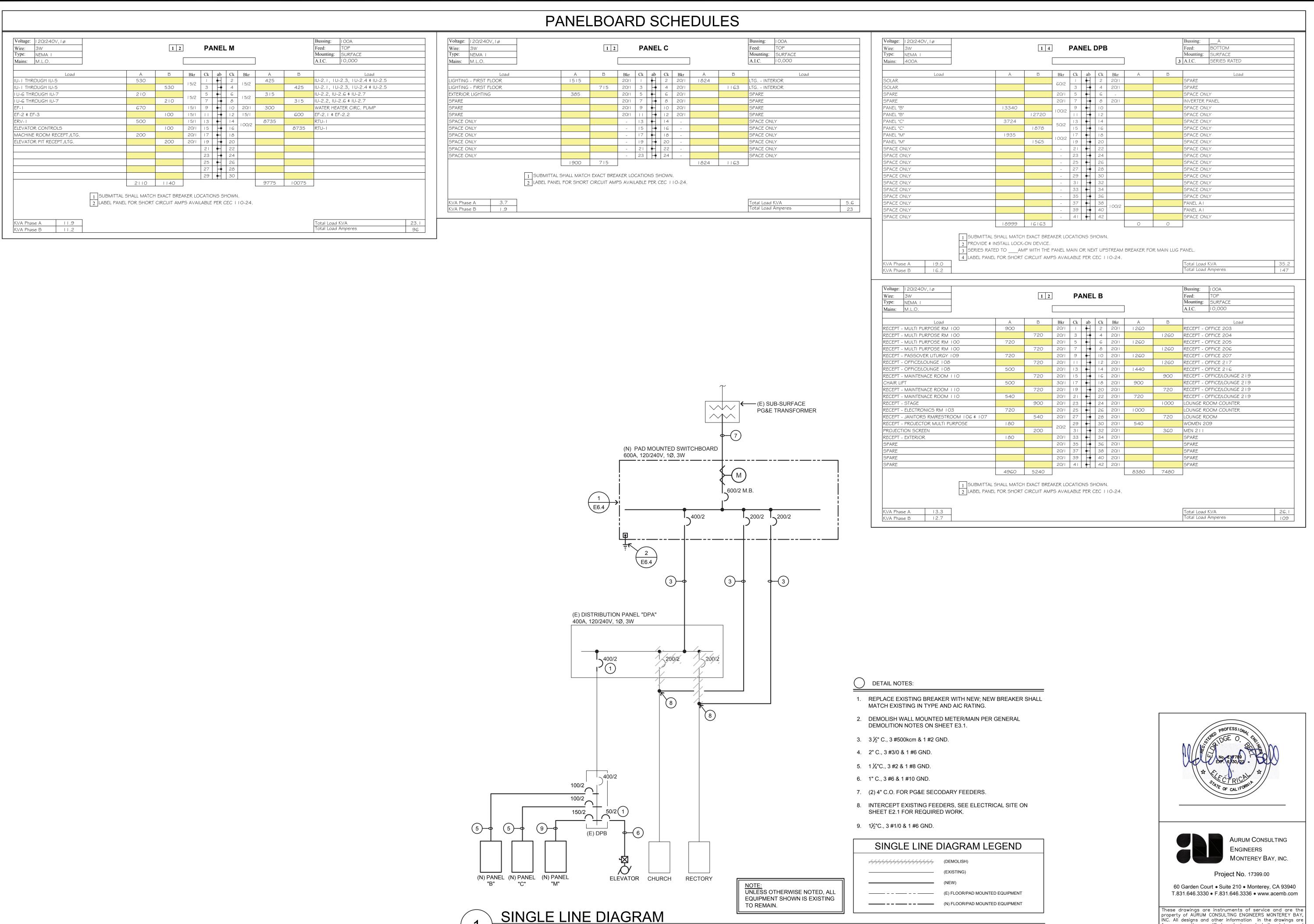
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JOB No:

REV: DATE: DESCRIPTION:

APN: 117-323-011-000

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230 Capitopl St Salinas, CA. 93901 F (831) 771-2802 F (831) 771-2818

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NOTES: A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER. 3. EXISTING PG&E IN-GRADE PULLBOX. B. ALL UTILITIES (PG&E, AT&T AND CATV) ARE SHOWN IN 4. NEW PG&E SECONDARY. SCHEMATIC FORM ONLY. CONTRACTOR SHALL VERIFY EXACT 5. SEE SINGLE LINE DIAGRAM 1/E1.1 FOR FEEDER SIZE. REQUIREMENTS WITH UTILITY COMPANY ENGINEERED DRAWINGS PRIOR TO START OF CONSTRUCTION AND PROVIDE FACILITIES ACCORDINGLY. DRIVEWAY ( CONCRETE CONCRETE CONCRETE W.M 🗆 BUILDING "B" BUILDING "A" GAS VALVE PLANTER E6.4 SWITCHBOARD MSB PLANTER WYKE 6 (E) MAIN METER SERVICE PANEL 5 100 CONCRETE 210.031 84 85 86 87 88 89 90 91 92 93 94 95 CONCRETE 229.91'

SHEET NOTES

- 1. EXISTING PG&E SUB-SURFACE TRANSFORMER.
- 2. EXISTING UNDER GROUND PG&E PRIMARY AND SECONDARY CONDUITS.
- 6. SHALL BE DEMOLISHED AS PART OF NEW ELECTRICAL SERVICE UPGRADE.
- 7. SHALL BE RECONNECTED TO NEW ELECTRICAL SERVICE, SEE SINGLE LINE DIAGRAM 1/E1.1 FOR FEEDER SIZE.

JOB No:

117-323-011-000

CHURCH

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NORTH

AURUM CONSULTING

MONTEREY BAY, INC.

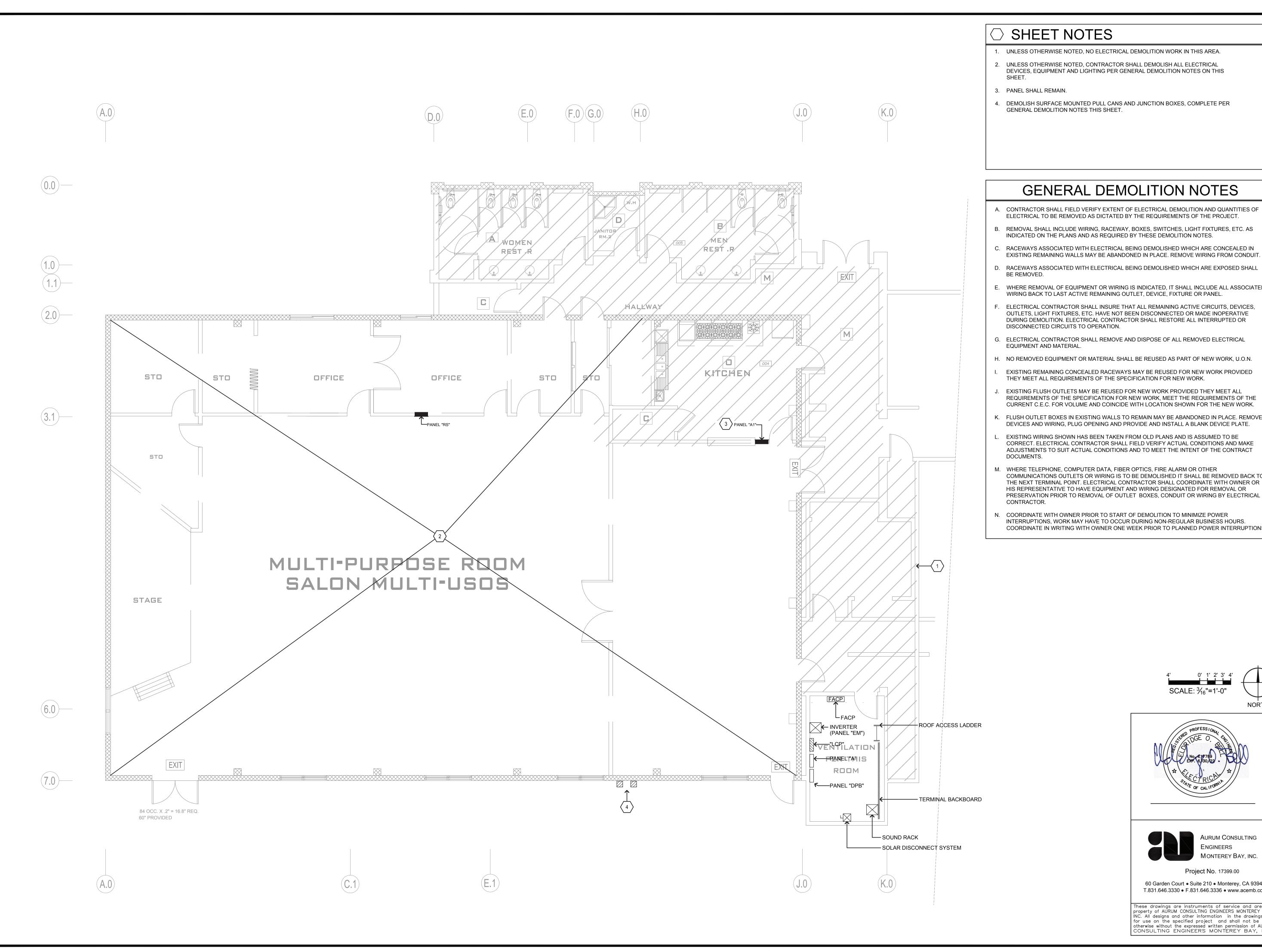
**ENGINEERS** 

Project No. 17399.00

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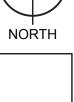
SHEET NOTES

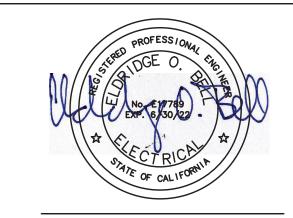
- 1. UNLESS OTHERWISE NOTED, NO ELECTRICAL DEMOLITION WORK IN THIS AREA.
- 2. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL DEMOLISH ALL ELECTRICAL DEVICES, EQUIPMENT AND LIGHTING PER GENERAL DEMOLITION NOTES ON THIS
- 4. DEMOLISH SURFACE MOUNTED PULL CANS AND JUNCTION BOXES, COMPLETE PER

## GENERAL DEMOLITION NOTES

- A. CONTRACTOR SHALL FIELD VERIFY EXTENT OF ELECTRICAL DEMOLITION AND QUANTITIES OF ELECTRICAL TO BE REMOVED AS DICTATED BY THE REQUIREMENTS OF THE PROJECT.
- B. REMOVAL SHALL INCLUDE WIRING, RACEWAY, BOXES, SWITCHES, LIGHT FIXTURES, ETC. AS INDICATED ON THE PLANS AND AS REQUIRED BY THESE DEMOLITION NOTES.
- C. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE CONCEALED IN
- D. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE EXPOSED SHALL
- E. WHERE REMOVAL OF EQUIPMENT OR WIRING IS INDICATED, IT SHALL INCLUDE ALL ASSOCIATED
- F. ELECTRICAL CONTRACTOR SHALL INSURE THAT ALL REMAINING ACTIVE CIRCUITS, DEVICES, OUTLETS, LIGHT FIXTURES, ETC. HAVE NOT BEEN DISCONNECTED OR MADE INOPERATIVE DURING DEMOLITION. ELECTRICAL CONTRACTOR SHALL RESTORE ALL INTERRUPTED OR
- G. ELECTRICAL CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL REMOVED ELECTRICAL
- H. NO REMOVED EQUIPMENT OR MATERIAL SHALL BE REUSED AS PART OF NEW WORK, U.O.N.
- . EXISTING REMAINING CONCEALED RACEWAYS MAY BE REUSED FOR NEW WORK PROVIDED
- J. EXISTING FLUSH OUTLETS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK, MEET THE REQUIREMENTS OF THE
- K. FLUSH OUTLET BOXES IN EXISTING WALLS TO REMAIN MAY BE ABANDONED IN PLACE. REMOVE DEVICES AND WIRING, PLUG OPENING AND PROVIDE AND INSTALL A BLANK DEVICE PLATE.
- EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT
- M. WHERE TELEPHONE, COMPUTER DATA, FIBER OPTICS, FIRE ALARM OR OTHER COMMUNICATIONS OUTLETS OR WIRING IS TO BE DEMOLISHED IT SHALL BE REMOVED BACK TO THE NEXT TERMINAL POINT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER OR HIS REPRESENTATIVE TO HAVE EQUIPMENT AND WIRING DESIGNATED FOR REMOVAL OR PRESERVATION PRIOR TO REMOVAL OF OUTLET BOXES, CONDUIT OR WIRING BY ELECTRICAL
- N. COORDINATE WITH OWNER PRIOR TO START OF DEMOLITION TO MINIMIZE POWER INTERRUPTIONS, WORK MAY HAVE TO OCCUR DURING NON-REGULAR BUSINESS HOURS. COORDINATE IN WRITING WITH OWNER ONE WEEK PRIOR TO PLANNED POWER INTERRUPTIONS.

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







Project No. 17399.00

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117-323-011-000

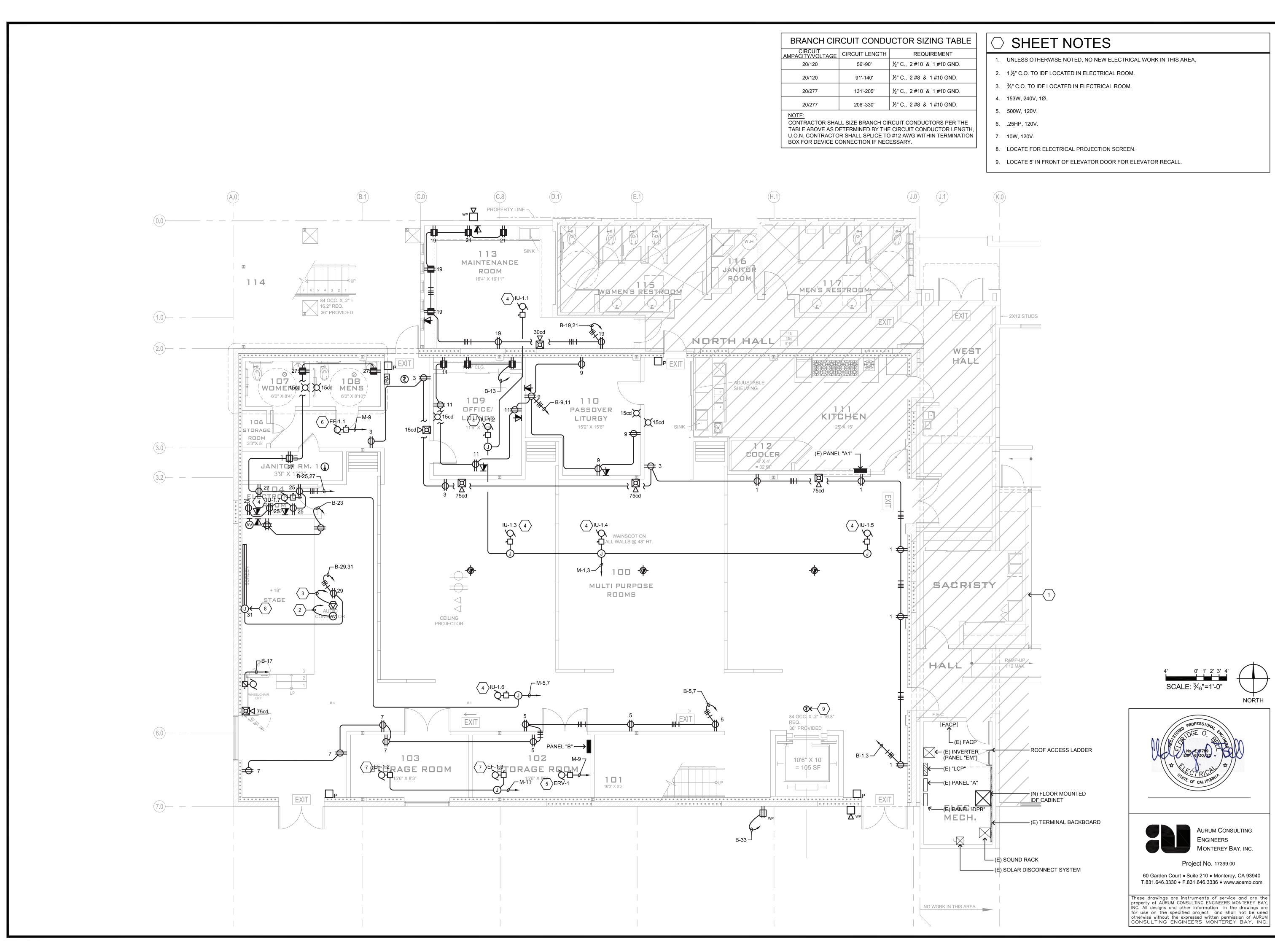
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WATSONVILLE, CA

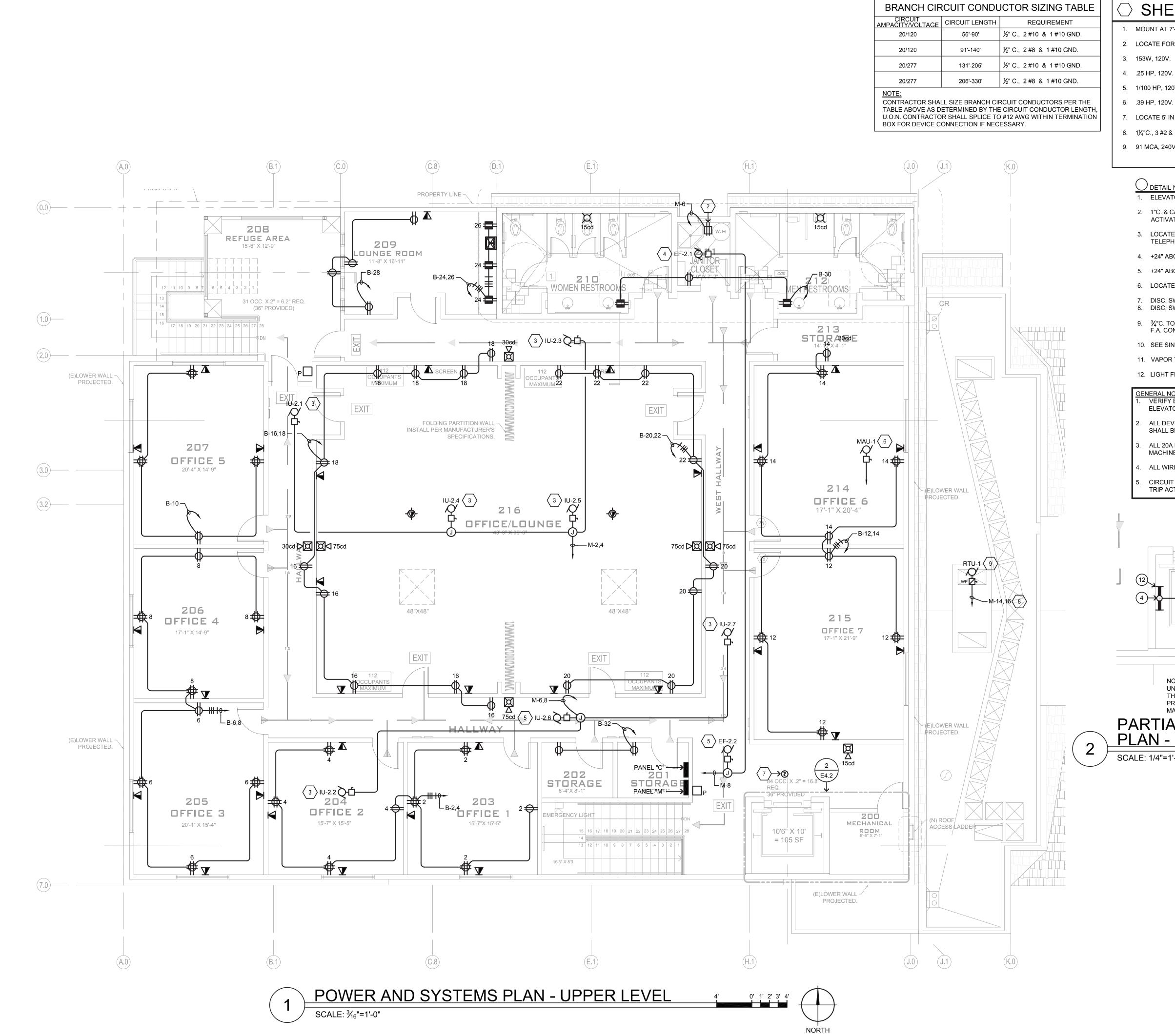
and associates

230 Capitopl St
Salinas, CA. 93901
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F (831) 771-2818

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E 4.1



SHEET NOTES

1. MOUNT AT 7'-0" A.F.F.

2. LOCATE FOR WATER HEATER CONTROLS AND CIRCULATION PUMP.

3. 153W, 120V.

5. 1/100 HP, 120V.

7. LOCATE 5' IN FRONT OF ELEVATOR DOOR FOR ELEVATOR RECALL.

8. 1¼"C., 3 #2 & 1 #8 GND.

9. 91 MCA, 240V, 1Ø.

DETAIL NOTES: 1. ELEVATOR MOTOR; SEE SINGLE LINE DIAGRAM.

2. 1"C. & CAT 6 CABLE TO IDF ROOM. COORDINATE WITH OWNER FOR TELEPHONE LINE

3. LOCATE AT MID-SHAFT OR AS DIRECTED BY THE ELEV. CONTRACTOR FOR CARPOWER AND TELEPHONE.

4. +24" ABOVE ELEV. PIT FLOOR.

5. +24" ABOVE FIRST FLOOR LANDING WITHIN 18" OF THE ACCESS DOOR JAMB.

6. LOCATE AT ELEVATOR CONTROLLER LOCATION.

7. DISC. SW. FOR ELEVATOR CONTROLS PER MANUFACTURER RECOMMENDATIONS. 8. DISC. SW. W/FUSES PER MFGR. RECOMMENDATIONS. SEE SINGLE LINE DIAGRAM.

9. ¾"C. TO FIRE ALARM CONTROL PANEL FOR FIRE ALARM INTERLOCKS, COORDINATE WITH F.A. CONTRACTOR.

10. SEE SINGLE LINE DIAGRAM.

11. VAPOR TYPE WALL MOUNTED LIGHT FIXTURE LED.

12. LIGHT FIXTURE TYPE "F"

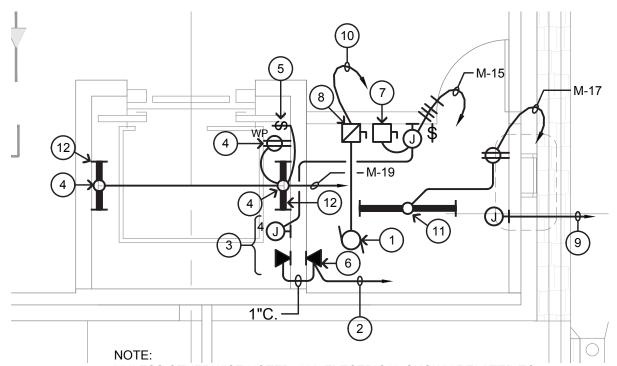
VERIFY EXACT LOCATION OF ALL OUTLETS, FIXTURES, DEVICES, ETC. WITH THE ELEVATOR MFGR. PRIOR TO COMMENCEMENT OF WORK.

ALL DEVICES, OUTLETS, FIXTURES, BOXES, ETC. IN THE ELEVATOR SHAFT & PIT SHALL BE WEATHER PROOF.

ALL 20A DUPLEX RECEPTACLES INSTALLED IN PITS, MACHINE ROOMS OR

MACHINERY SPACES SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER. ALL WIRING RELATED TO ELEVATOR EQUIPMENT SHALL BE IN CONDUIT.

CIRCUIT BREAKER SERVING THE ELEVATOR MOTOR SHALL HAVE 120V SHUNT TRIP ACTIVATED BY HEAT DETECTORS IN MACHINE ROOM.



UNLESS OTHERWISE NOTED, ALL ELECTRICAL SHOWN RELATED TO THE ELEVATOR AND ELEVATOR MACHINE ROOM, SHALL BE PROVIDED AND INSTALLED BY MODULAR BUILDING

PARTIAL UPPER LEVEL PLAN - MECH. ROOM 4

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





Project No. 17399.00

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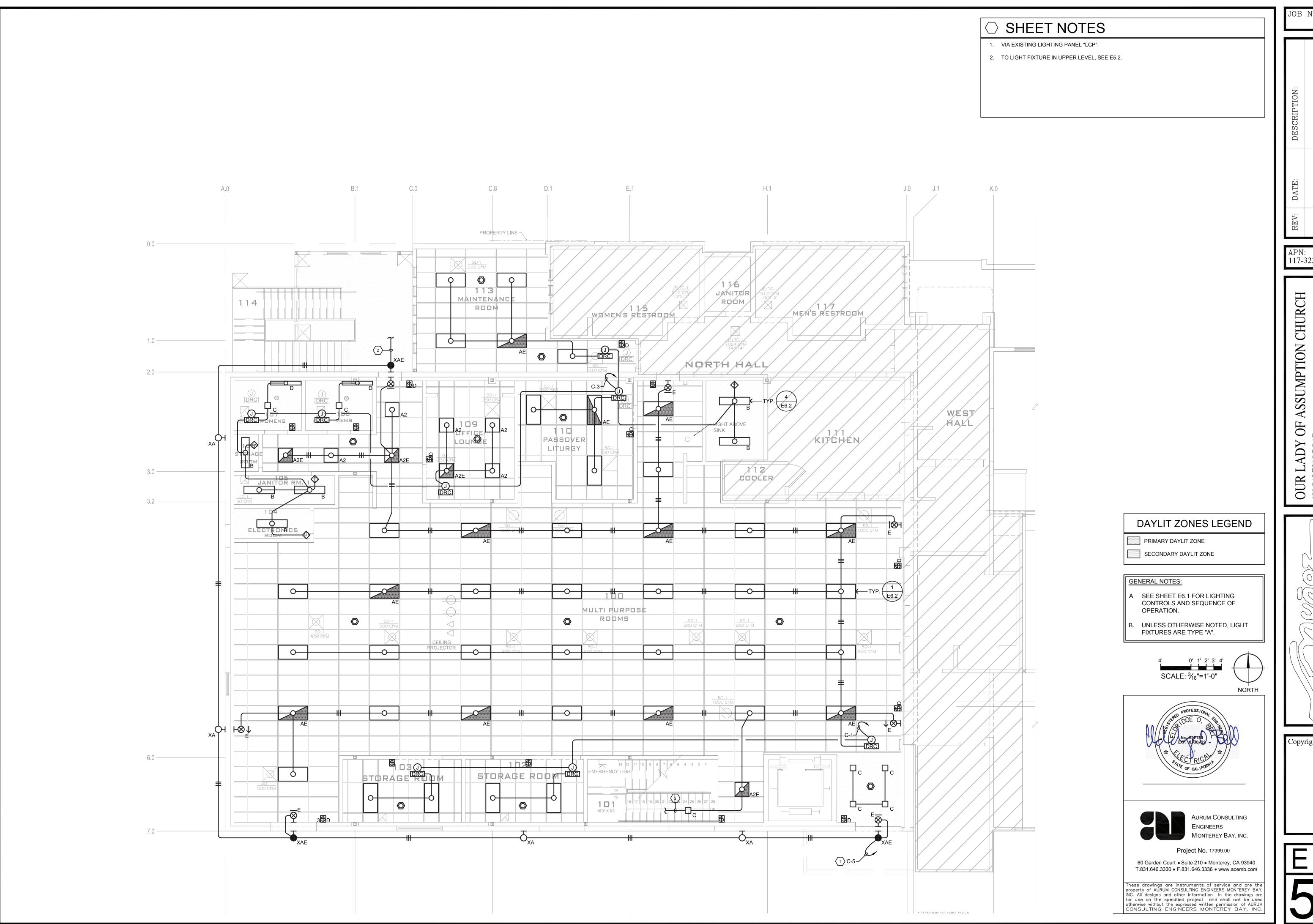
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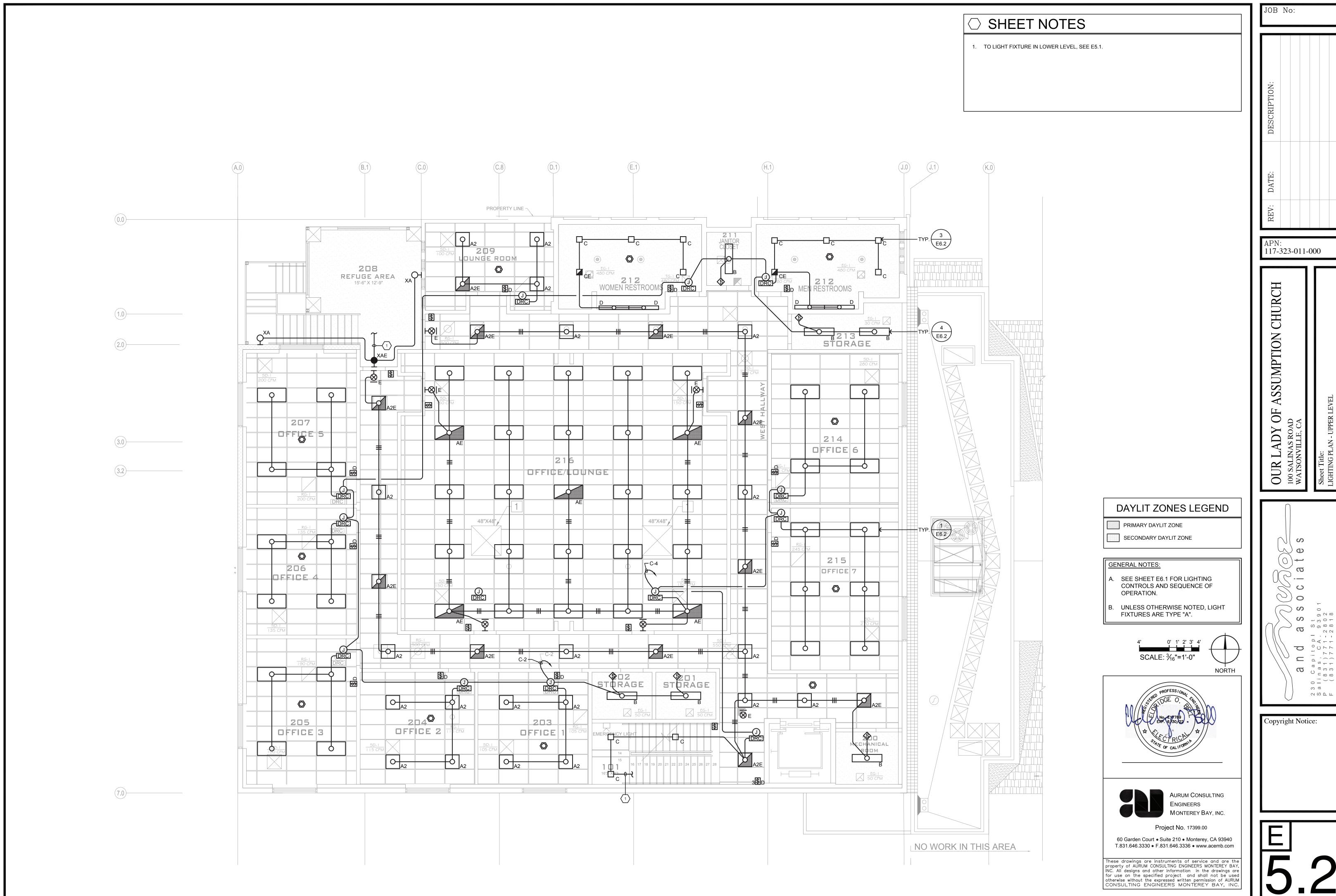


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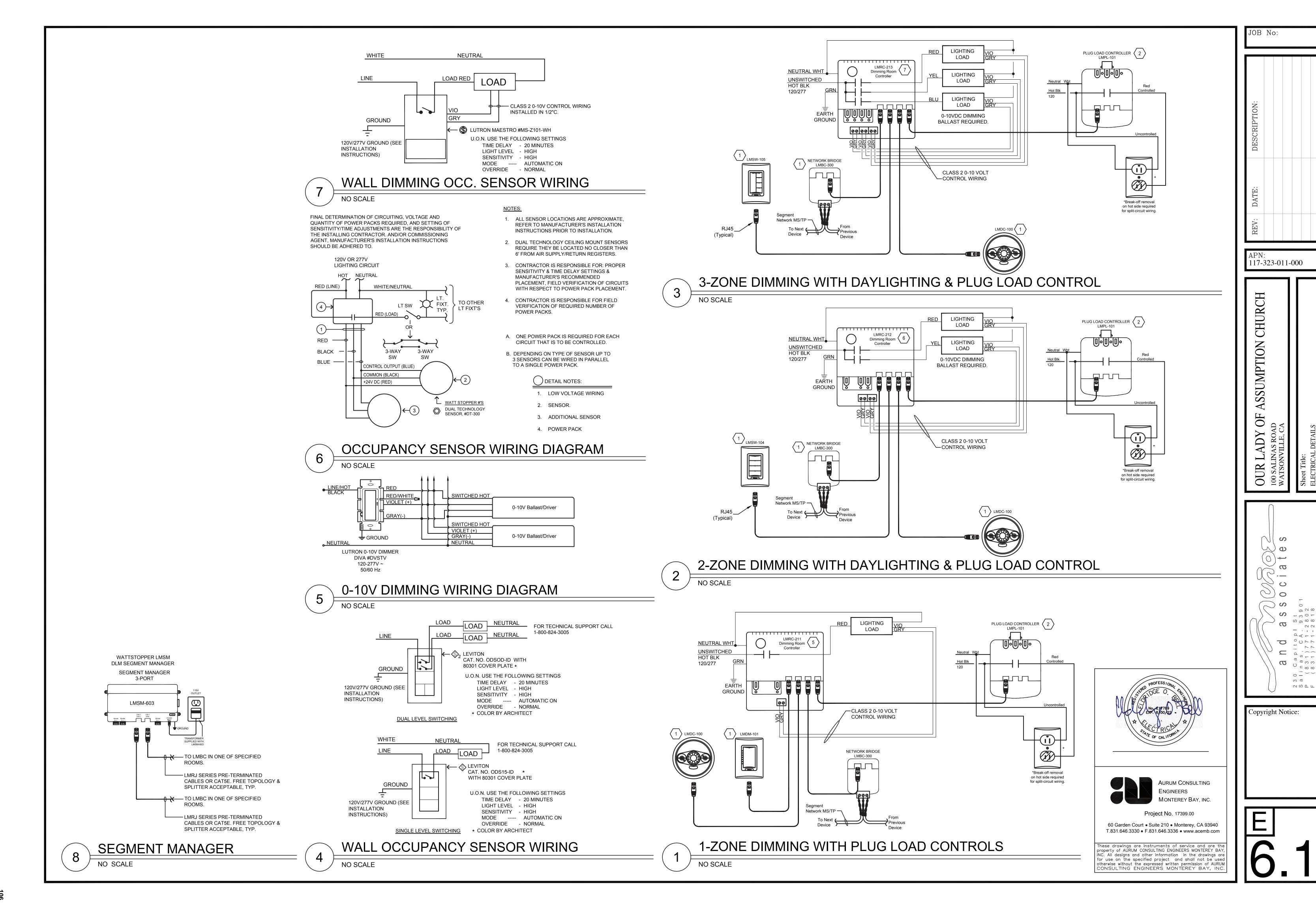
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#### INTERIOR LIGHTING & RECEPTACLE CONTROLS SEQUENCE OF OPERATION REMARKS **ROOM TYPE** OPEN OFFICE 'ON' AND 'OFF' TIME SET PER OWNER PRIVATE OFFICE < 250 F PRIVATE OFFICE > 250 FT MEETING ROOMS KITCHEN CORRIDORS/HALLWAYS/LIBRARY STACKS/WAREHOUSE AISLE SMALL RESTROOMS < 100 FT<sup>2</sup> LARGE RESTROOMS RECEPTION/LOBBY | ● | ● | ● | ● | ● | ● | ON' AND 'OFF' TIME SET PER OWNER ELECTRICAL/MECHANICAL/UTILITY ROOMS | • | • | • | • | • | • | • | • | • | ON' AND 'OFF' TIME SET PER OWNER. **EXAM ROOMS** PROCEDURE ROOMS CLASSROOMS MULTI PURPOSE ROOM < 1000 FT<sup>2</sup> CONFERENCE ROOM PRIVATE OFFICE WITHOUT DAY LIGHTING ANY SPACE < 100 FT<sup>2</sup> CONTROLLED RECEPTACLES **GENERAL NOTES:**

#### SCOPE OF WORK;

ADDITION OF NEW DEVICES TO EXISTING ADDRESSABLE FIRE ALARM SYSTEM INCLUDING ALL REQUIRED EQUIPMENT, PANELS, RACEWAYS, CONDUCTORS, CONNECTIONS, PROGRAMMING, TESTING AND APPROVAL BY THE LOCAL AUTHORITY HAVING

SEQUENCE OF OPERATION OF THE FIRE ALARM SYSTEM

- A. ACTIVATION OF ANY INITIATING DEVICE SHALL CAUSE ALL SIGNALS IN BUILDING TO ACTIVATE AND SOUND AND SIMULTANEOUSLY CAUSE AN ALARM TO BE SENT TO THE REMOTE MONITORING AGENCY.
- B. THE ADDRESS CORRESPONDING TO THE INITIATION DEVICE IN ALARM SHALL APPEAR ON FIRE ALARM CONTROL PANEL LCD SCREEN.
- C. CLOSING THE FIRE ALARM SPRINKLER OS & Y VALVE SHALL INITIATE A TROUBLE INDICATION AT FIRE ALARM CONTROL PANEL AND MONITORING STATION.
- D. SHOULD AN OPEN, GROUND OR SHORT OCCUR IN THE WIRING SYSTEM, FIRE ALARM CONTROL PANEL WILL DETECT MALFUNCTION AND INITIATE A TROUBLE ALARM INDICATOR AT PANEL AND MONITORING STATION.
- E. [ACTIVATION OF SMOKE DETECTOR ON TOP OF ELEV. SHAFT OR IN ELEV. MACHINE ROOM WILL CAUSE ELEV. RECALL TO ASSIGNED FLOOR.]
- F. ACTIVATION OF THE HEAT DETECTOR IN ELEVATOR EQUIPMENT ROOM WILL CAUSE CIRCUIT BREAKER FOR ELEVATOR POWER TO SHUNT TRIP. HEAT DETECTOR SHALL HAVE A LOWER RESPONSE TIME INDEX THAN SPRINKLER HEAD]
- F. FIRE ALARM CONTRACTOR SHALL PROVIDE ALL ADDRESSABLE CONTROL RELAYS AND/OR CONTROL MODULES REQUIRED FOR ELEVATOR RECALL, ELEVATOR POWER SHUNT, FIREMAN'S HAT, ETC. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH ELEVATOR CONTRACTOR.
- G. ONCE THE SYSTEM IS BACK TO NORMAL. THE PANEL WILL RESOUND FOR PROPER RESETTING.

NO SCALE

#### FIRE ALARM NOTES;

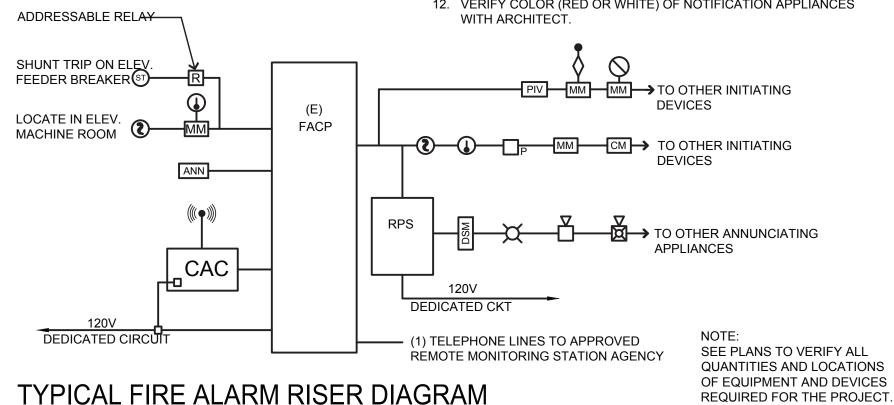
B. DAYLIGHT SENSORS & DEMAND RESPONSE REQUIREMENTS ARE EXEMPT FROM THIS PROJECT PER CALIFORNIA TITLE 24 "TABLE 141.0-E CONTROL REQUIREMENTS FOR

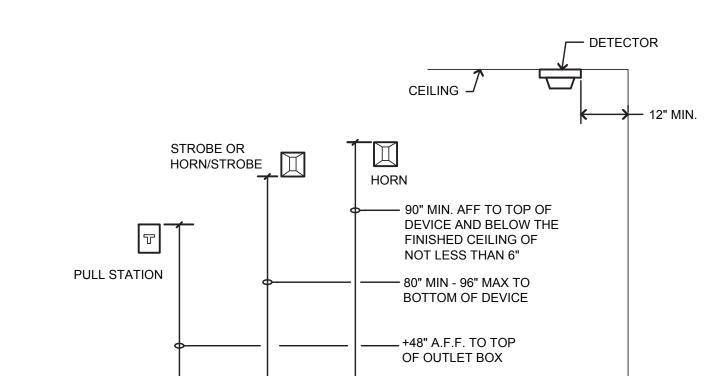
A. LIGHTING CONTROL SYSTEMS SHALL BE CAPABLE OF MEETING DEMAND RESPONSE REQUIREMENTS OF CALIFORNIA TITLE 24.

ENTIRE LUMINAIRE ALTERATIONS" LIGHTING POWER DENSITY IS ≤ 85% OF ALLOWANCE

- 1. EXISTING ADDRESSABLE FIRE ALARM CONTROL PANEL, FIRE-LITE MS-9050UD WITH COMMUNICATOR, INITIATING AND ANNUNCIATING DEVICES, CHARGER & BATTERIES.
- 2. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS, EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- 3. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN ALL SECTIONS OF DIVISION 16 AND DIVISION 15, INCLUDING ALL OTHER WORK AND MISCELLANEOUS ITEMS NOT SPECIFICALLY MENTIONED BUT REASONABLY INFERRED FOR COMPLETE
- 4. ALL WIRE SHALL BE MINIMUM #12AWG FOR ANNUNCIATION CIRCUITS AND MINIMUM #16AWG TWISTED SHIELDED PAIR CABLE FOR INITIATING CIRCUITS. ALL WIRING SHALL BE ROUTED
- 5. SUBMIT COMPLETE FIRE ALARM SYSTEM PLANS INCLUDING RISER DIAGRAMS, BATTERY CALCS, VOLT DROP CALCS, WIRING DIAGRAMS, ETC. TO LOCAL FIRE AUTHORITY REVIEW AND APPROVAL PRIOR TO START OF INSTALLATION.
- 6. FINAL CONNECTIONS OF DEVICES AND EQUIPMENT SHALL BE BY A FIRE ALARM CONTRACTOR WHO PERFORMS SUCH WORK ON A
- 7. FINAL TESTING SHALL BE WITNESSED BY THE LOCAL FIRE AGENCY.
- 8. PROVIDE MANUALS AND MINIMUM 2-HOURS OPERATING INSTRUCTION TO OWNER.
- 9. PROVIDE BATTERY BACKUP FOR 24 [60] HOURS OF STANDBY & 5 MINUTES OF ALARM.
- 10. RELAY SHALL BE PROVIDED FOR ELEVATOR RECALL, SMOKE DETECTORS IN LOBBIES SHALL BE PROGRAMMED FOR DESIGNATED AND ALTERNATE LEVEL PER LOCAL JURISDICTION.
- 11. RELAY SHALL BE PROVIDED FOR VISUAL WARNING IN ELEVATOR (FIREMAN'S HAT) ON ACTIVATION OF ELEVATOR MACHINE ROOM INITIATION DEVICES.

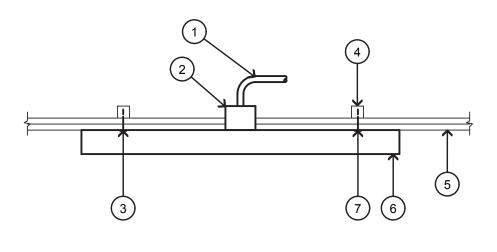






### F.A. DEVICE MOUNTING ELEVATION

#### NO SCALE



#### DETAIL NOTES:

BRANCH CKT. CONDUIT

2. FIXTURE OUTLET BOX

ALL SCREWS TO HAVE MIN. 11/3" PENETRATION INTO FRAMING

4. 2 x 4 JOIST OR BLOCKING

5. FINISHED CLG. MATERIAL (SEE ARCH)

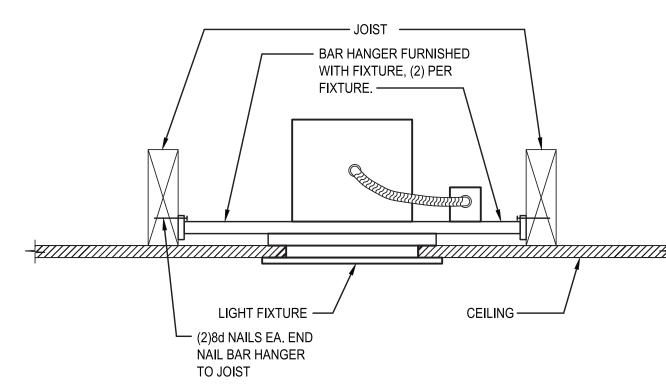
6. SURFACE MOUNT FIXTURE

7. FASTEN FIXTURE TO FRAMING W/ 1/4" DIA. LAG SCREW AT EACH CORNER

PREDRILL ALL FRAMING TO MINIMIZE POSSIBILITY OF SPLITTING BLOCKING.

# SURFACE MOUNTED FIXTURE DETAIL

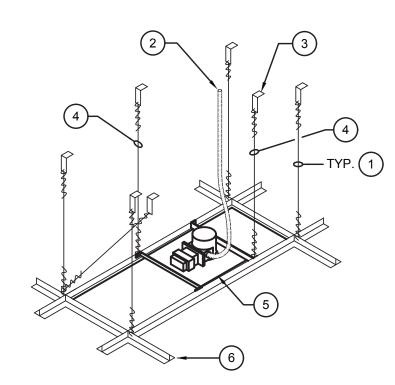
NO SCALE



RECESSED FIXTURE IN GYP. BOARD CEILING

## FIXTURE MOUNTING DETAIL

NO SCALE



#### DETAIL NOTES:

- 1. EXISTING WIRE TO SUPPORT "T-BAR" CEILING GRID.
- 2. ½" FLEX CONDUIT, 2#12 & 1#12GND. 6'-0" MAX.
- 3. TYPICAL ANCHOR TO CEILING STRUCTURE; FOR ANCHORAGE REQUIREMENTS SEE ARCHITECTURAL
- 4. INSTALL ONE #12 GA TAUT WIRE AT DIAGONAL CORNERS OF FIXTURE W/ THREE (3) FULL TURNS FOR EACH #12 WIRE IN 1 ½" DISTANCE.
- 5. NEW LIGHT FIXTURE PER PLAN., 8.5lbs.
- 6. EXISTING MEDIUM DUTY CEILING GRID SYSTEM

#### FIXTURE MOUNTING GENERAL NOTES:

ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT

THE TWO (2) TAUT #12 GAUGE WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE NOTED ABOVE, MUST BE

CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE COMPLETE UNIT.

# LIGHT FIXTURE MOUNTING TO T-BAR DETAIL NO SCALE

DETAIL NOTES: 1. WIRE TO SUPPORT "T-BAR" CEILING GRID BY OTHERS.

CEILING STRUCTURE

3. TYPICAL ANCHOR TO CEILING STRUCTURE, SAME AS APPROVED GRID WIRE ANCHOR.

4. ONE #12 GA TAUT WIRE AT EACH CORNER OF FIXTURE W/ FOUR (4) FULL TURNS FOR EACH #12 WIRE IN 1 ½" DISTANCE. (BY ÈLECTRICAL CONTRACTOR).

LIGHT FIXTURE.

6. CEILING GRID SYSTEM BY OTHERS.

7. EARTHQUAKE CLIPS, 4 EA. TYP.

8. ANCHOR FIXTURE OUTLET BOX TO CEILING STRUCTURE

9. ½" FLEX CONDUIT, 2#12 & 1#12GND.

10. IF FLEX CONDUIT LENGTH EXCEEDS 6 FOOT, FASTEN FLEX CONDUIT TO FLEX CONDUIT SUPPORT WIRE PER N.E.C. SPACING.

11. CONNECT FLEX CONDUIT SUPPORT WIRE TO FIXTURE.

#### **GENERAL NOTES:**

ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE.

FLUSH OR RECESSED LIGHT FIXTURE WEIGHING LESS THAN 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THE FIXTURES MUST HAVE A MINIMUM OF TWO (2) #12 GAUGE SLACK SAFETY WIRES ATTACHED TO THE DIAGONAL CORNERS & ANCHORED TO THE STRUCTURE ABOVE. LIGHT FIXTURES IN A MEDIUM DUTY GRID SYSTEM MUST HAVE TAUT SAFETY WIRES.

ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NO LESS THAN FOUR (4) TAUT #12 GAUGE WIRES. EACH "TAUT" WIRE SHALL BE ATTACHED TO THE STRUCTURE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED.

THE FOUR (4) TAUT #12 GAUGE WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE NOTED ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE COMPLETE UNIT.

# T-BAR MOUNTING FIXTURE DETAIL

NO SCALE





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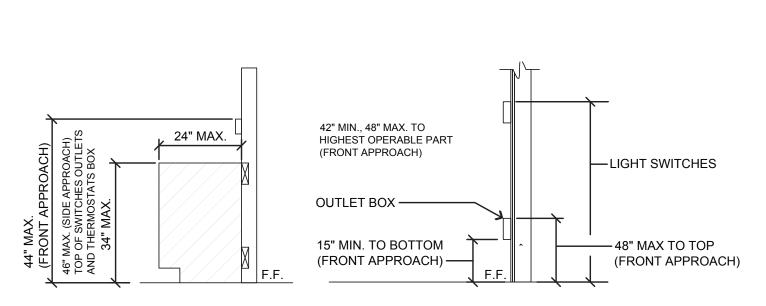
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CHURCH SUMPTION ADY

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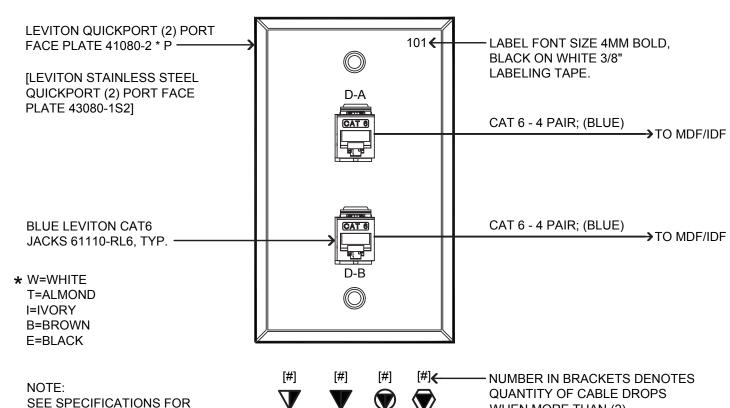
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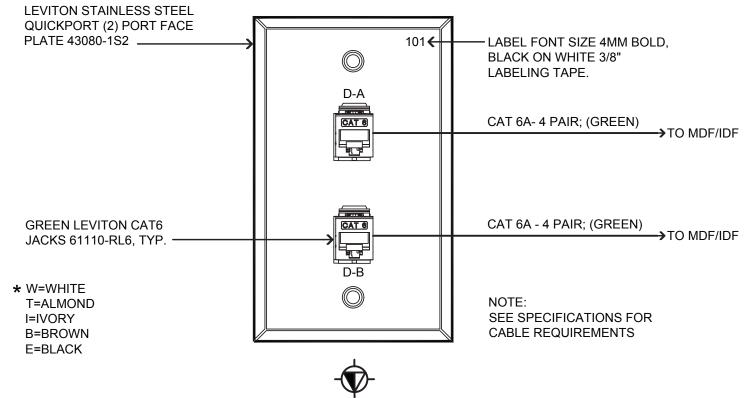


DEVICE MOUNTING DETAIL

NO SCALE



DATA WORKSTATION OUTLET DETAIL



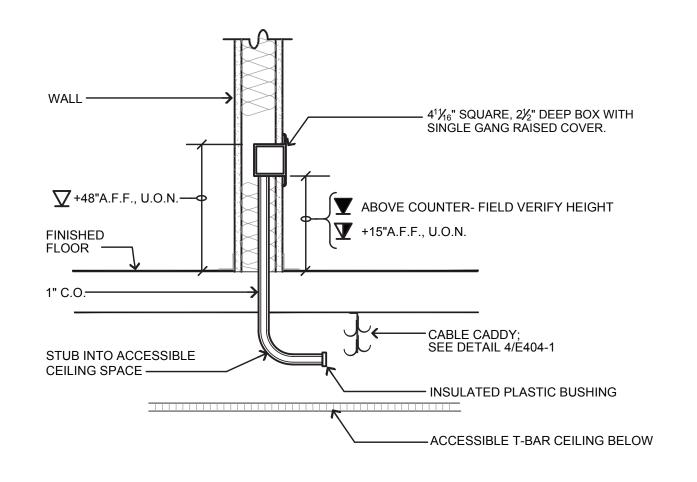
DATA WIRELESS OUTLET DETAIL

NO SCALE

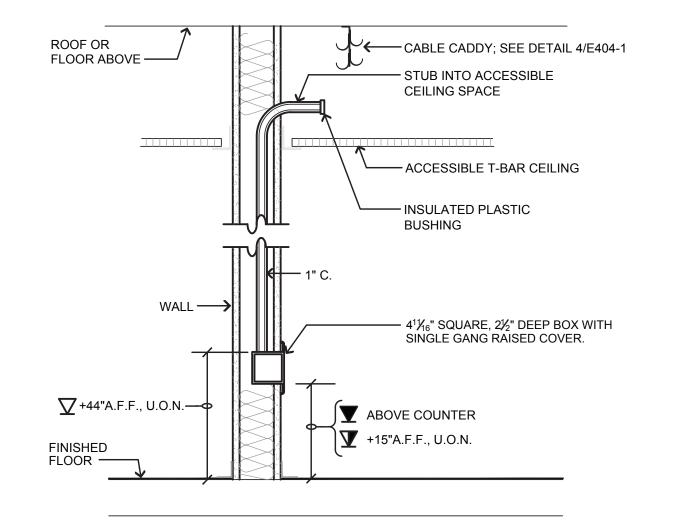
[#12 x 1½" DHSM SCREW, PRE-DRILL HOLE TO PREVENT SPLITTING] [ 1/4" DIA. x 11/2" CONCRETE EXPANSION ANCHORI, SEE ELECTRICAL SPECIFICATIONS — NOT TO EXCEED 12" SAG IN CABLE. DETAIL NOTES: 1. ANGLE HANGER BRACKET CADDY #CATHBA OR EQUAL. 2. 2" DIAMETER CABLE HOOK: CADDY "CABLE CAT" #CAT32 OR EQUAL. 3. GYPBOARD OR ACOUSTICAL T-BAR CEILING. 4. ACCESSIBLE CEILING SPACE OR UNDER FLOOR.

J-HOOK MOUNTING DETAIL

**NO SCALE** 



TELE/DATA OUTLET DETAIL



TELE/DATA OUTLET DETAIL

- CONDUIT SLEEVE TO J-HOOKS OR CABLE LADDER ABOVE ACCESSIBLE CEILING SPACE, SEE DRAWINGS — ELECTRICAL RECEPTACLE; FIELD VERIFY EXACT LOCATION AND QUANTITY, SEE DRAWINGS FOR TYPE AND CIRCUIT - FIBER PATCH PANEL - 2U HORIZONTAL WIRE MANAGER - PATCH PANEL, TYP. FLOOR SUPPORTED WALL MOUNTED RACK; 27"W x 72"H x 30" DEEP, BLACK FINISH, SOLID FRONT, CHATSWORTH #13493-772

NO SCALE

GENERAL NOTES:

- FIELD VERIFY EXACT LOCATION OF CABINET WITH IT DEPARTMENT BEFORE ROUGH-IN. MOUNT SO THAT CABINET DOOR CAN SWING FULLY
- 2. PROVIDE ALL MISCELLANEOUS CONNECTORS, WIRE MANAGEMENT, SHELF BRACKETS, CABLE SPLICE

JOB No:

117-323-011-000

CHURCH

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ADY

KITS, MOUNTING HARDWARE, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION. 3. PROVIDE PATCH PANELS FOR

PROJECT PLUS 20%.

4. LEAVE ADEQUATE CABLE LENGTH TO ALLOW DOOR TO SWING FULLY

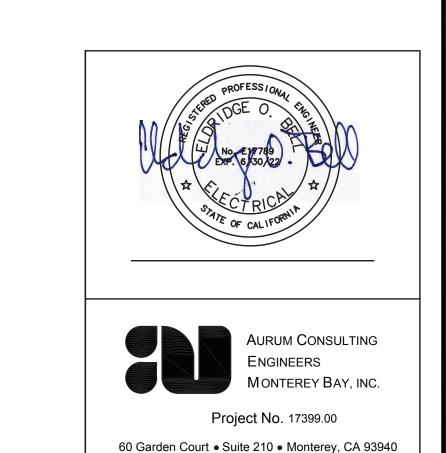
QUANTITY OF DATA OUTLETS IN

5. PROVIDE AND INSTALL #6 TO PANEL OR MAIN GROUND BUS BAR.

WALL CABINET DETAIL

ン DETAIL NOTES: 1. 16 GA. "C" SHAPE BLOCKING BEHIND CABINET AT FASTENER LOCATIONS. BLOCK FLANGES AND FASTEN WEB OF 20 GA. BLOCK TO FLANGE OF TYPICAL STUDS - (2) #6 EA. END 2. #14 SELF-TAPPING SCREWS INTO METAL BLK'G TYPICAL (6) PER CABINET. 3. METAL STUD WALL FRAMING. 4. FACE OF WALL. CABINET CASTERS. SECTION **ELEVATION** 

WALL CABINET MOUNTING DETAIL NO SCALE



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SEE SPECIFICATIONS FOR CABLE REQUIREMENTS NO SCALE

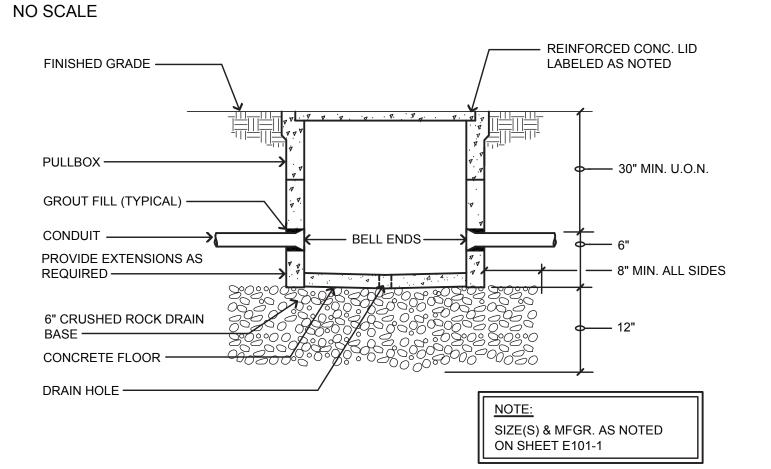
NO SCALE

NO SCALE

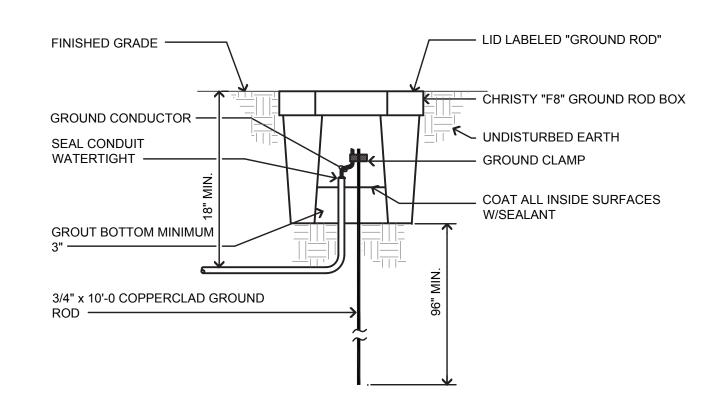
UNPAVED AREAS PAVED AREAS - 3" THICK AC PAVING FINISHED GRADE — WHEN OCCURS WARNING MARKER TAPE CONTINUOUS LENGTH OF TRENCH — MIN. 95% COMPACT EARTH FILL - 6" CLASS 2 AGGREGATE BASE, 95% COMPACTION - CONDUIT, SEE PLANS FOR QUANTITY, SIZES & USAGE

1. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. IF APPROVED, A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. 2. COORDINATE WORK WITH LANDSCAPE DRAWINGS AND LANDSCAPE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TYPICAL TRENCH SECTION DETAIL



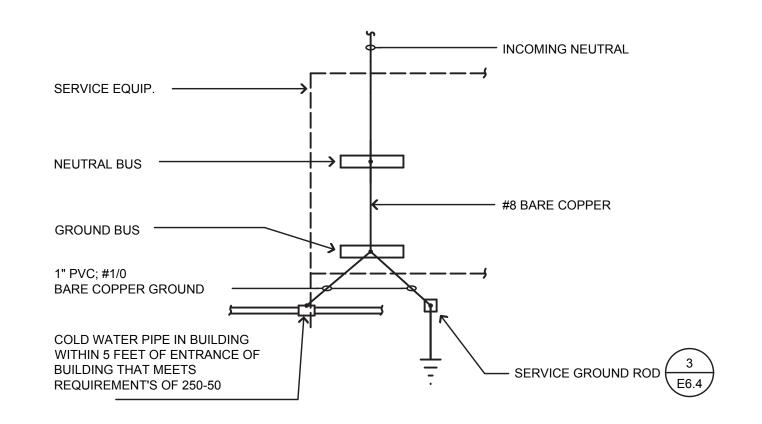
TYPICAL PULLBOX DETAIL NO SCALE



WHERE METAL CONDUIT USED IN LIEU OF PVC, PROVIDE GROUND BUSHINGS & BONDS PER CODE

**GROUND ROD BOX DETAIL** 

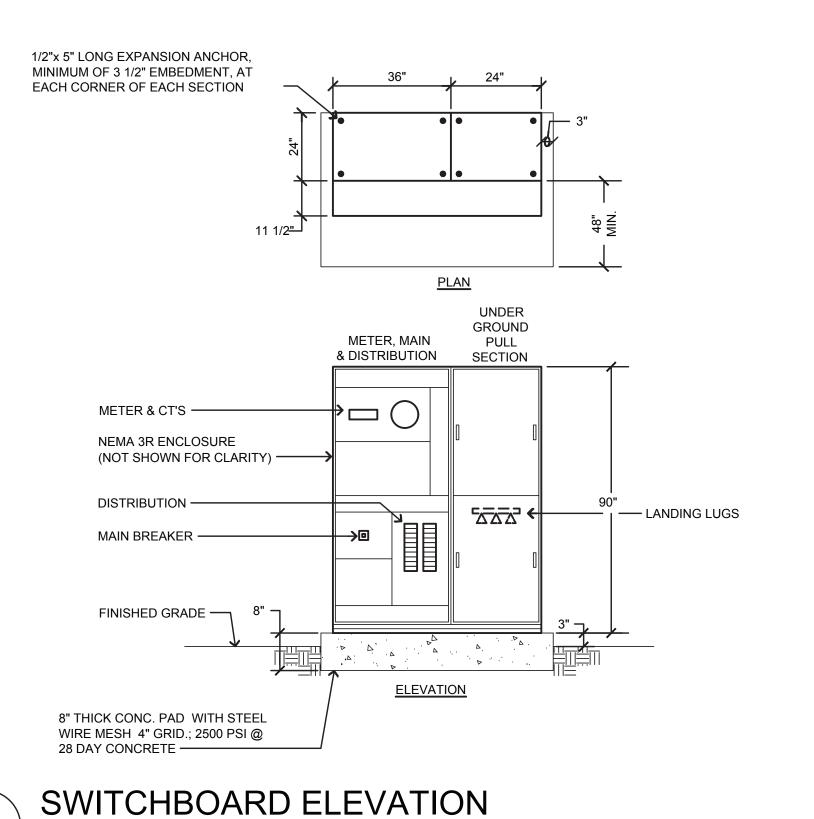
NO SCALE

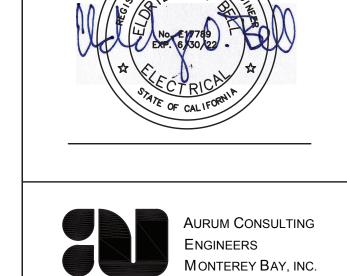


MAIN PANEL SERVICE GROUND

NO SCALE

NO SCALE





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CHURCH ASSUMPTION

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## Exhibit B

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### Parroquia Nuestra Señora de La Asunción

County of Monterey

Planning Department

Reason: Existing Parking Lot Use

August, 25, 2022

To whom it May Concern;

This letter is in regards to the proposed parish hall remodel project at Our Lady of The Assumption Church in Pajaro, CA The proposed project will entail adding a second floor to the exiting parish hall building for religious education classrooms. The reason for this letter is to note that the existing parking lot for the church and parish hall has always been used separately by building use and day of the week. For example, the church has Sunday masses (religion services) all day Sunday and the parish hall is not in used at that time so that the existing parking lot accommodates only the church building. The parish hall is used Monday through Saturday while there are no church masses or services to accommodate the parish hall users only.

The existing parish hall even with the proposed second floor addition would not be used simultaneity as the church building and thus should not require the parking lot to accommodate an additive occupant load as that would not be the case.

Parking Lot Use Per Building and Per Day/time:

Activities for daily mases Monday to Friday from 7:30 to 9:00 am and Saturday morning Baptism 9:30 to 10:30 am, 12:00 to 3:30 pm and evening 6:30pm to 8:30pm and Sunday.

Firs flour activities from Tuesday, Wednesday and Thursday from 6:30 pm to 9:00 pm.

Adding a second floor with offices and catechesis for children and adults, such activities will be schedule at times, Monday, and Friday from 5:30 to 7:30 pm and Saturday from 8:30 to 12:00 pm that will not conflict with other activities, the multi-use Hall will not conflict with other uses as the same occupants are those that come after mass.

Please let us know if you have any questions and or comments in regards to the aforementioned information.

Best Regards,

Father Victor M Prado

Our Lady of the Assumption Church - Pastor

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## Exhibit C

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#### Memorandum

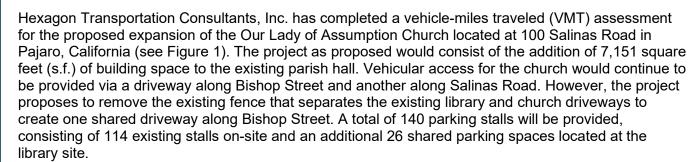
**Date:** February 28, 2023

To: Phil Angelo, County of Monterey Planning Services

**From:** Luis Descanzo, Robert Del Rio, T.E.

**Subject:** VMT Assessment for the Proposed Our Lady of Assumption Church Expansion in

Pajaro, California



The purpose of this memorandum is to provide an assessment of the project's effect on VMT. The VMT assessment methodology and results are discussed below.

### VMT Assessment Methodology and Results

Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips with one end within the project. Typically, development projects that are farther from other, complementary land uses (such as a business park far from housing) and in areas without transit or active transportation infrastructure (bike lanes, sidewalks, etc.) generate more driving than development near complementary land uses with more robust transportation options. Therefore, developments located in a central business district with high density and diversity of complementary land uses and frequent transit services are expected to internalize trips and generate shorter and fewer vehicle trips than developments located in a suburban area with low density of residential developments and no transit serve in the project vicinity.

The County of Monterey, at the time of this report, has not yet adopted any analysis procedures, standards, or guidelines consistent with SB 743. In the absence of an adopted policy with impact thresholds, this assessment relies on guidelines published by the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, December 2018.









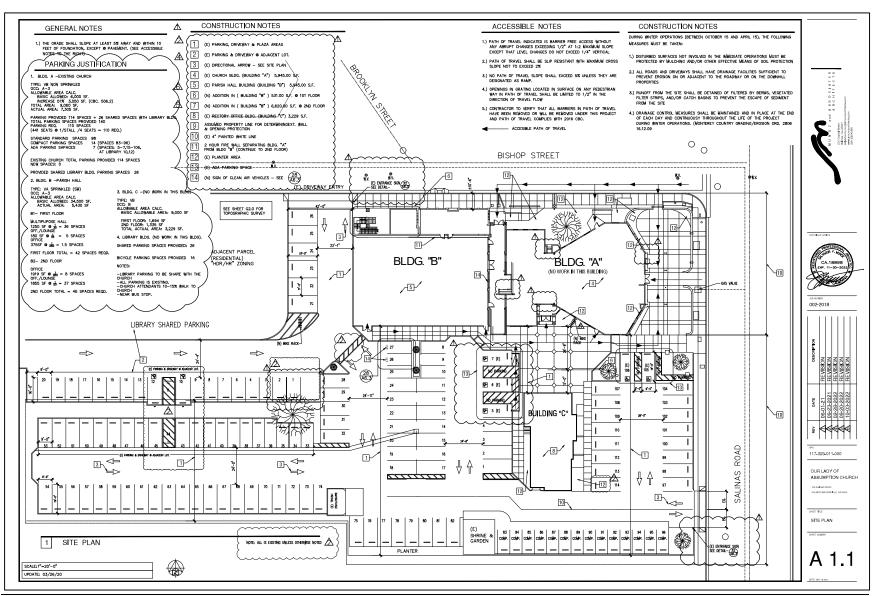




Figure 1 Site Location



Figure 2 Site Plan





#### **OPR VMT Screening Recommendations**

The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research (OPR) in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects.

The OPR screening thresholds recommendations are intended to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening thresholds recommendations are based on project size, maps, transit availability, and provision of affordable housing. The OPR recommendations include the screening thresholds criteria listed below. However, OPR screening criteria are not directly applicable to church uses. Therefore, the proposed project will be converted to equivalent amount of retail/commercial use for the purpose of the VMT assessment.

- OPR recommends that office or residential projects not exceeding a level of 15 percent below existing VMT per capita and employee may indicate a less-than-significant impact on VMT.
- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact on VMT.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.
- OPR recommends that local-serving retail developments (considered to be less than 50,000 s.f. in size) may be assumed to cause a less-than-significant impact on VMT.

#### **Daily Trip Generation Estimates**

The proposed project consists of the expansion of the existing parish hall and addition of on-site parking. The expanded parish hall would be used for weddings, quinceaneras, funerals, youth group events, and other special events. The special events, with attendance of up to 350 participants, would result in the greatest number of attendees. However, these special events would occur on a non-regular basis (up to 14 times per year per the applicant). Similarly, the other non-mass events would have fewer attendees and occur less frequently than weekly Sunday masses. Therefore, the VMT assessment is based on estimates of attendees of regular Sunday services and the provided on-site parking since they would generate the maximum number of daily trips during most weeks of the year. Table 1 presents a summary schedule of existing and proposed operations on the project site.

Table 2 provides an estimation of daily trips based on the regularly scheduled Sunday masses for existing operations and the proposed expansion. Sunday masses typically have an average of approximately 270 participants on-site for each of the six Sunday mass services under existing conditions. Assuming that all on-site parking spaces (114 spaces) are occupied during each service, this equates to approximately 684 vehicles per day, or 1,368 vehicle-trips per day during Sundays. The presumption of full use of the parking spaces and average Sunday mass attendance equates to an average vehicle occupancy rate of 2.4 persons per vehicle (270 attendees/114 parking spaces = 2.4 persons per vehicle).



Table 1

**Existing and Proposed Operations Summary** 

Activity	Day	Time	Number of Existing Participants Per Service/Activity	Number of Proposed Participants Per Service/Activity
Sunday Masses	Sundays	7:00 AM, 9:00 AM, 11:00 AM, 1:00 PM, 5:00 PM, 7:00 PM	270	300
Saturday Mass	Saturday	7:00 PM	200	270
Weekday Masses	Monday-Friday	8:00 AM	30	30
Blessed Sacrament	Thursday	6:00 PM	80	90
Baptisms	Saturday	9:30 AM	80	100
Workshops	Wednesday	6:30 PM	80	100
Weddings/Quinceañeras	Typically on Saturdays <sup>1</sup>	Varies (12:00 PM - 2:00PM)	120	180
Funerals/Memorial Services	Varies, typically on Saturdays	Varies 80		250
Special Events <sup>2</sup>	14 times per year	Varies	100	350
Youth Group Events <sup>3</sup>	Monday and Saturday	Monday - 5:45 PM Saturday - 8:30 AM, 9:45 AM, 10:15 AM, 11:30 AM		220

Notes:

Under project conditions, it is anticipated that up to 300 participants could be accommodated at each service. Assuming that all parking spaces would be occupied during each service (140 spaces including shared parking spaces), this equates to approximately 840 vehicles per day, or 1,680 vehicle-trips per day during Sundays. Therefore, the project is estimated to result in a maximum net increase of 312 vehicle-trips per day during Sundays. It should be noted that the proposed expansion would result in only 750 vehicles per day, or 1,500 vehicle-trips per day during Sundays when considering the vehicle occupancy rate of 2.4 persons per vehicle. However, the greater number of daily trips based on the additional parking was used to provide a conservative estimate of the project's effect on VMT.

Table 2

**Existing and Proposed Daily Trip Estimates** 

Activity <sup>1</sup>	(a) Number of Services	(b) Number of Participants Per Service	(a x b) Total Daily Participants	(d) Parking Spaces <sup>2</sup>	(a x d) x 2 Total Daily Vehicular Trips³
Existing Sunday Services	6	270	1,620	114	1,368
Proposed Sunday Services	6	300	1,800	140	1,680
,	Net Change	30	180	26	312

Notes:

<sup>&</sup>lt;sup>3</sup> Presumes full occupancy of all parking spaces.



<sup>&</sup>lt;sup>1</sup> Approximately 8 events per month

Prayer meetings, special worship events.

<sup>&</sup>lt;sup>3</sup> Youth group meetings.

<sup>&</sup>lt;sup>1</sup> Trip estimates based on regularly scheduled Sunday masses since they generate the greatest number of daily trips most weeks of the year.

<sup>&</sup>lt;sup>2</sup> Based on existing and proposed shared parking with library.

#### **VMT** Assessment

The evaluation of VMT for development projects is limited to general land uses such as residential, office, industrial, and retail. Therefore, the assessment of VMT for the project requires that the proposed church expansion be converted to a similar land use. Churches are similar to local-serving retail uses since both land uses attract patrons/attendees and resulting vehicle trips from the areas surrounding the project areas. Therefore, it would be expected that the number and origination/destination of daily trips generated by both local-serving retail and church uses would be similar. The conversion to equivalent retail space is based on a comparison of estimated daily trips for the proposed church against that of typical retail uses. The results of the land use conversion, shown on Table 2, indicate that the proposed project would generate daily trips equivalent to that of an approximately 45,400 s.f. retail development.

Per the OPR recommendations, since the daily trips estimated to be generated by the proposed project would be equivalent to that generated by retail uses of less than 50,000 s.f. in size, it may be presumed to be a local-serving facility and would therefore have a less-than-significant impact on VMT. The OPR guidelines suggest that by adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Similarly, expansion of an existing house of worship would provide additional capacity to serve the local community.

Table 2
Equivalent Retail Size Conversion

Equivalent Netall Size Conversion								
	ITE Land		Daily Trips					
Land Use	Use Code	Size	Trip Rate	Trips				
Proposed Land Use								
Church (Project Buildout)	Esimated based on Church Activities	1,800 attendees	N/A <sup>1</sup>	1,680				
Equivalent Land Use								
Retail (Shopping Center) <sup>1</sup>	820		37.01 per 1000 s.f.	1,680				
Equivalent Square Footage 45,400 Square Feet								
<sup>1</sup> Daily trips based on full occupancy of on-site and shared parking facilities during Sunday services. <sup>2</sup> Source: ITE Trip Generation Manual, 11 <sup>th</sup> Edition 2021								

Furthermore, the assessment of the project's effects on VMT is conservative in regard to the following assumptions:

- The daily trip estimates are based on the most frequently occurring site activity (Sunday masses). The average daily trips for the site would be much less than those of Sunday masses when considering anticipated attendance and frequency of other site activities/events.
- The estimated 1,680 daily trips are a "worst-case" estimation of full utilization of all on-site parking spaces for each of the six Sunday masses. It is likely that there would be less attendees and use of parking for some Sunday masses.
- The estimated 1,680 daily trips would only occur once per week. The VMT assessment does not reduce the Sunday daily trips to account for a daily average on a weekly basis (1,680 trips/5



- days). Average daily trips is typically considered for retail, office, and residential uses when evaluating VMT.
- No credit (reduction) in daily trip estimates are being taken for the existing church uses. Thus, the proposed expansion will only generate an additional 312 daily trips.

Therefore, the comparison of the proposed project with local-serving retail is a conservative approach since the average daily trips and resulting VMT would be much less than the 1,680 daily trips used in this assessment. As a result of the project having trip-making characteristics of a local-serving retail facility, it can be presumed that the project would have a less-than-significant impact on VMT.



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## Exhibit D

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MOBERT SLIMMON, JR.
ZONING ALMINISTRATOR



COUNTY OF MONTEREY STATE OF CALIFORNIA

NO. ZA-3189D AP #117-323-11 6 12

FINDINGS AND DECISION

In the matter of the application of

ROMAN CARROLLO DIOCESE OF MONTEREY

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: an addition to existing caurch on Lot 1 of Assessor's Sub S. Sub A of Lot 2 of Assessor's Sub 5 and Sub 13 of Lot 109, Block 4, Estate of Pouny C. Forter Subdivision No. 2, Pajaro area, fronting on Salinus Road and Bishop Street (Our Lawy of the Assemption)

came on regularly for hearing before the Zoning Administrator on August 11, 1977.

Said Zoning Administrator, having considered the application and the evidence presented relating diereto.

#### FINDINGS OF FACT

That the establishment, maintenance, or organition of the use of building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, ments; 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 on to the general welfare of the County.

#### DECISION

THEREPORE, it is the decision of said Zening Administrator that said application for a Jan Permit be granted as shown on the attached sketch.

PORTER SLIMMON, JR.

### Z1 - 3189

# FRIVIT

Additionals E kistinghurch

Location

Lot 1, Asser's - ub 5 Sub Am, Lot 2, Usely Map Sub 5 \$ 506 13 of LOT 109 BIK 1 Estateof Fally

C. Porter 30-d. 2 1\_ 6 Ac. t

Sparking Areas

Proposed Hadrion .

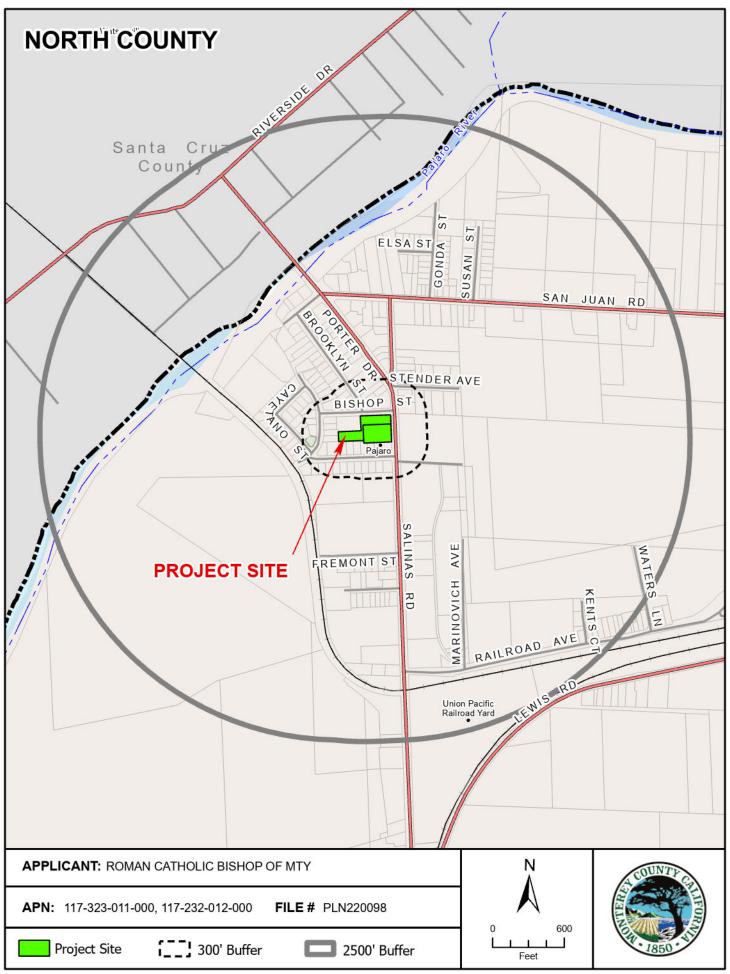
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## Exhibit E

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Introduced: 9/5/2025

Version: 1

### **County of Monterey**

### Item No.2

Board of Supervisors Chambers 168 W. Alisal St., 1st Floor Salinas, CA 93901

September 11, 2025

Current Status: Agenda Ready

Matter Type: Zoning Administrator

#### **Board Report**

Legistar File Number: ZA 25-046

PLN230294 - OFFICER MICHAEL B SR & BARBARA A TRS

Public hearing to consider the conversion of uncultivated land to a cultivated agricultural use (vineyard)

on slopes between 15% and 25%.

Project Location: 34555 Cachagua Road, Carmel Valley, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines

section 15304, and there are no exceptions pursuant to Section 15300.2.

#### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 4 Categorical Exemption from CEQA Guidelines Section 15304, and that none of the exceptions from Section 15300.2 apply to the project; and

b. Approve a Use Permit to allow conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

#### **PROJECT INFORMATION**

Agent: Robert Officer

Property Owner: Michael and Barbara Officer

**APN:** 417-211-001-000 **Parcel Size:** 62.5 acres

Zoning: Rural Density Residential, 20 acres per unit with a design control, and Rural Density

Residential, 20 acres per unit, or "RDR/20-D/RDR/20"

Plan Area: Cachagua Area Plan Flagged and Staked: N/A

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

#### SUMMARY/DISCUSSION

The project site is located at 34555 Cachague Road in Carmel Valley, within the Cachagua Area Plan. The proposed project includes the establishment of a 7-acre vineyard. No agricultural processing activities, including processing, wine making, or storage of wine onsite, would occur. Establishment of the proposed vineyard would involve converting approximately 3.72 acres of uncultivated land with slopes ranging from 15% to 25% to cultivated land. This conversion of moderately sloped land requires the granting of a Use Permit. The remaining 3.31 acres of land converted to an agricultural use

(vineyard) would contain slopes less than 15%. The property is undeveloped, except for a permitted private well that will be used for irrigation. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. The proposed development will not be visible from a scenic corridor or major common public viewing area due to location, topography, and intervening development and vegetation.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Cachagua Area Plan (CAP) and applicable sections of the Monterey County Inland zoning ordinance (Title 21).

#### Land Use

The subject parcel is split zoned as a Rural Density Residential with 20 acres per unit and a Design Control Overlay ("RDR/20-D") and Rural Density Residential with 20 acres per unit ("RDR/20"). The proposed vineyard is to occur solely within the "RDR/20" portion of the project. Title 21, section 21.16.050.M allows for conversion of uncultivated land to a cultivated agricultural use on land with 15 to 25 percent slopes within select Area Plans, including the CAP, subject to a Use Permit. The proposed cultivated agricultural use is a vineyard, where cultivation of 20 planting blocks utilizes an organic dry farming method with regenerative viticulture. Grape vine trellis systems, irrigation lines, and associated improvements would also be installed. The subject property is 64.46 acres, and the proposed planting area would be approximately 7.03 acres.

#### Conversion of Uncultivated Land

The Operational Plan, which serves as an Agricultural Management Plan, proposes the establishment of organic dry farming through regenerative viticulture, with extremely low water usage sourced from an on-site private well. As illustrated in the attached plans (**Exhibit A**), the conversion of uncultivated land to cultivated land (vineyard) would occur in areas containing slopes between 5% to 24%. General Plan Policy OS-3.5.2 states that such a discretionary permit shall better meet the goals and policies, minimize erosion and drainage, and minimize any risk to the public health and safety. Additionally, standards for agricultural uses are outlined in Title 21.66.030, which are intended to support the preservation of agricultural soils and to protect productive farmland not on prime soils.

The proposed project involves approximately 3.72 acres of vineyards slopes between 15 to 25%, with the remaining 3.31 acres of vineyards on slopes below 15%. The remainder of the property contains slopes greater than 25%. General Plan Policy OS-1.8 encourages the clustering of development in agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas. Accordingly, the 7.03 acres of vineyards will be clustered around an existing access road, therefore minimizing the need for additional access-related improvements and protecting slopes greater than 25%. Therefore, in this case, the proposed vineyard location is the most feasible and appropriate. There is no alternative cultivation location that would be served by existing access and contain moderately sloped (15-25%) lands.

The National Resource Conservation Service's "Controlling Soil Erosion" guidelines encourage keeping soil covered to combat air and water erosion. The proposed erosion mitigation includes

deeply rooted vines, as well as a permanent cover crop to build living soil. The eight feet of space between the vine rows will consist of native grasses, legumes, and wildflowers. This mixture of cover crops is specifically recommended by the NRCS. The soil would also be covered in straw with no soil exposure to reduce soil loss and damage from erosion, evaporation, and regulate soil temperature. Accordingly, the proposed conversation land would not create significant drainage or erosion issues.

The proposed site was evaluated in a Geotechnical Report (County of Monterey Library No. LIB250184), prepared by Grice Engineering, citing that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed use. The general area is considered not susceptible to mass slope failure due to the medium dense to dense character of the underlain soils that are a portion of the local granite bedrock. Per the Geotech report, anticipated changes in the surface and subsurface hydrology from current and proposed development are not likely to increase the potential for future landsliding in some areas.

Finally, the GIS records show that the parcel is within a very high fire hazard zone and is noted as being impacted by a historic fire previously, damaged in the 2020 Carmel Valley fire, but the soils and land have since re-vegetated, making them suitable for proposed development while not having a negative impact on the regenerating native habitat, individual plants, or wildlife.

For the above reasons, staff believes the proposed project better achieves and is consistent with the goals, policies, and objectives of the County of Monterey General Plan and Cachagua Area Plan, minimizes erosion and drainage concerns, and minimizes any risk to the public health and safety

#### CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15304 categorically exempts minor public or private alterations in the condition of the land or vegetation that do not involve the removal of healthy, mature, and scenic trees. The proposed project involves a minor alteration of land, being the conversion of approximately 7.03 acres of uncultivated land to cultivated land (vineyard). The project does not involve the removal of trees or major vegetation. Therefore, the proposed development is consistent with the parameters of this Class 4 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. 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. No known historical resources are found in the geotechnical or archaeological reports, which may cause a substantial adverse change in the significance of a historical resource. The project site is not within an officially designated highway area, as a state scenic highway. Finally, as described above, the project will not result in substantial erosion or contribute to runoff, which would alter or exceed the capacity of a drainage system.

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services Environmental Health Bureau HCD-Environmental Services Cachagua Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065 Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operation Plan
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cachagua Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Michael & Barbara Officer, Property Owner; Robert Officer, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN230294



### **County of Monterey**

### Item No.2

#### **Zoning Administrator**

**Legistar File Number: ZA 25-046** September 11, 2025

Introduced: 9/5/2025 Current Status: Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

#### PLN230294 - OFFICER MICHAEL B SR & BARBARA A TRS

Public hearing to consider the conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

Project Location: 34555 Cachagua Road, Carmel Valley, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines

section 15304, and there are no exceptions pursuant to Section 15300.2.

#### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project qualifies for a Class 4 Categorical Exemption from CEQA Guidelines Section 15304, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Use Permit to allow conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Robert Officer

Property Owner: Michael and Barbara Officer

**APN:** 417-211-001-000 **Parcel Size:** 62.5 acres

Zoning: Rural Density Residential, 20 acres per unit with a design control, and Rural Density

Residential, 20 acres per unit, or "RDR/20-D/RDR/20"

Plan Area: Cachagua Area Plan Flagged and Staked: N/A

**Project Planner:** Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

#### SUMMARY/DISCUSSION

The project site is located at 34555 Cachague Road in Carmel Valley, within the Cachagua Area Plan. The proposed project includes the establishment of a 7-acre vineyard. No agricultural processing activities, including processing, wine making, or storage of wine onsite, would occur. Establishment of the proposed vineyard would involve converting approximately 3.72 acres of uncultivated land with slopes ranging from 15% to 25% to cultivated land. This conversion of moderately sloped land requires the granting of a Use Permit. The remaining 3.31 acres of land converted to an agricultural use

(vineyard) would contain slopes less than 15%. The property is undeveloped, except for a permitted private well that will be used for irrigation. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. The proposed development will not be visible from a scenic corridor or major common public viewing area due to location, topography, and intervening development and vegetation.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Cachagua Area Plan (CAP) and applicable sections of the Monterey County Inland zoning ordinance (Title 21).

#### Land Use

The subject parcel is split zoned as a Rural Density Residential with 20 acres per unit and a Design Control Overlay ("RDR/20-D") and Rural Density Residential with 20 acres per unit ("RDR/20"). The proposed vineyard is to occur solely within the "RDR/20" portion of the project. Title 21, section 21.16.050.M allows for conversion of uncultivated land to a cultivated agricultural use on land with 15 to 25 percent slopes within select Area Plans, including the CAP, subject to a Use Permit. The proposed cultivated agricultural use is a vineyard, where cultivation of 20 planting blocks utilizes an organic dry farming method with regenerative viticulture. Grape vine trellis systems, irrigation lines, and associated improvements would also be installed. The subject property is 64.46 acres, and the proposed planting area would be approximately 7.03 acres.

#### Conversion of Uncultivated Land

The Operational Plan, which serves as an Agricultural Management Plan, proposes the establishment of organic dry farming through regenerative viticulture, with extremely low water usage sourced from an on-site private well. As illustrated in the attached plans (**Exhibit A**), the conversion of uncultivated land to cultivated land (vineyard) would occur in areas containing slopes between 5% to 24%. General Plan Policy OS-3.5.2 states that such a discretionary permit shall better meet the goals and policies, minimize erosion and drainage, and minimize any risk to the public health and safety. Additionally, standards for agricultural uses are outlined in Title 21.66.030, which are intended to support the preservation of agricultural soils and to protect productive farmland not on prime soils.

The proposed project involves approximately 3.72 acres of vineyards slopes between 15 to 25%, with the remaining 3.31 acres of vineyards on slopes below 15%. The remainder of the property contains slopes greater than 25%. General Plan Policy OS-1.8 encourages the clustering of development in agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas. Accordingly, the 7.03 acres of vineyards will be clustered around an existing access road, therefore minimizing the need for additional access-related improvements and protecting slopes greater than 25%. Therefore, in this case, the proposed vineyard location is the most feasible and appropriate. There is no alternative cultivation location that would be served by existing access and contain moderately sloped (15-25%) lands.

The National Resource Conservation Service's "Controlling Soil Erosion" guidelines encourage keeping soil covered to combat air and water erosion. The proposed erosion mitigation includes

deeply rooted vines, as well as a permanent cover crop to build living soil. The eight feet of space between the vine rows will consist of native grasses, legumes, and wildflowers. This mixture of cover crops is specifically recommended by the NRCS. The soil would also be covered in straw with no soil exposure to reduce soil loss and damage from erosion, evaporation, and regulate soil temperature. Accordingly, the proposed conversation land would not create significant drainage or erosion issues.

The proposed site was evaluated in a Geotechnical Report (County of Monterey Library No. LIB250184), prepared by Grice Engineering, citing that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed use. The general area is considered not susceptible to mass slope failure due to the medium dense to dense character of the underlain soils that are a portion of the local granite bedrock. Per the Geotech report, anticipated changes in the surface and subsurface hydrology from current and proposed development are not likely to increase the potential for future landsliding in some areas.

Finally, the GIS records show that the parcel is within a very high fire hazard zone and is noted as being impacted by a historic fire previously, damaged in the 2020 Carmel Valley fire, but the soils and land have since re-vegetated, making them suitable for proposed development while not having a negative impact on the regenerating native habitat, individual plants, or wildlife.

For the above reasons, staff believes the proposed project better achieves and is consistent with the goals, policies, and objectives of the County of Monterey General Plan and Cachagua Area Plan, minimizes erosion and drainage concerns, and minimizes any risk to the public health and safety

#### CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15304 categorically exempts minor public or private alterations in the condition of the land or vegetation that do not involve the removal of healthy, mature, and scenic trees. The proposed project involves a minor alteration of land, being the conversion of approximately 7.03 acres of uncultivated land to cultivated land (vineyard). The project does not involve the removal of trees or major vegetation. Therefore, the proposed development is consistent with the parameters of this Class 4 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. 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. No known historical resources are found in the geotechnical or archaeological reports, which may cause a substantial adverse change in the significance of a historical resource. The project site is not within an officially designated highway area, as a state scenic highway. Finally, as described above, the project will not result in substantial erosion or contribute to runoff, which would alter or exceed the capacity of a drainage system.

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services Environmental Health Bureau HCD-Environmental Services Cachagua Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065 Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operation Plan
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cachagua Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Michael & Barbara Officer, Property Owner; Robert Officer, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN230294

## Exhibit A

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#### **DRAFT RESOLUTION**

## Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

OFFICER MICHAEL B SR & BARBARA A TRS (PLN230294)

**RESOLUTION NO. ----**

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304; and
- 2) Approving a Use Permit to allow conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

[PLN230294 OFFICER, 34555 CACHAGUA RD, CARMEL VALLEY, CACHAGUA AREA PLAN (APN: 417-211-001-000)]

The OFFICER application (PLN230294) came on for a public hearing before the County of Monterey Zoning Administrator on September 11<sup>th</sup>, 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:

#### **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 2010 Monterey County General Plan (General Plan);
- Cachagua Area Plan (CAP); and
- Monterey County 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 regulations in these documents.

- b) <u>Project.</u> The proposed project involves the conversion of uncultivated land to a vineyard on slopes on 15% and 25%.
- c) Allowed Use. The property is located at 34555 Cachagua Rd, Carmel Valley, Cachagua Area Plan (Assessor's Parcel Number: 417-211-001-000). The subject parcel is split zoned Rural Density Residential with 20 acres per unit and a Design Control Overlay, or "RDR/20-D", and Rural Density Residential with 20 acres per unit, or "RDR/20". The proposed development (installation of a vineyard on steeper slopes) will occur solely within the "RDR/20" portion of the project, meaning that it is not

- subject to the Design Control Overlay. Title 21 section 21.16.050.M allows for conversion of uncultivated land to a cultivated agricultural use on land with 15 to 25 percent slopes within select Area Plans, including the CAP, subject to a Use Permit. A majority of the subject property contains steeper slopes, including those ranging between 15% and 15%. The proposed cultivated agricultural use is a vineyard, utilizing 20 planting blocks with an organic dry farming method and regenerative viticulture. Grape vine trellis systems, irrigation lines, and associated improvements will also be installed. The subject property is 64.465 acres, and the proposed planting area will total approximately 7.03 acres. The proposed project also includes a landscaped deck/seating area for personal use and will not be open to the public for general use. The attached Operational Plan outlines the proposed use. The granting of this Use Permit does not permit agricultural processing activities, including processing, wine making, or storage of wine onsite. Therefore, the proposed project is an allowed use subject to a Use Permit.
- d) Lot Legality. The subject property (64.465 acres), APN: 417-211-001-000, is identified as "Parcel 1" on a Record of Survey recorded to recognize an approved Lot Line Adjustment (L86-33), recorded on March 12, 1987, Volume 14 of Surveys Page 199. Therefore, the County recognizes this lot as a legal lot of record.
- e) <u>Conversion of Uncultivated Land.</u> The proposed project involves conversion of uncultivated land to cultivated land (vineyard) on slopes between 15 and 25 percent. As demonstrated in Finding No. 4 and supporting evidence, the necessary finding to grant a Use Permit can be made in this case.
- f) <u>Development Standards</u>. As proposed, the project meets all required development standards established in Title 21 section 21.16.060. The proposed project involves cultivating vine blocks on slopes and creating a walking path around the property to a native plant landscaped tasting area. This project does not require any changes or new impacts to the current development standards, which are already being met.
- g) <u>Cultural Resources.</u> The Monterey County Geographic Informational System (GIS) identifies the subject property to have a high archaeological sensitivity. Pursuant to General Plan Policy OS-6.3 and Title 21 section 21.66.050.C.1.a, a Phase I Archaeological Survey (LIB210278) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the 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.
- h) <u>Land Use Advisory Committee (LUAC) Review.</u> The project was not referred to the Cachagua Advisory Committee (LUAC) for review because it does not involve a public hearing a Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance as outlined in the LUAC Guidelines Board Resolution No. 08-338.

- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.
- 2. **FINDING:** SITE SUITABILITY The site is physically suitable for the proposed development and/or use.
  - 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 Cachagua FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to archaeological resources, biological resources, and soils. The following reports have been prepared:
    - "Preliminary Cultural Resources Reconnaissance of a portion of Assessor's Parcel (APN) 417-211-001 in an unincorporated portion of Carmel Valley, County of Monterey" (County of Monterey Library No. LIB210278) prepared by Susan Morley, Marina, CA, July 2019.
    - "Biological Report" (County of Monterey Library No. LIB250185) prepared by Regan Biological & Horticultural Consulting, Salinas, CA, June 13<sup>th</sup>, 2025.
    - "Geotechnical Report" (County of Monterey Library No. LIB250184) prepared by Lawrence E. Grice, Salinas, CA, August 5<sup>th</sup>, 2021.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.
- 3. FINDING: HEALTH AND SAFETY The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
  - EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cachagua FPD. 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.

**EVIDENCE:** 

- well that will supply irrigation to the proposed vineyard. As conditioned, a backflow valve will be installed to ensure protection of the groundwater from potential contamination. The parcel will also continue to be served by Tularcitos Mutual Water Company, which is part of the Monterey Peninsula Water Management District. This water will not be used for this project, as it is strictly reserved for separate residential use as potable water. No waste will be generated from the project. As no permanent facilities or structures are included within this project, rented portable toilets will be provided for farm labor. As proposed, the proposed use will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

#### 4. FINDING:

**CONVERSION OF UNCULTIVATED LAND** – The proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan, Cachagua Area Plan, and the Monterey County Zoning Ordinance (Title 21), minimizes erosion, and reduces risk to public health and safety than other development alternatives.

# **EVIDENCE:**

- As illustrated in the attached plans, the proposed development includes conversion of uncultivated land to cultivated land (vineyard) in areas of slopes between 5% to 24%, subject to the granting of a Use Permit. General Plan Policy OS-3.5.2 states that such discretionary permit shall better meet the goals and policies, minimize erosion and drainage, and minimize any risk to the public health and safety. Additionally, standards for agricultural uses are outlined in Title 21.66.030, which are intended to support the preservation of agricultural soils and to protect productive farmland not on prime soils.
- The proposed site was evaluated in a Geotechnical Report (County of Monterey Library No. LIB250184), prepared by Grice Engineering, citing that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed development. The general area is considered not susceptible to mass slope failure due to the medium dense to dense character of the underlain soils that are a portion of the local granite bedrock. Per the Geotech report, anticipated changes in the surface and subsurface hydrology from current and proposed development are not likely to increase the potential for future landsliding in some areas. Any changes to drainage conditions would be minor. Loose soils were identified near the surface. However, the proposed vineyard and crop coverage's root system will address this condition and provide surface-level protection, as well as subsurface soil stabilization (also see subsequent evidence).
- c) The proposed Operational Plan, which serves as an Agricultural Management Plan, proposes the establishment of organic dry farming through regenerative viticulture, with extremely low water usage

- sourced from an on-site private well. The National Resource Conservation Service's "Controlling Soil Erosion" guidelines encourage keeping soil covered to combat air and water erosion. The proposed erosion mitigation includes deeply rooted vines, as well as a permanent cover crop to build living soil. The eight feet of space between the vine rows will consist of native grasses, legumes, and wildflowers. This mixture of cover crops is specifically recommended by the NRCS. The soil will also be covered in straw with no soil exposure to reduce soil loss and damage from erosion, evaporation, and regulate soil temperature. The proposed use will not create significant drainage issues, erosion, or instability of slopes.
- The proposed project involves approximately 3.72 acres of vineyards slopes between 15 to 25%, with the remaining 3.31 acres of vineyards on slopes below 15%. The remainder of the property contains slopes greater than 25%. General Plan Policy OS-1.8 encourages the clustering of development in agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas. Accordingly, the 7.03 acres of vineyards will be clustered around an existing access road, therefore minimizing the need for additional access-related improvements and protecting slopes greater than 25%. Therefore, in this case, the proposed vineyard location is the most feasible and appropriate. There is no alternative cultivation location that would be served by existing access and contain moderately sloped (15-25%) lands. The attached plans illustrate planting boxes on slopes up to 24%. The GIS records show that the parcel is within a very high fire hazard zone and is noted as being impacted by a historic fire previously, damaged in the 2020 Carmel Valley fire, but the soils and land have since re-vegetated, making them suitable for proposed development while not having a negative impact on the regenerating native habitat, individual plants, or wildlife. Therefore, the proposed development better achieves and is consistent with the goals, policies, and objectives of the County of Monterey General Plan and Cachagua Area Plan.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN230294.

# 5. FINDING:

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

**EVIDENCE:** 

- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

6. 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 15304 categorically exempts minor public or private alterations in the condition of the land or vegetation which do not involve removal of healthy, mature, and scenic trees.

- b) The project proposes an allowed usage of a vineyard of slopes between 15 to 25%, with no physical development and minimal alteration of the landscape. Therefore, the proposed development qualifies as a Class 4 Categorical Exemption pursuant to section 15304 of the CEQA Guidelines.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

**7. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** a) Planning Commission. Pursuant to Title 21 section 21.80.040.B the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator.

# **DECISION**

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

- 1. Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304;
- 2. Approve the Use Permit to allow a vineyard on slopes between 15 and 25 percent. 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 11th day of September 2025.

Melanie Beretti, AICP Zoning Administrator

#### COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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.

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

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# **County of Monterey HCD Planning**

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

PLN230294

#### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** 

**Planning** 

Condition/Mitigation Monitoring Measure: This Use permit (PLN230294) allows for the conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%. The property is located at 34555 Cachagua Road, Carmel Valley (Assessor's Parcel 417-211-001-000), Cachagua 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: Pla

**Planning** 

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"A [Type of Permit] (Resolution Number \_\_\_\_\_\_) was approved by Zoning Administrator for Assessor's Parcel Number 417-211-001-000 on September 11th, 2025. 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 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.

Print Date: 9/2/2025 10:42:31AM Page 1 of ( **151** 

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

#### Responsible Department:

Planning

#### Condition/Mitigation **Monitoring Measure:**

during course of construction, cultural, archaeological, 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 When contacted, the project planner and the archaeologist individual present on-site. 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 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. EHSP01 - BACKFLOW PREVENTION(Non-Standard)

# Responsible Department:

Health Department

#### Condition/Mitigation Monitoring Measure:

The existing onsite private well, used for makeup landscaping, irrigation water, or domestic use, shall incorporate back-flow prevention as required by California Code of Regulations, Title 17, or as otherwise required by the Director of Environmental Health. (Environmental Health)

#### Compliance or Monitoring Action to be Performed:

Prior to commencement of the vineyard, submit a plan for backflow prevention that conforms to the California Code of Regulations, Title 17, to EHB for review and approval and install backflow prevention devices to prevent cross-connections between potable water and irrigation purposes.

PI N230294

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#### 5. EHSP02 - CROSS-CONNECTION CONTROL SURVEY (Non-Standard)

Responsible Department:

Health Department

Condition/Mitigation **Monitoring Measure:** 

The existing Single-Family Dwelling may receive domestic water service from the private onsite well used for irrigation purposes. In order to prevent backflow of water utilized for activities related to irrigation into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed:

Prior to commencement of the vineyard, submit to the following information to the Environmental Health Bureau (EHB)for review and acceptance:

A detailed site plan, specifying any and all equipment that will receive water from or be connected to the domestic water supply;

and

As determined necessary by EHB, a cross-connection control report prepared by a qualified professional shall be submitted to the Environmental Health Bureau for review and acceptance.

PLN230294

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# Soli Vivi Regenerative Vineyard Operational Plan

Prepared by: Robert Officer - Project Manager

Address: 34555 Cachagua Rd, Carmel Valley, CA

Owners: Michael & Barbara Officer

Parcel #417-211-001-000

Application #PLN230294

# **SUMMARY:**

This proposal is to establish a dry-farmed organic vineyard on our parcel at 34555 Cachagua Rd in Carmel Valley in unincorporated Monterey County. A portion of the vineyard plots are situated on slopes of 15-25% grade, so we are applying for a permit to plant vines on these slopes for agricultural use.

#### WATER:

Dry-Farmed = extremely low water usage

Source of water for agricultural use - Private Well on parcel

#### **EROSION MITIGATION:**

Permanent Cover Crop to building living soil

Deeply rooted vines

NRCS has not identified any areas of concern for erosion problems within our proposed planting areas.

#### LABOR:

Year-round laborers – 4 family members/property owners/managers

Seasonal laborers for harvest (1 month per year) – up to 6 hired laborers

# **TRAFFIC:**

Extremely low traffic to and from the property

No parking on public roads

# **FACILITIES:**

No permanent facilities/structures are included in this permit application

Rented Portable Toilet (Porta-potty) provided for farm labor

# **SIGNAGE:**

Sign on Gate at property entrance

# **Concurrent Seperate Building Permit Application:**

• Single Family Dwelling – File #21CP03357 (Water Source: Tularcitos Water Company)

# **NARRATIVE:**

# **Proposal**

Welcome to *Soli Vivi Regenerative Vineyard*. It is our intention to develop 7 acres of our 62.5 acre parcel into a Regenerative vineyard. Out of these 7 acres, 3.72 acres will be planted on slopes between 15-25% grade. We are applying for a permit to plant on these slopes, and the following report details our history, methods, and plan for developing this project. We are passionate about regenerative practices that reduce erosion, build living topsoil, capture carbon into the soil and retain moisture. Our name, *Soli Vivi*, literally means "living soil".

# History

In August of 2020, our entire farm burned in the Carmel wildfire. Of course this was devastating, but also offered a great opportunity by opening up beautiful rolling slopes that are perfect for planting wine grapes. Over the last seven years, we've planted thousands of pounds of wildflower seed, legumes, cereals, grasses and native plants to increase pollinator habitat. We use minimal/no-till methods and over the years of planting to promote pollinator health, we have been bringing life into our soil.

Today, as we prepare to plant our first vines, our rich sandy loam soil is vibrant and alive. Over the years we have developed a permanent cover crop of over 30 different varieties of plants that feed the microbial populations in the soil, sequester carbon, increase water penetration and retention, and support beneficial insects and pollinators. Our vineyard will be truly "beyond organic," and we are in the beginning stages of becoming certified as a Regenerative Organic Vineyard.

# **Dry Farm Method**

As we developed and researched our plan for a vineyard, we were astonished to realize the amount of water that conventionally irrigated vineyards use on a daily basis. Our aim is to make a high-quality, sustainable wine that represents the *terroir* (flavor) of the land, and the way to do this is with Dry Farming. With this method, we will train the roots to dive deep down into the soil, using only a couple of heavy waterings per year in the first 2 years after planting.

# Why Regenerative Viticulture?

We know from recent research that the microbiome in our own bodies is fundamental for health and longevity. The same is true for soil. We aren't just farming grape vines, we are farming healthy soil – an ecosystem of bacteria, fungi, earthworms and many other microorganisms that make up the soil food web.

These organisms when healthy process organic matter, sequester carbon into the soil, increase water retention and absorption, but most importantly release trace nutrients and minerals into the soil that otherwise would be unavailable to the roots of the vines. Our method of growing diverse cover crops between the vines creates a balanced environment that feeds critical nutrients to the soil and vines, without the need for added chemical fertilizer or herbicide inputs, which pollute soil and the environment. Our no-till, organic, soil-building methods will promote healthy topsoil, protect the ground from erosion, and produce a product that is healthy for people to consume.

# Water Usage-

Our property has two water sources. For the vineyard, we plan to use our private well (permit #02-01047). This well was installed in 2003 by the previous property owner. It was tested for 11 hrs at a flow rate of 15 gallons per min. It is currently powered by a Grundfos Solar well pump with a 5-6 gallon per min flow rate. Our estimated water usage for year one is 50,000 gallons for the entire year implementing our dry farm establishment strategy. Our well is completely sufficient to cover the water requirements of the vineyard.

The second water source is the connection to the Tularcitos Water Company. This water will be used exclusively for the Single Family Dwelling that is soon to be permitted. This water will not be used for the vineyard or agricultural purposes.

# **Planting Timeline-**

In May of 2024, we are planting 2750 vines in blocks 1-11. If we do not receive permit approval in time for our 2024 planting period, the vines we intended to plant on slopes greater than 15% in blocks 1-11 will be planted in blocks 17 & 20. This is not preferable, however, because the soil has not been prepared.

In spring of 2025, we will be planting blocks 16-20. In spring of 2026, we will be planting blocks 12-15.

# Traffic, Farm Labor, Parking, Signage-

The vineyard labor for most of the year will consist of our 4 family members. During the harvest season, we will hire a team of up to 6 farm workers that will harvest the vines by hand. We will use our personal truck and trailer to move the grapes to the winery for processing - located less than a mile away. The only additional truck traffic would be deliveries of compost and base rock for road maintenance, once per year. A rented portable restroom is provided for farm laborers. There is parking available on site for up to 10 vehicles. There will be no parking on the public road. At our entrance gate which is located 100 ft from Cachagua road we would like to build a decorative ranch style stone entrance with a sign hanging above the gate stating the vineyard name "Soli Vivi Regenerative Vineyard"

# **Permanent Cover Crop-**

Our method of growing a permanent cover crop essentially eliminates the possibility of erosion. The space between the vine rows will be an 8 ft planting of native grasses, legumes, wildflowers, and other plants left to grow between the vines. After the plants go to seed, we will mow and use the plant material as mulch under the vines. For the first few years the ground under the vines will be weeded using a weed knife to remove plant material with minimal soil disruption. We will cover the soil with straw so that no dirt is left exposed, reducing soil temperature, evaporation, erosion and creating habitat for earthworms. Our focus in managing our vineyard is to protect from soil loss and damage.

# Precedent-

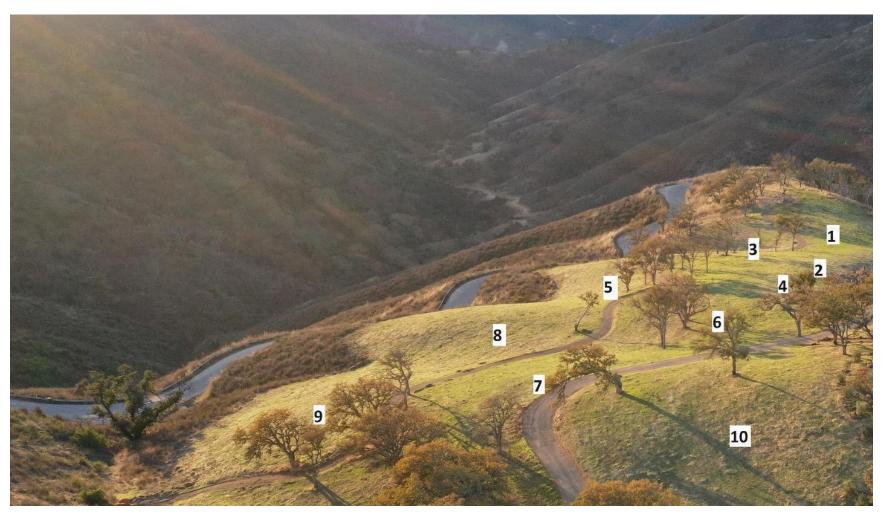
Our property, being in Carmel Valley, is surrounded by vineyards, including the property boarding our north boundary. Most, if not all, of these vineyards contain cultivated slopes of 15%-25% grade. Very few of them implement no till or organic practices. What we are proposing fits with the existing landscape and would be operated with considerably less possibility for erosion or pollution than vineyards that are currently operating in our area.

# **Planting Blocks – Descriptions**

- **1-** Block #1: (0.21 acres) Less than 5% grade block is essentially flat running north and south and a very soft curve east to west as it runs along the ridge.
- 2- Block #2: (0.16 acres) 18% grade block is a gentle south facing hill.
- 3- Block #3: (0.32 acres) 17% grade block is a gentle southeast facing hill.
- **4-** Block #4: (0.26 acres)5% grade block is essentially flat running north and south with a soft curve east to west.
- 5- Block #5: (0.13 acres) 24% grade block is a southwest facing hill
- 6- Block #6: (.16 acres) 18% grade block is a gentle south facing hill
- 7- Block #7: (0.26 acres) Slopes that vary from 10-22% grade block is a south facing hill
- **8-** Block #8: (0.54 acres) A south facing field, the majority being flat, with the bottom slope increasing to 10% grade.
- 9- Block #9: (0.25 acres) 20% grade block is a southeast facing hill.
- 10-Block #10: (0.25 acres) slopes vary from 10-20% grade block is a south and southeast facing hill.
- **11-** Block #11: (0..3 acres) 5% grade block runs north and south with a slight slope.
- 12-Block #12: (0.5 acres) 18% grade block runs along a ridge with a southeast slope.
- 13- Block #13: (0.19 acres) 24% grade block is a southeast hill.
- **14-** Block #14: (0.18 acres) 22% grade block is a southeast hill currently serves as a native wildflower garden which provides seed for on-site cover cropping.
- 15- Block #15: (0.35 acres) 22% grade block is a south facing hill.
- **16-** Block #16: (0.35 acres) 18% grade block runs along a ridge with a southeast slope.
- 17- Block #17: (1.25 acres)10% grade block is a relatively flat field with a southeast slope
- **18-** Block #18: (0.39 acres) 20% grade block is a south facing hill.
- **19-** Block #19:(0.32 acres) 20% grade block is a west facing hill.
- **20-** Block #20: (0.75 acres) 5% grade block runs east and west and is essentially flat with small areas of a slope
- The total proposed planting area is 7.03 acres which is 11.2% of the total property (62.5 acres).
  - 3.31 acres will be on slopes less than 15% grade.
  - 3.72 acres will be on slopes that vary between 15-25%.

# <u>Planting Blocks – Photos</u>

**Photo taken Facing South West** 



# Overhead view



# **Photo taken Facing South**



# **Photo taken Facing North West**



Parcel #417-211-001-000 | Application #PLN230294 | March 20, 2024

# **Photo taken Facing North**



# Photo taken Facing South toward Cachagua Rd



# Overhead view



# **Photo taken Facing North West**



# **Photo taken Facing North East**



# **Photo taken Facing South**

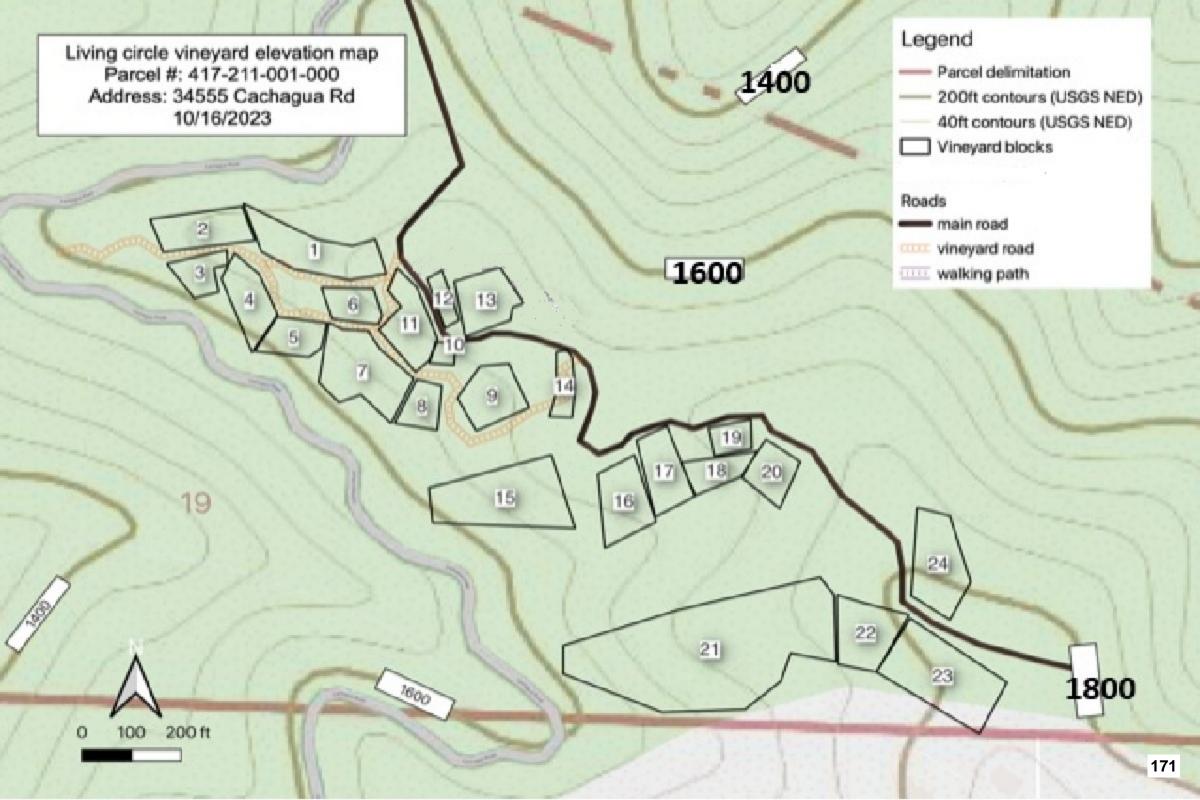


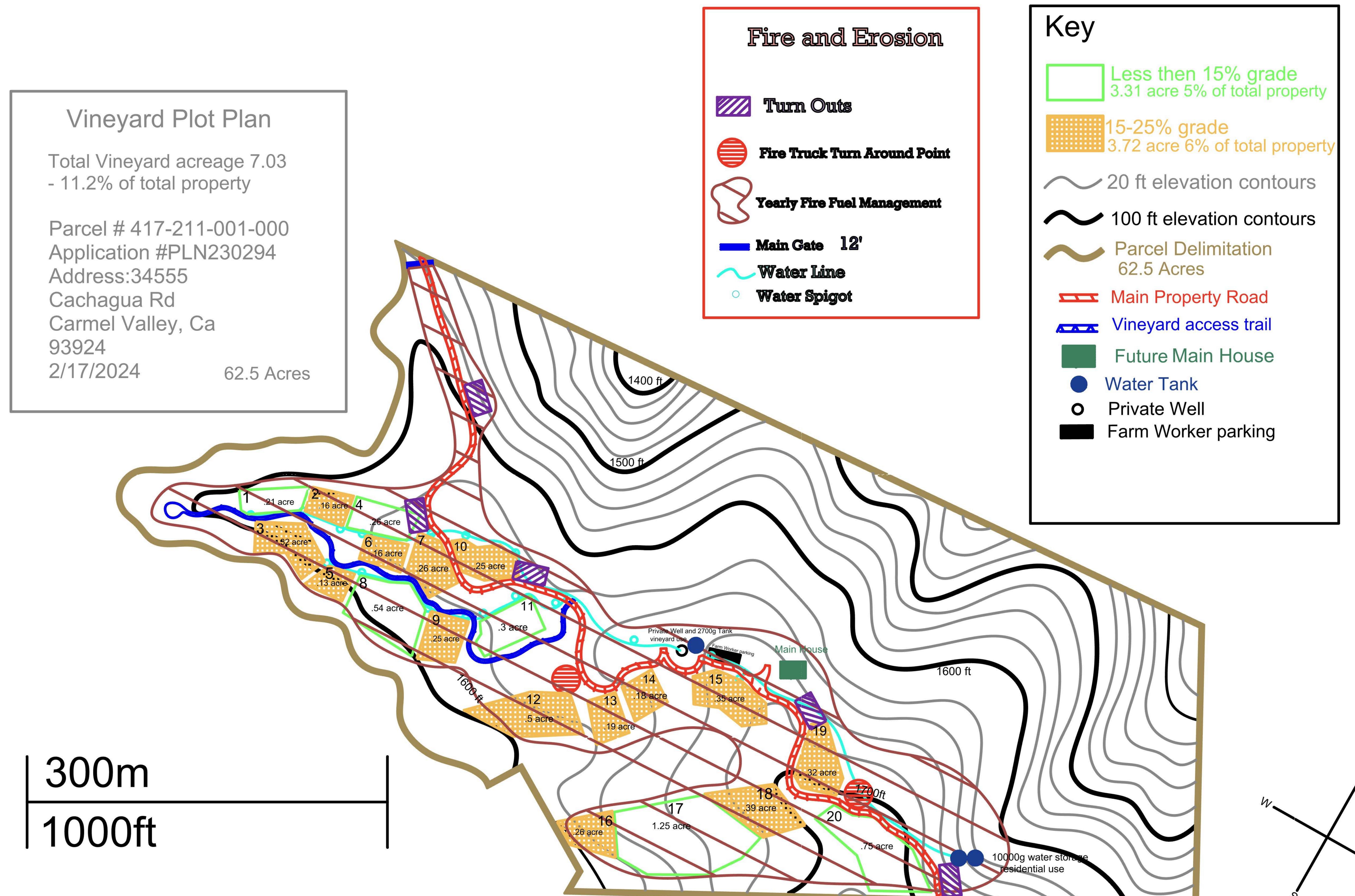
# **Photo taken Facing South West**



# **Photo taken Facing South**







# Vine Blocks by #

1- .21 acre 5% slope

2-.16 acre 18% slope

3- .32 acre 17% slope

4- .26 acre 5% slope

5- .13 acre 24% slope

6- .16 acre 18% slope

7- .26 acre 22% slope

8- .54 acre 10% slope

9- .25 acre 20% slope

10- .25 acre 20% slope

11- .3 acre 5% slope

12- .5 acre 18% slope

13- .19 acre 24% slope

14- .18 acre 22% slope

15- .35 acre 22% slope

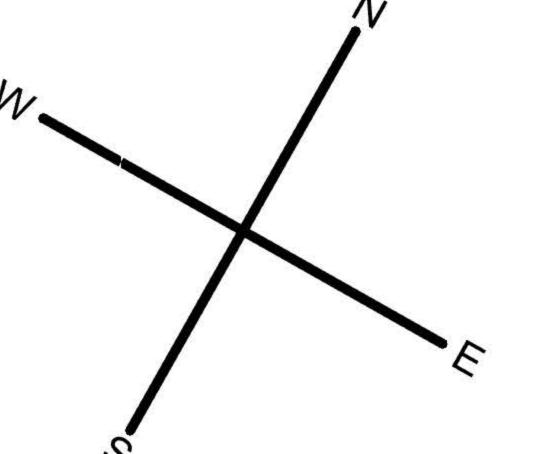
16- .35 acre 18% slope

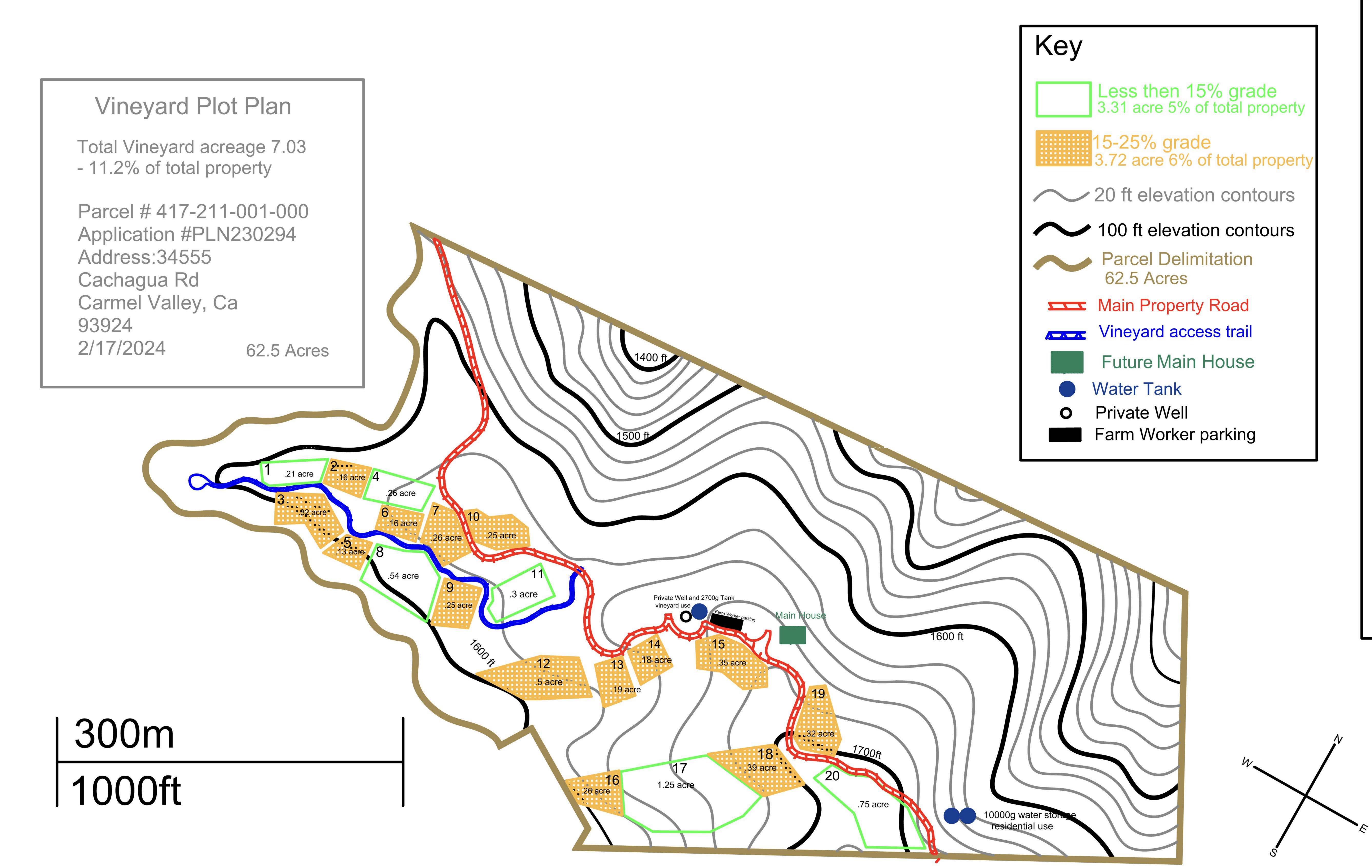
17- 1.25 acre 10% slope

18- .39 acre 20% slope

19- .32 acre 20% slope

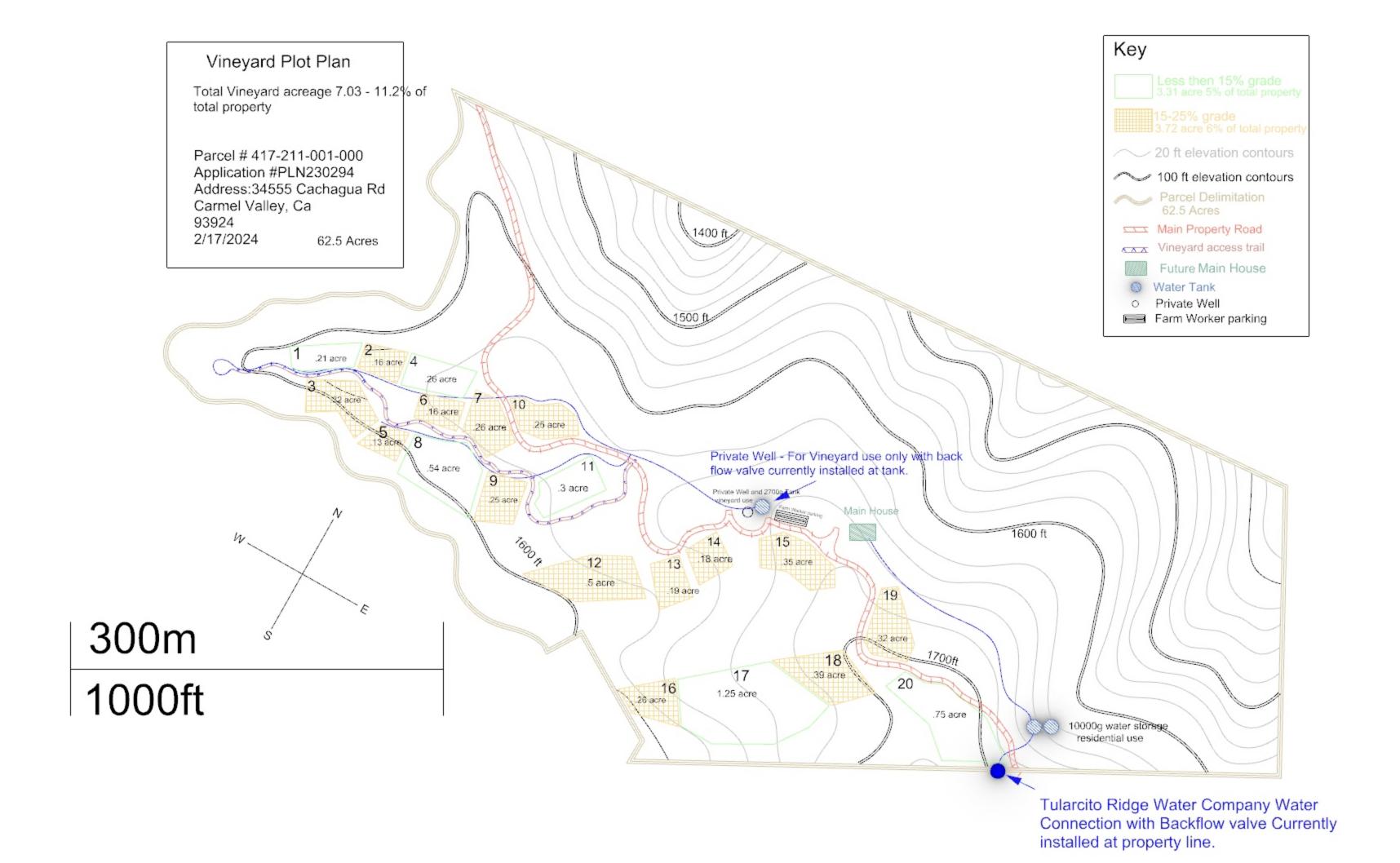
20- .75 acre 5% slope





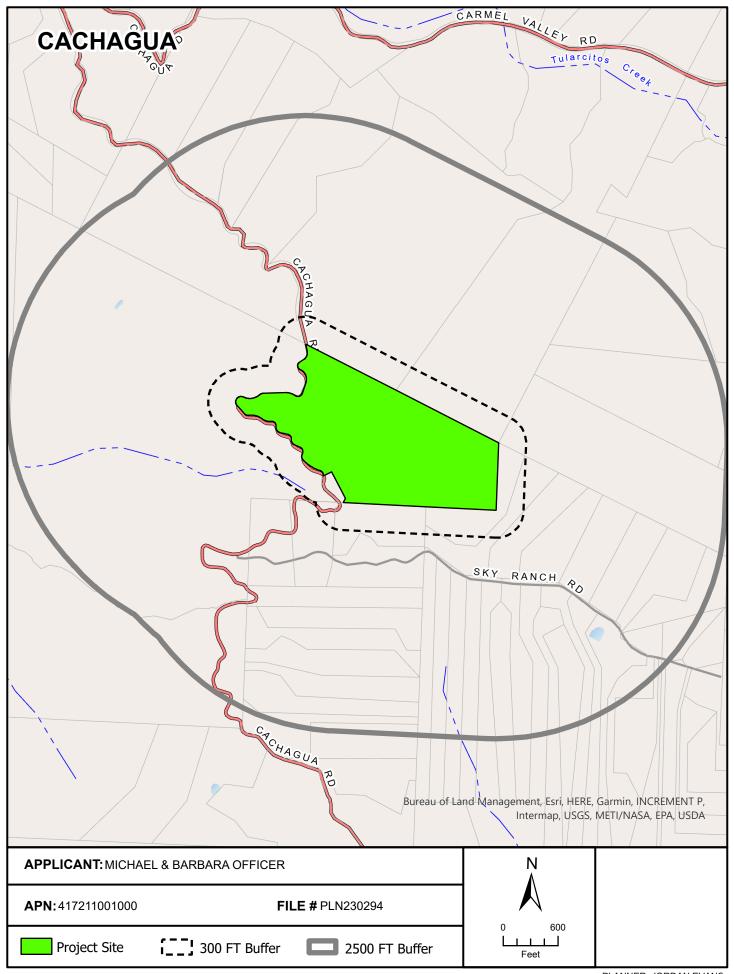
# Vine Blocks by #

- 1- .21 acre 5% slope
- 2- .16 acre 18% slope
- 3- .32 acre 17% slope
- 4- .26 acre 5% slope
- 5- .13 acre 24% slope
- 6- .16 acre 18% slope
- 7-.26 acre 22% slope
- 8-.54 acre 10% slope
- 9- .25 acre 20% slope
- 10- .25 acre 20% slope
- 11- .3 acre 5% slope
- 12- .5 acre 18% slope
- 13- .19 acre 24% slope
- 14- .18 acre 22% slope
- 15- .35 acre 22% slope
- 16- .35 acre 18% slope
- 17- 1.25 acre 10% slope
- 18- .39 acre 20% slope
- 19-.32 acre 20% slope
- 20- .75 acre 5% slope



# Exhibit B

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Introduced: 9/5/2025

Version: 1

# **County of Monterey**

# Item No.3

Board of Supervisors Chambers 168 W. Alisal St., 1st Floor Salinas, CA 93901

September 11, 2025

Current Status: Agenda Ready

Matter Type: Zoning Administrator

# **Board Report**

Legistar File Number: ZA 25-047

PLN240276 - T & B SPRAGUE LLC

Public hearing to consider establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

Project Location: 11065 Commercial Parkway, Castroville

**Proposed CEQA action:** Find the project Categorially Exempt pursuant to the CEQA Guidelines

section 15301, and there are no exceptions pursuant to section 15300.2.

# RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Use Permit to allow establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork; and The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 8 conditions of approval.

# PROJECT INFORMATION

**Property Owner:** T & B Sprague LLC

**APN:** 133-492-009-000 **Parcel Size:** 1 acre

Zoning: Community Plan (CP), which refers to the Castroville Community Plan or development

policies and land use regulations

Plan Area: North County Area Plan and Castroville Community Plan

Project Planner: Kayla Nelson, Associate Planner

(831) 796-6408, nelsonk@countyofmonterey.gov

# **SUMMARY**

The subject property is located at 11065 Commercial Parkway in Castroville and is subject to the County of Monterey 2010 General Plan (General Plan), Castroville Community Plan (CCP), the North County Area Plan (NCAP), and regulations set forth in the Monterey County Zoning Ordinance (Title 21). The proposed project includes a Use Permit to establish an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

The parcel is zoned Community Plan (CP), which refers to the CCP for development policies and land use regulations. Table B-2 of the CCP allows auto repair facilities subject to the approval of a Use Permit. The proposed project would be located within an existing 17,590 square foot two-story building, with 645 square feet of this building being remodeled to accommodate the needs for repair facilities proposed onsite. Therefore, the project is an allowed land use for this site.

# Design/Neighborhood and Community Character.

CCP Appendix A provides Design Guidelines for development within the plan boundary. The Industrial Design Guidelines found in Section 8 of Appendix A call for controlled site access, location of service areas to the side and rear of buildings, and landscaping along the frontage street. The project will include minor modifications to the interior of an existing structure. Overall, there will be no change in the building's exterior design and character, and the minor modifications resulting from the project are consistent with the existing aesthetics of the site and the Industrial Design Guidelines of the CCP.

# Development Standards.

Pursuant to the CCP, Industrial Development Standards are outlined in Table B-7. The project will be located within an existing structure found to meet the development standards of the CCP and will require no changes to the building's exterior. Therefore, the project is found to be consistent with the CCP's development standards.

# Operations Plan.

The project would involve 15 employees for an auto repair shop with hours of operation occurring Monday through Friday from 8am to 5pm, and Saturday from 9am to 2pm. The business will be closed to the public on Sundays. All hazardous materials will be handled in accordance with an approved Hazardous Materials Business Plan (Condition No. 5) from the Environmental Health Bureau (**Exhibit A**). All existing landscaping and exterior lighting will remain the same. No signage is proposed with this application. Should signage be proposed in the future, it will be subject to a separate discretionary permit and design approval pursuant to Title 21 Chapters 21.60 and 21.44.

# Parking Standards.

Pursuant to the CCP, Parking Standards are outlined in Table B-7. Parking and loading requirements are to be in conformance with Title 21 Chapter 21.58 Zoning Ordinance regulations for parking and supplemented with Section 4.1 of the Table B-7 Design Standards. Off-street parking for Industrial Development is required to be one space per 1,000 square feet of ground floor area. The existing building is 17,590 square feet, which would require a minimum of 17.5 parking spaces. The existing parking for this project consists of 44 spaces, which exceeds the minimum required.

#### Health and Safety.

Necessary public facilities are available, including domestic water provided by Monterey One Water, wastewater service provided by Castroville Community Services District, and PG&E utilities. The project will involve the storage of hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System. On May 13, 2025, the Environmental Health Bureau conditioned the project (Condition No. 5) to require an up-to-date Hazardous Materials Business Plan that meets the standards found in the

California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. Condition No. 8 has been applied to ensure that applicable permits from the Monterey Bay Air Resources District are obtained prior to issuance of construction permits or occupancy, whichever occurs first.

#### ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts amendments to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features. The project involves the interior remodel of an existing building for the use of an auto repair shop. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project site is located within an area of high archaeological sensitivity. However, a Phase 1 Archaeological Report was not required for the project because no ground disturbance is proposed, and all business activities will take place within an existing structure (Exhibit A).

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Beauru

**HCD-Engineering Services** 

**HCD-Environmental Services** 

North County Fire Protection District

#### LAND USE ADVISORY COMMITTEE (LUAC)

The project was not referred to the Castroville LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

- Exhibit A Draft Resolution, including:
  - Recommended Conditions of Approval
  - Site Plan, Floor Plans, Elevations
  - Colors and Materials
- Exhibit B Operations Plan
- Exhibit C Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; T & B Sprague LLC, Property Owner; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240276.



Introduced: 9/5/2025

Version: 1

# **County of Monterey**

# Item No.3

Board of Supervisors Chambers 168 W. Alisal St., 1st Floor Salinas, CA 93901

September 11, 2025

Current Status: Agenda Ready

Matter Type: Zoning Administrator

# **Zoning Administrator**

Legistar File Number: ZA 25-047

PLN240276 - T & B SPRAGUE LLC

Public hearing to consider establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

Project Location: 11065 Commercial Parkway, Castroville

Proposed CEQA action: Find the project Categorially Exempt pursuant to the CEQA Guidelines

section 15301, and there are no exceptions pursuant to section 15300.2.

#### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Use Permit to allow establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork; and The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 8 conditions of approval.

### PROJECT INFORMATION

**Property Owner:** T & B Sprague LLC

**APN:** 133-492-009-000 **Parcel Size:** 1 acre

**Zoning:** Community Plan (CP), which refers to the Castroville Community Plan or development

policies and land use regulations

Plan Area: North County Area Plan and Castroville Community Plan

Project Planner: Kayla Nelson, Associate Planner

(831) 796-6408, nelsonk@countyofmonterey.gov

#### **SUMMARY**

The subject property is located at 11065 Commercial Parkway in Castroville and is subject to the County of Monterey 2010 General Plan (General Plan), Castroville Community Plan (CCP), the North County Area Plan (NCAP), and regulations set forth in the Monterey County Zoning Ordinance (Title 21). The proposed project includes a Use Permit to establish an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

The parcel is zoned Community Plan (CP), which refers to the CCP for development policies and land use regulations. Table B-2 of the CCP allows auto repair facilities subject to the approval of a Use Permit. The proposed project would be located within an existing 17,590 square foot two-story building, with 645 square feet of this building being remodeled to accommodate the needs for repair facilities proposed onsite. Therefore, the project is an allowed land use for this site.

#### Design/Neighborhood and Community Character.

CCP Appendix A provides Design Guidelines for development within the plan boundary. The Industrial Design Guidelines found in Section 8 of Appendix A call for controlled site access, location of service areas to the side and rear of buildings, and landscaping along the frontage street. The project will include minor modifications to the interior of an existing structure. Overall, there will be no change in the building's exterior design and character, and the minor modifications resulting from the project are consistent with the existing aesthetics of the site and the Industrial Design Guidelines of the CCP.

#### Development Standards.

Pursuant to the CCP, Industrial Development Standards are outlined in Table B-7. The project will be located within an existing structure found to meet the development standards of the CCP and will require no changes to the building's exterior. Therefore, the project is found to be consistent with the CCP's development standards.

#### Operations Plan.

The project would involve 15 employees for an auto repair shop with hours of operation occurring Monday through Friday from 8am to 5pm, and Saturday from 9am to 2pm. The business will be closed to the public on Sundays. All hazardous materials will be handled in accordance with an approved Hazardous Materials Business Plan (Condition No. 5) from the Environmental Health Bureau (**Exhibit A**). All existing landscaping and exterior lighting will remain the same. No signage is proposed with this application. Should signage be proposed in the future, it will be subject to a separate discretionary permit and design approval pursuant to Title 21 Chapters 21.60 and 21.44.

#### Parking Standards.

Pursuant to the CCP, Parking Standards are outlined in Table B-7. Parking and loading requirements are to be in conformance with Title 21 Chapter 21.58 Zoning Ordinance regulations for parking and supplemented with Section 4.1 of the Table B-7 Design Standards. Off-street parking for Industrial Development is required to be one space per 1,000 square feet of ground floor area. The existing building is 17,590 square feet, which would require a minimum of 17.5 parking spaces. The existing parking for this project consists of 44 spaces, which exceeds the minimum required.

#### Health and Safety.

Necessary public facilities are available, including domestic water provided by Monterey One Water, wastewater service provided by Castroville Community Services District, and PG&E utilities. The project will involve the storage of hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System. On May 13, 2025, the Environmental Health Bureau conditioned the project (Condition No. 5) to require an up-to-date Hazardous Materials Business Plan that meets the standards found in the

California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. Condition No. 8 has been applied to ensure that applicable permits from the Monterey Bay Air Resources District are obtained prior to issuance of construction permits or occupancy, whichever occurs first.

#### ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts amendments to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features. The project involves the interior remodel of an existing building for the use of an auto repair shop. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project site is located within an area of high archaeological sensitivity. However, a Phase 1 Archaeological Report was not required for the project because no ground disturbance is proposed, and all business activities will take place within an existing structure (Exhibit A).

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Beauru

**HCD-Engineering Services** 

**HCD-Environmental Services** 

North County Fire Protection District

#### LAND USE ADVISORY COMMITTEE (LUAC)

The project was not referred to the Castroville LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

- Exhibit A Draft Resolution, including:
  - Recommended Conditions of Approval
  - Site Plan, Floor Plans, Elevations
  - Colors and Materials
- Exhibit B Operations Plan
- Exhibit C Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; T & B Sprague LLC, Property Owner; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240276.

# Exhibit A

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# EXHIBIT A DRAFT RESOLUTION

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

In the matter of the application of:

T & B SPRAGUE LLC (PLN240276) RESOLUTION NO. ----

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Use Permit for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

[PLN240276, T & B SPRAGUE LLC, 11065 Commercial Parkway, Castroville, North County Area Plan, Castroville Community Plan (Assessor's Parcel Number: 133-492-009-000)]

The T & B SPRAGUE LLC application (PLN240276) came on for a public hearing before the County of Monterey Zoning Administrator on September 11, 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:

#### **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 2010 Monterey County General Plan (General Plan);
- North County Area Plan (NCAP);
- Castroville Community Plan (CCP); and
- Monterey County 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 regulations in these documents.

b) Allowed Use. The property is located at 1065 Commercial Parkway, Castroville, North County Area Plan, CCP area (Assessor's Parcel Number: 133-492-009-000). The parcel is zoned Community Plan (CP), which refers to the CCP for development policies and land use regulations. The project is to allow an auto body shop providing repair

- and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork. Table B-2 of the CCP allows auto repair facilities subject to the approval of a Use Permit. The proposed project would be located within an existing 17,590 square foot two-story building, with 645 square feet of this building being remodeled to accommodate the needs for repair facilities proposed onsite. Therefore, the project is an allowed land use for this site.
- c) <u>Lot Legality.</u> The project site is shown in its current configuration as Lot 21, Tract 867 of the Castroville Industrial Park Unit No. 1, filed on August 2, 1979 (Book 14, Page 2, Cities and Towns) in the Monterey County Recorder's Office. Therefore, the County recognizes the parcel as a legal lot of record.
- d) Design/Neighborhood and Community Character. CCP Appendix A provides Design Guidelines for development within the plan boundary. The Industrial Design Guidelines found in Section 8 of Appendix A call for controlled site access, location of service areas to the side and rear of buildings, and landscaping along the frontage street. The project will include minor modifications to the interior of an existing structure. Overall, there will be no change in the building's exterior design and character, and the minor modifications resulting from the project are consistent with the existing aesthetics of the site and the Industrial Design Guidelines of the CCP.
- e) <u>Development Standards.</u> Pursuant to the CCP, Industrial Development Standards are outlined in Table B-7. The project will be located within an existing structure found to meet the development standards of the CCP and will require no changes to the building's exterior. Therefore, the project is found to be consistent with the CCP's development standards.
- f) Parking Standards. Pursuant to the CCP, Parking Standards are outlined in Table B-7. Parking and loading requirements are to be in conformance with Title 21 Chapter 21.58 Zoning Ordinance regulations for parking and supplemented with Section 4.1 of the Table B-7 Design Standards. Off-street parking for Industrial Development is required to be one space per 1,000 square feet of ground floor area. The existing building is 17,590 square feet, which would require a minimum of 17.5 parking spaces. The existing parking for this project consists of 44 spaces, which exceeds the minimum required.
- g) Operations Plan. The project would involve 15 employees for an auto repair shop with hours of operation occurring Monday through Friday from 8am to 5pm, and Saturday from 9am to 2pm. The business will be closed to the public on Sundays. All hazardous materials will be handled in accordance with an approved Hazardous Materials Business Plan (Condition No. 5) from the Environmental Health Bureau. See Finding No. 4, Evidence "c" below. All existing landscaping and exterior lighting will remain the same. No signage is proposed with this application. Should signage be proposed in the future, it will be subject to a separate discretionary permit and design approval pursuant to Title 21 Chapters 21.60 and 21.44.

- h) <u>Land Use Advisory Committee (LUAC) Review.</u> The project was not referred to the Castroville LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- i) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.
- 2. **FINDING:** SITE SUITABILITY The site is physically suitable for the proposed development and/or use.
  - EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
    - b) Staff identified potential impacts to traffic. The following report has been prepared:
      - "Traffic Report" (LIB250121) prepared by Keith Higgins Traffic Engineer, Gilroy, CA, March 24, 2025.
      - County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.
    - c) The Traffic Report from Keith Higgins (LIB250121) concluded that the traffic analysis for this project would generate the same amount of traffic as a generic light industrial use, which is less than 110 trips per day. Therefore, the project would have no impact on traffic and does not require any off-site operational improvements. However, regional and county traffic impact fees (Condition Nos. 3 and 4) will be required pursuant to the 2010 General Plan Policy C-1.8.
    - d) Staff reviewed aerial imagery (Monterey County GIS) to verify that the site is suitable for this use.
    - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.
- 3. FINDING: HEALTH AND SAFETY The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
  - **EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau,

- and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available including domestic water provided by the Monterey One Water, wastewater service provided by Castroville Community Services District, and PG&E utilities.
- c) The project will involve the storage of hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System. On May 13, 2025, the Environmental Health Bureau conditioned the project (Condition No. 5) to require an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.
- d) Condition No. 7 requires that the Applicant/Owner obtain necessary permits from the Monterey Bay Air Resources District.
- e) Staff reviewed aerial imagery (Monterey County GIS) to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

#### 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 and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

#### 5. FINDING:

**CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

#### **EVIDENCE:**

- a) California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts amendments to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features.
- b) The project involves the interior remodel of an existing building for the use of an auto repair shop. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project site is located within an area of high archaeological sensitivity. However, a Phase 1 Archaeological Report was not required for the project because no ground disturbance is proposed, and all business activities will take place within an existing structure.
- d) No adverse environmental effects were identified during staff review of Monterey County GIS information.
- 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 can be found in Project File No. PLN240276.
- **6. FINDING: APPEALABILITY** The decision on this project may be appealed to the Planning Commission.
  - **EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.B, the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title.

## **DECISION**

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

- 1. Find the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2. Approve a Use Permit for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

  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 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 PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETE	,D
AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIA	<b>\TE</b>
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.

# **County of Monterey HCD Planning**

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

PLN240276

#### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** 

**Planning** 

Condition/Mitigation Monitoring Measure:

Permit (PLN240276) allows an auto body shop providing This Use maintenance services for vehicles, including collision repairs, paintwork, and general The property is located at 11065 Commercial (Assessor's Parcel Number 133-492-009-000), North County Area Plan, Castroville Community 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. 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 Use Permit (Resolution Number \_\_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 133-492-009-000 on September 11, 2025. The permit was granted subject to 7 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.

Print Date: 9/5/2025 5:15:05PM Page 1 of ( **195** 

#### 3. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Prior to issuance of building permits, applicant shall pay the Regional Development Monitoring Measure: (CDUE)

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.** 

#### 4. PW0045 - COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide

Traffic Fee or the ad hoc fee

pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on

the parameters in the current fee

schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County

**HCD-Building Services the traffic** 

mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering

Services.

#### 5. EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure:

The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed:

Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or

commencement of operations.

Print Date: 9/5/2025 5:15:05PM Page 2 of ( **196** 

#### 6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed:

Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

#### 7. PDSP01 - AIR POLLUTION CONTROL (NON-STANDARD)

**Responsible Department:** 

**Planning** 

Condition/Mitigation Monitoring Measure:

In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, the applicant shall obtain all necessary Air District permits for the establishment of the Auto Body Shop.

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits or commencement of use, whichever comes first, the Owner/Applicant shall obtain any required Air District permits and the Air District shall conduct all inspection activities as required by the Air District. Obtainment of Air District permits shall be submitted to the Environmental Health Bureau and HCD-Planning for review and approval.

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# GERMAN AUTO BODY-CASTROVILLE

# 11065 COMMERCIAL PKWY CASTROVILLE, CA 95012

# GENERAL NOTES

# GENERAL:

- SPRAYBOOTH LIVE SPRAYBOOTH DEAD 5 PSF SEISMIC DESIGN CATEGORY SITE CLASS IMPORTANCE FACTOR MAPPED ACCELERATION Ss=1.735, S1=0.615 SITE COEFFICIENT Fa=1.2 Fv=1.7 SPECTRAL RESPONSE Sds=1.388, Sd1=0.697 SEISMIC RESPONSE Cs=0.496 RESPONSE MODIFICATION ..... R=3.5
- 2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS AND CONTACT EJD ENGINEERING, INC. IMMEDIATELY WITH ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND TAKE ALL MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
- 3. DNCE DEMOLITION HAS OCCURED EJD ENGINEERING, INC. SHALL BE RETAINED TO INSPECT AND APPROVE THE EXISTING CONDITIONS ARE AS PREDICTED TO ASSURE THE PROPOSED DESIGN WILL AND CAN BE CONSTRUCTED TO THE PREDICTED EXISTING CONDITIONS OF THE DESIGN.

# CODE REQUIREMENT:

1. ALL CONSTRUCTION, INSTALLATION, AND MATERIAL SHALL CONFORM TO THE 2022 CBC, CMC, CPC, CEC, CFC, 2021 NFPA 33, AND ALL OTHER LOCAL ORDINANCES.

# SOILS:

- ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN WAS 1500 PSF PER TABLE 1806.2 CLASS 5.
   SOIL SITE CLASS "D" PER TABLE 1613.5.2.
- 3. COMPLIANCE WITH ALL CORRCTIONS AND NOTIFICATIONS WITH GRADING PRE-INSPECTION REPORT (GPI), IF PROVIDED.

# **REINFORCED CONCRETE:**

- 1. CEMENT TO BE TYPE-II CONFORMING TO ASTM C150.
- 2. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR STRCTURAL NORMAL WEIGHT CONCRETE (3/4" MAX. SIZE) AND ASTM C-330 FOR STRUCTURAL LIGHTWEIGHT CONCRETE.
- 3. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.
- 4. REINFORCING STEEL SHALL BE MINIMUM GRADE 40 FOR SIZES #3 AND #4 AND GRADE 60 FOR SIZES #5 AND LARGER.
- 5. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED U.N.O.:
- SLABS ON GRADE MIDDLE OF SLAB CONCRETE EXPOSED TO SOIL - 3 INCHES CONCRETE EXPOSED TO WEATHER - 1 1/2 INCHES
- 6. ALL CONCRETE SHALL SATISFY THE MINIMUM STRENGTH
  REQUIREMENTS. THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH
  (f'c) AT 28 DAYS SHALL BE AS FOLLOWS:
  2500 PSI − PADS AND CONTINUOUS FOOTINGS
  2500 PSI − SLABS ON GRADE
- CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR ALL CONCRETE DESIGNED WITH F'C GREATER THAN 2500psi.
- 7. THE MINIMUM CEMENT CONTENT PER CUBIC YARD OF CONCRETE SHALL BE AS FOLLOWS:
  - 5 1/4 SACKS 2500 PSI STRENGTH 5 1/2 SACKS - 3000 PSI STRENGTH

3000 PSI - GRADEBEAMS

THAN 1/8 INCH IN TEN FEET.

- 5 1/2 SACKS 3000 PSI STRENGTH WATER/CEMENT RATIO NOT TO EXCEED 0.45
- 8. THE MAXIMUM CONCRETE SLUMP SHALL BE AS FOLLOWS: SLABS ON GRADE 3 INCHES +/- 1 INCH ALL OTHER WORK 4 INCHES +/- 1 INCH
- 9. LEVEL CONCRETE FLOOR SLABS VARIATION SHALL NOT BE MORE
- 10. DRY PACK MIX PROPORTIONS BY VOLUME SHALL BE ONE PART CEMENT TO TWO-AND-ONE-HALF PARTS FINE AGGREGATES (PASSING THE NO. 4 SIEVE). MIX WITH WATER TO CONSISTENCY SUCH THAT, WHEN BALL OF MIXTURE IS COMPRESSED IN HAND, BALL WILL MAINTAIN SHAPE, SHOWING FINGER MARKS, BUT NOT SHOWING SURFACE WATER.

# CONCRETE ANCHORS

- 1. THREADED CONCRETE ANCHORS SHALL BE "SIMPSON TITEN-HD" PER LARR25741 OR APPROVED EQUAL.
- 2. INSTALLATION AND MINIMUM EMBEDMENT SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OR AS SPECIFIED ON DRAWINGS, WHICH EVER IS GREATER.
- 3. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH CONCRETE FOR BOLTED COURSE AND TWO COURSES BELOW ANCHOR ELEVATION.

# DEFERRED SUBMITTAL:

1. FIRE SUPPRESSION AT SPRAY BOOTH - INCLUDES EXHAUST DUCT.

# STRUCTURAL STEEL:

- 1. ALL MATERIAL FOR USE ON THIS WORK SHALL BE NEW, CLEAN MATERIAL, MILL TESTED AND IDENTIFIED OR SAMPLED AND TESTED BY THE LABORATORY IN CONFORMANCE WITH THE STANDARDS BELOW AND THE SPECIFICATIONS.
- 2. STRUCTURAL STEEL SHAPES, PLATES AND BARS: SHALL CONFORM TO ASTM A-992.
- 3. PIPE STEEL: CONFORM TO ASTM A-53, GRADE B.
  TUBE STEEL: CONFORM TO ASTM A-500, GRADE B-COLD FORMED
  TUBE STEEL: CONFORM TO ASTM A-501, HOT FORMED.
  REINFORCING BARS: CONFORM TO ASTM A-615.
- 4. MATERIAL AND WORK SHALL CONFORM TO UNIFORM BUILDING CODE, CHAPTER 22, AND THE AISC SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING", FOURTEENTH EDITION.
- 5. BOLTS: CONFORM TO ASTM A-307, GRADE A, UNLESS NOTED
- 6. ANCHOR BOLTS: ASTM A-307, GRADE B, OR MADE FROM ASTM A-675, GRADE 75.
- 7. WELDING ELECTRODES: AWS A5.1.79, E70XX, LOW HYDROGEN FOR ALL BUTT OR TEE WELDS.
- 8. PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL FOR REVIEW BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.
- 9. COUNTY OF MONTEREY LICENSED FABRICATOR REQUIRED. PROVIDE A CERTIFICATE OF FABRICATION FROM THE SHOP OR A REPORT FROM THE SPECIAL INSPECTION TO THE JOB INSPECTOR.

# LIGHT GAGE STEEL:

OTHERWISE.

- 1. MATERIALS: ALL MEMBERS SHALL BE COLD FORMED FROM GALVANIZED STRUCTURAL QUALITY SHEET STEEL MEETING THE REQUIREMENTS OF ASTM A-446 GRADE A, MINIMUM YIELD OF 33 KSI FOR 18 GAGE AND LIGHTER, AND MEETING THE REQUIREMENTS OF ASTM A-446 GRADE D, MINIMUM YIELD OF 50 KSI FOR 16 GAGE AND HEAVIER. ALL MEMBERS SHALL BE MARKED SO THAT SUPPLIED MATERIALS CAN BE FIELD VERIFIED.
- 2. INSTALL WALL STUDS IN CONTINUOUS TOP AND BOTTOM TRACKS. SECURE THE STUDS TO THE TRACKS WITH (1) #12 TEK SCREW
- 3. SCREWS SHALL BE SELF DRILLING AND SELF TAPPING. CADMIUM PLATED FOR ALL EXTERIOR USES.

MEMBER TO MEMBER CONNECTIONS: #12 FASTEN PLYWOOD OR SHEATHING: #8

# FIELD WELDING:

- 1. SHOP WELDS MUST BE PERFORMED IN COUNTY THE OF MONTEREY LICENSED FABRICATORS SHOP. CONTINUOUS WELDING INSPECTION SHALL BE PERFORMED BY AN APPROVED LABORATORY INSPECTOR.
- 2. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE COUNTY OF MONTEREY. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.

# **MECHANICAL:**

1. DUCTS CONVEYING EXPLOSIVE OR FLAMMABLE VAPORS, FUMES, OR DUSTS SHALL BE THIRTY FEET FROM PROPERTY LINE, TEN FEET FROM OPENINGS INTO THE BUILDING, SIX FEET FROM EXTERIOR WALLS OR ROOFS, THIRTY FEET FROM COMBUSTIBLE WALLS OR OPENINGS INTO BUILDING THAT ARE IN THE DIRECTION OF THE EXHAUST DISCHARGE, TEN FEET ABOVE ADJOINING GRADE.

# ICC-LARR APPROVALS:

SIMPSON SET-3G EPOXY - ICC-ESR4057 W/ LABC/LARC SUPPLEMENT
SIMPSON TITEN ANCHORS - LARR25741 - ICC-ESR2713
SIMPSON HANGERS - LARR25807 - ICC-ESR2549
SIMPSON POST/COLUMN CAPS - LARR25714 - ICC-ESR2604
SIMPSON MST STRAPS - LARR25713 - ICC-ESR2105
SIMPSON HOLDOWNS - LARR25720 - ICC-ESR2330
SIMPSON SSTB A.B. - LARR25827 - ICC-ESR2611
TRUS-JOIST PARALLAM - LARR25202 - ICC-ESR1387
TRUS-JOIST TJI-JOISTS - LARR-25538 - ICC-ESR1153
SHOT PINS - LARR 25469 ICC-ESR2138
METAL STUDS - LARR 25821 - ICC-ESR3064P

# QUALIFIED PROFESSIONALS:

- 1. ALL MECHANICAL INFORMATION USED IN THE DESIGN OF THIS EQUIPMENT IS PER MANUFACTURER'S SPECIFICATIONS.
  INSTALLATION OF ALL MECHANICAL COMPONENTS SHALL BE BY A LICENSED CONTRACTOR QUALIFIED TO INSTALL SAID COMPONENTS. COMPLIANCE OF DESIGN WITH ALL APPLICABLE CODES SHALL BE VERIFIED PRIOR TO INSTALLATION.
- 2. ELECTRICAL DESIGN IS PROVIDED BY TODD HALSTEAD AT EUROTECH CONSTRUCTION SERVICES, B & C10 LICENSED CONTRACTOR LICENSE NUMBER 1015499. INSTALLATION OF ALL ELECTRICAL COMPONENTS SHALL BE BY A LICENSED CONTRACTOR QUALIFIED TO INSTALL SAID COMPONENTS. COMPLIANCE OF DESIGN WITH ALL APPLICABLE CODES SHALL BE VERIFIED PRIOR
- 3. GAS LINE DESIGN IS BASED ON APPLIANCE DEMAND PER MANUFACTURER'S SPECIFICATIONS AND ASSUMED PIPING LENGTHS. INSTALLATION OF ALL GAS LINES SHALL BE BY A LICENSED CONTRACTOR QUALIFIED FOR THE INSTALLATION. COMPLIANCE OF DESIGN TO ALL APPLICABLE CODES SHALL BE VERIFIED PRIOR TO INSTALLATION.

# NFPA 33 NOTES:

- 1. THE FLOOR OF THE SPRAY AREA SHALL BE CONSTRUCTED ON NON-COMBUSTIBLE MATERIAL, LIMITED-COMBUSTIBLE MATERIAL, OR COMBUSTIBLE MATERIAL THAT IS COMPLETELY COVERED BY NON-COMBUSTIBLE MATERIAL.
- 2. IF WALLS OR CEILING ASSEMBLIES ARE CONSTRUCTED OF SHEET METAL, SINGLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 1.2 MM (0.0478 IN) AND EACH SHEET OF DOUBLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 0.9 MM (0.0359 IN).
- 3. STRUCTURAL SECTIONS OF SPRAY BOOTHS SHALL BE PERMITTED TO BE SEALED WITH A CAULK OR SEALANT TO MINIMIZE LEAKAGE.
- 4. SPRAY ROOMS SHALL BE CONSTRUCTED OF AND SEPERATED FROM SURROUNDING AREAS OF THE BUILDING BY CONSTRUCTION ASSEMBLIES THAT HAVE A FIRE RESISTANCE RATING OF 1 HOUR.
- 5. ENCLOSED SPRAY BOOTH AND SPRAY ROOMS SHALL BE PROVIDED WITH MEANS OF EGRESS THAT MEET THE REQUIREMENTS OF NFPA 101, LIFE SAFETY CODE.
- 6. SPRAY BOOTHS THAT ARE USED EXCLUSIVELY FOR POWER COATING SHALL MEET THE REQUIREMENTS OF CHAPTER 15. THEY SHALL BE PERMITTED TO BE CONSTRUCTED OF FIRE-RETARDANT COMBUSTIBLE MATERIALS WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

  EXCEPTION: LISTED SPRAY BOOTH ASSEMBLIES CONSTRUCTED OF OTHER MATERIALS SHALL BE
- 7. SEPERATION FROM OTHER OPERATIONS: SPRAY BOOTHS SHALL BE SEPERATED FROM OTHER OPERATIONS BY A MINIMUM DISTANCE OF 915 MM (3 FT) OR BY A PARTITION, WALL, OR FLOOR/CEILING ASSEMBLY HAVING A MINIMUM FIRE RESISTANCE RATING OF 1 HOUR, MULTIPLE CONNECTED SPRAY BOOTHS SHALL NOT BE CONSIDERED AS OTHER OPERATIONS' EXCEPT AS PROVIDED FOR
- 8. SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE READILY ACCESSIBLE FOR CLEANING.

IN NFPA 33 SECTION 13.3.

- 9. A CLEAR SPACE OF NOT LESS THAN 915 MM (3 FT) SHALL BE MAINTAINED ON ALL SIDES AND ABOVE THE SPRAY BOOTH. THIS CLEAR SPACE SHALL BE KEPT FREE OF ANY STORAGE OR COMBUSTIBLE CONSTRUCTION.
- EXCEPTION 1: THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 915 MM (3 FT) TO OR DIRECTLY AGAINST AN INTERIOR PARTITION, WALL, OR FLOOR/CEILING ASSEMBLY THAT HAS A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR, PROVIDED THE SPRAY BOOTH CAN BE MAINTAINED AND CLEANED.

  EXCEPTION 2: THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 915 MM (3 FT) TO AN EXTERIOR WALL OR ROOF ASSEMBLY PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF

NON-COMBUSTIBLE MATERIAL AND PROVIDED THE BOOTH

- CAN BE MAINTAINED AND CLEANED.

  10. PANELS FOR LIGHTS FIXTURES OR FOR OBSERVATION SHALL BE OF HEAT-TREATED GLASS, LAMINATED GLASS, WIRED GLASS, OR HAMMERED WIRED GLASS AND SHALL BE SEALED TO CONFINE VAPORS, MISTS, RESIDUES, DUSTS, AND DEPOSITS TO THE SPRAY AREA.

  EXCEPTION: LISTED SPRAY BOOTH ASSEMBLIES THAT
- MATERIALS SHALL BE PERMITTED.

  11. PANELS FOR LIGHT FIXTURES SHALL BE SEPERATED FROM THE FIXTURE TO PREVENT THE SURFACE TEMPERATURE OF THE PANEL FROM EXCEEDING 93° C (200° F).

HAVE VISION PANELS CONSTRUCTED OF OTHER

- 12. THE PANEL FRAME AND METHOD OF ATTACHMENT SHALL BE DESIGNED TO NOT FAIL UNDER FIRE EXPOSURE BEFORE THE VISION PANEL FAILS.
- 13. DBSERVATION PANELS FOR SPRAY BOOTHS THAT ARE USED EXCLUSIVELY FOR POWDER COATING PROCESSES SHALL BE PERMITTED TO BE CONSTRUCTED OF FIRE-RESISTANT COMBUSTIBLE MATERIALS.
- 14. VENTILATION: SPRAY AREAS THAT ARE EQUIPPED WITH VENTILATION DISTRIBUTION OR BAFFLE PLATES OR WITH DRY OVERSPRAY COLLECTION FILTERS SHALL MEET THE REQUIREMENTS OF NFPA 33 SECTIONS 5.6.1 THROUGH 5.6.5.
- 15. DISTRIBUTION PLATES OR BAFFLES SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS AND SHALL BE READILY REMO∨ABLE OR ACCESSIBLE FOR CLEANING ON BOTH SIDES.
- 16. FILTERS SHALL NOT BE USED WHEN APPLYING MATERIALS KNOWN TO BE HIGHLY SUSCEPTIBLE TO SPONTANEOUS HEATING OR SPONTANEOUS IGNITION.
- 17. SUPPORTS AND HOLDER FOR FILTERS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
- 18. OVERSPRAY COLLECTION FILTERS SHALL BE READILY REMOVABLE
- 19. FILTERS SHALL NOT BE ALTERNATED USED FOR DIFFERENT TYPES OF COATING MATERIALS IF THE COMBINATION OF MATERIALS MIGHT RESULT IN SPONTANEOUS HEATING OR IGNITION. SEE ALSO NFPA 33 SECTION 10.9.

OR ACCESSIBLE FOR CLEANING OR REPLACEMENT.

# FIRE NOTES:

- 1. BOOTH TO BE NO MORE THAN 10% OF THE BASIC AREA PERMITTED OR LESS THAN 1500 SQ FT, WHICHEVER IS LESS.
- 2. FLOOR TO BE NON-COMBUSTIBLE CEMENT.

  INDEPENDENT EXHAUST DUCT SYSTEM DISCHARGING TO BUILDING EXTERIOR.
- 3. WALLS AND CEILING TO BE MADE OF 18 GAGE STEEL.
- 4. CLEARANCE BETWEEN DUCT AND WOOD ROOF TO BE NO LESS
  THAN 3 IN AND INSULATED WITH WIRE 22 GAGE SHEET METAL
  ON 1 IN ROCKWOOL BATTS REINFORCED WITH WIRE MESH OR THE
  EQUIVALENT TO MAKE CLEARANCE BETWEEN COMBUSTIBLE
  CONSTRUCTION 3 IN.
- 5. MECHANICAL VENTILATION OF BOOTH TO BE KEPT ON AT ALL TIME SPRAYING IS IN PROCESS TO ENSURE THAT THE AIR LINE WILL BE INTERLOCKED WITH THE FAN VIA A SOLENOID VALVE.
- 6. AIR VELOCITY OVER THE OPEN FACE OF BOOTHS CROSS SECTION NOT TO FALL BELOW 100 FPM.
- 7. MOTOR, BELTS, PULLEYS, AND FANS TO BE LOCATED OUTSIDE THE BOOTH AND EXHAUST DUCT. FAN ROTATING EQUIPMENT SHALL BE NON-SPARKING. BELTS SHALL NOT ENTER DUCTS OR BOOTH UNLESS BELTS AND PULLEYS ARE TIGHTLY ENCLOSED.
- 8. TO USE 2 IN THICK 20 IN x 20 IN ARRESTOR PADS OR APPROVED MEDIA.
- 9. NO SMOKING AND NO WELDING SIGNS WITH LETTERING OF APPROVED SIZE SHALL BE POSTED IN SUCH AREAS.
- 10. OPEN FLAME AND SPARK PRODUCING EQUIPMENT SHALL NOT BE LOCATED IN SPRAYING AREAS AND SHALL NOT BE LOCATED WITHIN 20 FT OF SUCH AREAS UNLESS SEPERATED BY A PERMANENT PARTITION.
- 11. SPRAY BOOTHS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH CFC CHAPTER 9. PROTECTION SHALL ALSO EXTEND TO EXHAUST PLENUMS, EXHAUST DUCTS, AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE USED. CFC 1504.4 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED COMPLYING WITH CFC SECTION 906 ACCORDANCE WITH THE REQUIREMENTS FOR EXTRA
- 12. ALL ELECTRICAL TO COMPLY WITH CEC & CFC LATEST EDITIONS.
- 13. METAL PARTS OF SPRAY BOOTH, DUCTS, AND PIPING SHALL BE
- 14. EXHAUST DUCTS SHALL NOT INCLUDE INDIVIDUAL BENDS EXCEEDING 45 DEGREES, ALL TURNS AND ELBOWS SHALL BE CONSTRUCTED AS NOT TO REDUCE THE CROSS-SECTIONAL AREA OF DUCT OF PIPE.
- 15. CLEAN OUT OPENINGS SHALL BE PROVIDED AT INTERVALS WHICH ALLOW THOROUGH CLEANING OF DUCTS WITH TIGHT FITTING HINGED DOORS OF EQUAL OR BETTER.
- 16. LIGHT FIXTURES TO BE PLACED BEHIND 1/4 IN CLEAR TEMPERED
- 17. MECHANICAL AND ELECTRICAL COMPLIANCE TO LATEST EDITION CMC AND CBC VENTING THROUGHOUT BUILDING.
- 18. FILTERS TO BE CHANGED PRIOR TO SPRAYING MATERIALS WHICH COULD REACT WITH OTHER MATERIALS PREVIOUSLY USED. LAQUER COMBINED WITH VARNISHES, STAINS, OR PRIMERS.
- 19. MANDMETER TO BE INSTALLED TO MEASURE AIR VELOCITY. FILTERS ARE TO BE CHANGED.
- 20. ALL DISCARDED FILTER PADS SHALL BE IMMEDIATELY REMOVED TO A SAFE, WELL-DETACHED LOCATION OR PLACED IN A NON-COMBUSTIBLE CONTAINER WITH A TIGHT-FITTING LID.
- 21. LIGHTS TO BE VAPOR-TIGHT IS LESS THAN 3 FT FROM OPEN FACE OF THE BOOTH.
- 22. EXHAUST PLENUM AND FILTERS EXTEND TO THE FLOOR LINE VENTILATING ALL VAPORS.
- 23. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED IN ACCORDANCE TO CFC CHAPTER 34 STORAGE TO BE NO MORE THAN 25 GALLONS AND NO MORE THAN 5 GALLON CONTAINERS AND STORED IN AN APPROVED STORAGE CABINET.
- 24. DESIGN, CONSTRUCTION, AND OPERATION OF SPRAY BOOTH SHALL COMPLY WITH ALL REQUIREMENTS OF CHAPTER 24 OF THE LATEST EDITION OF THE CFC.
- 25. HEATED SURFACES HAVING A TEMPERATURE SUFFICIENT TO IGNITE VAPORS SHALL NOT BE LOCATED IN FLAMMABLE VAPOR AREAS. SPACE-HEATING APPLIANCES, STEAM PIPES, OR HOT SURFACES IN A FLAMMABLE VAPOR AREA SHALL BE LOCATED SUCH THAT THEY ARE NOT SUBJECT TO ACCUMULATION OF DEPOSITS OF COMBUSTIBLE RESIDUES. EXCEPTION: DRYING APPARATUS COMPLYING WITH SECTION 1504.6.1.2.
- 26. EQUIPMENT OR APPARATUS THAT IS CAPABLE OF PRODUCING SPARKS OR PARTICLES OF HOT METAL THAT WOULD FALL INTO A FLAMMABLE VAPOR AREA SHALL BE TOTALLY ENCLOSED.
- 27. AUTOMATIC SPRINKLERS INSTALLED IN FLAMMABLE VAPOR AREAS SHALL BE PROTECTED FROM THE ACCUMULATION OF RESIDUE FROM SPRAYING OPERATIONS IN AN APPROVED MANNER. BAGS USED AS A PROTECTIVE COVERING SHALL BE 0.003-INCH THICK (0.076 MM) POLYETHYLENE OR CELLOPHANE OR SHALL BE OVERSPRAY PARTICLES SHALL BE REPLACED WITH NEW AUTOMATIC SPRINKLERS.
- 28. AIR EXHAUSTED FROM SPRAYING OPERATIONS SHALL NOT BE RECIRCULATED.
- 29. VENTILATION SYSTEMS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SUCH THAT THE AVERAGE AIR VELOCITY OVER THE OPEN FACE OF THE BOOTH, OR BOOTH CROSS SECTION IN THE DIRECTION OF AIRFLOW DURING SPRAYING OPERATIONS, SHALL NOT BE LESS THAN 100 FEET PER MINUTE (0.51 M/S).
- 30. ARTICLES BEING SPRAYED SHALL BE POSITIONED IN A MANNER THAT DOES NOT OBSTRUCT COLLECTION OF OVERSPRAY.
- 31. EACH SPRAY BOOTH AND SPRAY ROOM SHALL HAVE AN INDEPENDENT EXHAUST SYSTEM DISCHARGING TO THE OUTSIDE.

# CLIENT STRUCTURAL

# GERMAN AUTOBODY 11065 COMMERCIAL PKWY CASTROVILLE, CA 95012

EJD ENGINEERING, INC 5847 PINE AVE. SUITE A CHINO HILLS, CA 91709 PH: 909-517-2451

# CONTRACTOR

EUROTECH CONSTRUCTION
SERVICES
15333 MINNESOTA AVE
PARAMOUNT, CA 90723
LICENSE NUMBER 1015499
LICENSE TYPE B & C10

# PROJECT SCOPE:

- 1. INSTALLATION OF NEW PREFABRICATED SPRAY BOOTH.
  PROPOSED SPRAY BOOTH TO BE BLOWTHERM DOWNDRAFT
  BOOTH 33'-1" LONG BOOTH AND 15'-1" WIDE WITH A 3-ROW
  IN-GROUND PIT.
- 2. INSTALLATION OF AN ATTACHED MIXING ROOM. ATTACHED MIXING ROOM TO BE BLOWTHERM 11'-9" LONG AND 11'-10" WIDE.

# SHEET INDEX

T1 TITLE SHEET AND GENERAL NOTES

A1 SITE PLAN

A2 PARTIAL FLOOR PLAN

SB1 SPRAYBOOTH PLAN W/ ATTACHED MIXING E1 ELECTRICAL

# D1 DETAILS

# **BUILDING INFORMATION/ CODE ANALYSES**

APN: 133-492-009-000 MONTEREY COUNTY

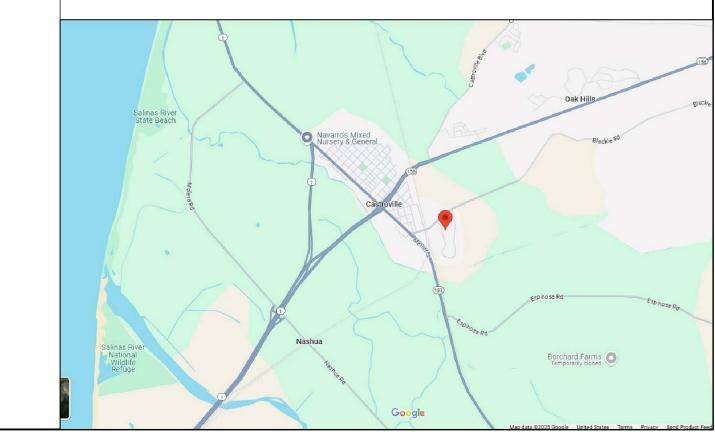
BUILDING HEIGHT: 25'-0"

USE: AUTOMOTIVE SPRAY BOOTH OPERATIONS OCCUPANCY: STORAGE S-1 & BUSINESS B CONSTRUCTION: TYPE V-B FIRE-SPRINKLERED BUILDING STORIES: SINGLE

EXISTING BUILDING AREA: REMODEL AREA (NEW SPRAYBOOTH):

15,120 SQ. FT. 645 SQ. FT.

# VICINITY MAP



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EJD ENGINEERING, INC.

FIJID) ENGINEERING INC

Ernest J. De Leon, P.E. 5847 Pine Ave (Suite A) Chino Hills, CA 91709

Office: 909.517.2451

Ernest@EJDEngineering.com

SHEET DESCRIPTION:

# COVER SHEET GENERAL NOTES

CLIENT:

# GERMAN AUTO BODY

11065 COMMERCIAL PKWY CASTROVILLE, CA 95012



**January 9, 2025** 

REVISION STATUS:

- 00/00/00 REV. DATE DESCRIPTION

PROJECT NO: 24-314

DRAWN BY: BM

ENGINEERED BY: BM

PROJECT DESCRIPTION & ADDRESS:

SPRAY BOOTH
11065 COMMERCIAL
PKWY CASTROVILLE, CA

1/2/2025

SHEET

# BUILDING INFORMATION/ CODE ANALYSES

APN: 133-492-009-000 MONTEREY COUNTY

USE: AUTOMOTIVE SPRAY BOOTH OPERATIONS OCCUPANCY: STORAGE S-1 & BUSINESS B CONSTRUCTION: TYPE V-B FIRE-SPRINKLERED BUILDING STORIES: SINGLE BUILDING HEIGHT: 25'-0"

**EXISTING BUILDING AREA:** REMODEL AREA (NEW SPRAYBOOTH): 15,120 SQ. FT. 645 SQ. FT.

SITE PLAN NOTES		
SYMBOL	DESCRIPTION	
1	(E) MANHOLE	
2	(E) LANDSCAPE AREA	
3	(E) SPRINKLER VAULT	
4	(E) GAS METERS	
5	(E) S.S. CLEANOUT	
6	(E) ELEC. UTILITY	
7	(E) TRANSFORMER & CONC PAD	
8	(E) CATCH BASIN W/ 8" PVC DRAIN PIPE	
9	(E) MAIN ELECTRIC PANEL	
10	(E) SPRINKLER RISER	
11	(E) WALKWAY	
12	(E) TRASH ENCLOSURE INSTALL (E) GATES	
13	(E) PARKING	
14	(E) 1500 GAL SEPTIC TANK	
15	(E) LEACH FIELD	
16	(E) WATER METER	

SPRAY BOOTH COVERAGE		
EXISTING FLOOR AREA:	15,120 SQ.FT.	
EXISTING SPRAY BOOTH:	0 SQ.FT.	
TOTAL EXISTING SPRAY SQ FT: TOTAL EXISTING FLOOR COVERAGE:	0 SQ.FT. AT 0.0%	
PROPOSED NEW SPRAY BOOTH: PROPOSED NEW MIXING ROOM:	504 SQ.FT. 141 SQ.FT.	
TOTAL PROPOSED SPRAY SQ FT: TOTAL PROPOSED FLOOR COVERAGE:	645 SQ.FT. AT 4.3%	
AT 10% MAX. FLOOR COVERAGE ALLOWED:	1,512 SQ.FT.	

PIPING CALCULATION: PIPING LENGTH = (25+20+185) FT TOTAL PIPING LENGTH = 230 FT 1.4MILL BTU ÷ 1,100 = 1,273 CUBIC FEET GAS PER HOUR MEDIUM PRESSURE (5 PSI) GAS LINE - USE CPC TABLE 1215.2 USE 2 IN PIPE = 13,000 CUBIC FEET GAS PER HOUR 13,000 CFH > 1,273 CFH □K INSTALLATION BY QUALIFIED PROFESSIONAL-VERIFY DESIGN

EQUIPMENT SCHEDULE	
SYMBOL	DESCRIPTION
SB1	SPRAY BOOTH #1: BLOWTHERM DOWN DRAFT BOOTH 33'-2 7/16" LONG x 15'-1 7/8" WIDE x 13'-6" HIGH O.D.
M1	MIXING ROOM #1: BLOWTHERM MIXING BOX 11'-10 1/2" LONG x 11'-10 1/2" WIDE x 11'-6 3/8" HIGH

SPRAY BOOTH COVERAGE	
EXISTING FLOOR AREA:	15,120 SQ.FT.
EXISTING SPRAY BOOTH:	0 SQ.FT.
TOTAL EXISTING SPRAY SQ FT: TOTAL EXISTING FLOOR COVERAGE:	0 SQ.FT. AT 0.0%
PROPOSED NEW SPRAY BOOTH: PROPOSED NEW MIXING ROOM:	504 SQ.FT. 141 SQ.FT.
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AT 10% MAX. FLOOR COVERAGE ALLOWED:	1,512 SQ.FT.

NOTES AND SCHEDULES

ETTD ENGINEERING INC.

Ernest@EJDEngineering.com

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GERMAN AUTO BODY

11065 COMMERCIAL PKWY

★ NO. 67755 EXP. 6/2025

January 9, 2025

24-314

1/2/2025

BM BM

REVISION STATUS

PROJECT NO:

ENGINEERED BY:

DRAWN BY:

SHEET

- 00/00/00 -REV. DATE DESCRIPTION

PROJECT DESCRIPTION & ADDRESS:

SPRAY BOOTH

11065 COMMERCIAL

PKWY CASTROVILLE, CA

CASTROVILLE, CA 95012

Ernest J. De Leon, P.E. 5847 Pine Ave (Suite A) Chino Hills, CA 91709

Office: 909.517.2451

COPYRIGHT:

SHEET DESCRIPTION:

SITE PLAN

DESIGN & PROFESSIONAL ENGINEERING SERVICES:



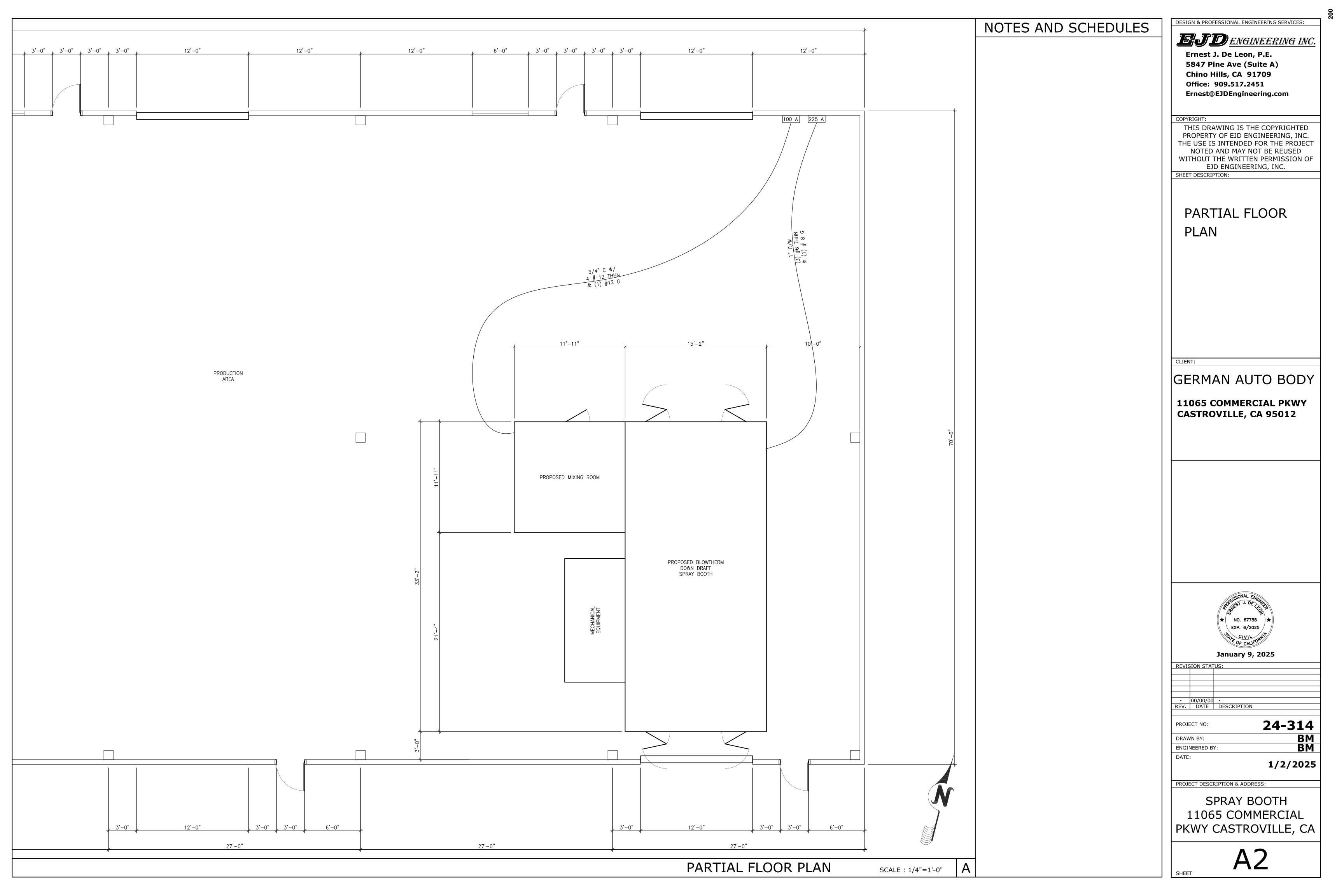
**AERIAL VIEW** 

SCALE: SEE GRAPHIC SCALE

THE PROPERTY LINES AND SETBACKS ARE TO REMAIN PER PUBLIC RECORDS. THIS SITE PLAN IS FOR REFERENCE ONLY FOR THE AREA OF PROPOSED WORK LINES AND THE EXISTING SETBACKS. THIS SITE PLAN IS NOT TO RE-ESTABLISH NEW BOUNDARY LINES OR NEW SETBACKS. THE PUBLIC RECORDS PREVIOUSLY
ESTABLISHED SHALL GOVERN OVER THIS PROPOSED
SITE PLAN. ALL DIMENSIONS HEREIN HAVE BEEN FIELD MEASURED AND CAN VARY FROM PUBLIC RECORDS DUE TO HAND MEASUREMENTS TAKEN. ALL OF THE PROPOSED AREA OF WORK HEREIN IS WITHIN THE ESTABLISHED SETBACKS AND ENCROACHMENTS.

SITE PLAN

SCALE: 1"=20'-0"



NOTES AND SCHEDULES

# **GENERAL SPRAY BOOTH NOTES:**

SPRAY ROOMS SHALL BE ENCLOSED WITH FIRE BARRIERS WITH NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING. FLOORS SHALL BE WATER PROOFED AND DRAINED IN AN APPROVED MANNER.

THE INTERIOR SURFACES OF SPRAY ROOMS SHALL BE SMOOTH AND SHALL BE SO CONSTRUCTED TO PERMIT THE FREE PASSAGE OF EXHAUST AIR FROM ALL PARTS OF THE INTERIOR AND TO FACILITATE WASHING AND CLEANING, AND SHALL BE SO DESIGNED TO CONFINE RESIDUES WITHIN THE ROOM. ALUMINUM SHALL NOT BE USED.

SPRAYING SPACES SHALL BE VENTILATED WITH AN EXHAUST SYSTEM TO PREVENT THE ACCUMULATION OF FLAMMABLE MIST OR VAPORS IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE. WHERE SUCH SPACES ARE NOT SEPERATELY ENCLOSED, NON COMBUSTIBLE SPRAY CURTAINS SHALL BE PROVIDED TO

SMOOTH AND CONTINUOUS WITHOUT EDGES; SHALL BE SO CONSTRUCTED TO PERMIT THE FREE PASSAGE OF EXHAUST AIR FROM ALL PARTS OF THE INTERIOR AND TO FACILITATE WASHING AND CLEANING, AND SHALL BE SO DESIGNED TO CONFINE RESIDUES WITHIN THE SPRAYING SPACE. ALUMINUM SHALL NOT BE USED.

AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM SHALL BE PROVIDED IN ALL SPRAY, DIP, AND IMMERSING SPACES AND STORAGE ROOMS

ALL EQUIPMENTS TO BE LISTED AND LABELED BY A RECOGNIZED TESTING AGENCY.

8. WHEN SPRAY BOOTH AGGREGATE AREA EXCEEDS 10%, THE NEW ROOM(S) MUST COMPLY WITH H2 OCCUPANCY REQUIREMENTS FOR EXPLOSION ENVIRONMENTS. FIRE SEPERATIONS, LOCATION AND EXPLOSION VENTING MUST MEET REQUIREMENTS CONTAINED IN ALL CONSTRUCTION CODES.

STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, BEFORE THIS EQUIPMENT IS INSTALLED.

11. SPRAYBOOTHS SHALL BE CONSTRUCTED OF APPROVED NONCOMBUSTIBLE MATERIALS. ALUMINUM SHALL NOT BE USED. WHERE WALLS OR CEILING ASSEMBLIES ARE CONSTRUCTED OF SHEET METAL, SINGLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 0.0359 IN (20 GAGE) (0.9 MM). STRUCTURAL SECTIONS OF SPRAY BOOTHS ARE ALLOWED TO BE SEALED WITH LATEX-BASED

12. COMBUSTIBLE FLOOR CONSTRUCTION IN SPRAY BOOTHS, SPRAY NONCOMBUSTIBLE, NON-SPARKING MATERIAL, EXCEPT WHERE PAPER OR PLASTIC AND STRIPPABLE COATINGS, ARE UTILIZED OVER NONCOMBUSTIBLE MATERIALS TO FACILITATE CLEANING OPERATIONS IN SPRAY BOOTHS, SPRAY ROOMS, OR SPRAYING

14. WHERE SPRAYING SPACES, SPRAY ROOMS, OR SPRAY BOOTHS ARE ILLUMINATED THROUGH GLASS PANELS OR OTHER TRANSPARENT MATERIALS, ONLY FIXED LUMINAIRES SHALL BE UTILIZED AS A SOURCE OF ILLUMINATION.

15. PANELS FOR LUMINAIRES OR FOR OBSERVATION SHALL BE OF HEAT-TREATED GLASS, WIRED GLASS, OR HAMMERED WIRE GLASS DUSTS, AND DEPOSITS TO THE FLAMMABLE VAPOR AREA. PANELS FOR LUMINAIRES SHALL BE SEPERATED FROM THE LUMINAIRE TO PREVENT THE SURFACE TEMPERATURE OF THE PANEL FROM

FLAMMABLE VAPOR AREA, BUT DUTSIDE OF ANY CLASSIFIED AREA AND SEPERATED FROM THE FLAMMABLE VAPOR AREAS BY VAPOR TIGHT GLASS PANELS, SHALL BE SUITABLE FOR USE IN ORDINARY HAZARD LOCATIONS. SUCH LUMINAIRES SHALL BE

17. LUMINAIRES THAT ARE AN INTEGRAL PART OF THE WALLS OR CEILING OF A FLAMMABLE VAPOR AREA ARE ALLOWED TO BE SEPERATED FROM THE FLAMMABLE VAPOR AREA BY GLASS PANELS THAT ARE AN INTEGRAL PART OF THE LUMINAIRE, SUCH LUMINAIRES SHALL BE LISTED FOR USE IN CLASS I, DIVISION 2 OR CLASS II. DIVISION 2 LOCATIONS, WHICHEVER IS APPLICABLE, AND ALSO SHALL BE SUITABLE FOR ACCUMULATIONS OF DEPOSITS OF COMBUSTIBLE RESIDUES, SUCH LUMINAIRES ARE ALLOWED TO BE SERVICED FROM OUTSIDE THE FLAMMABLE

PLACED INSIDE BOOTHS OR DUCTS. FAN ROTATING ELEMENTS SHALL BE NONFERROUS OR NONSPARKING OR THE CASING SHALL CONSIST OF, OR BE LINED WITH, SUCH MATERIAL. BELTS SHALL NOT ENTER THE DUCT OR BOOTH UNLESS THE BELT AND PULLEY WITHIN THE DUCT ARE TIGHTLY ENCLOSED.

ASSEMBLY SHALL BE LISTED AS CLASS I OR II IN ACCORDANCE

21. SUPPORTS AND HOLDERS FOR FILTERS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

AND ACCESSIBLE FOR CLEANING OR REPLACEMENT.

25. SPRAYING AREAS SHALL BE PROVIDED WITH MECHANICAL VENTILATION ADEQUATE TO PREVENT THE ACCUMULATION OF

TIMES WHILE SPRAYING OPERATIONS ARE BEING CONDUCTED AND DRYING COATED ARTICLES AND FINISHING MATERIAL RESIDUE TO

NOTE: ALL MECHANICAL INFORMATION USED IN THE DESIGN OF THIS EQUIPMENT IS PER MANUFACTURER'S SPECIFICATIONS. MANUFACTURER INSTALLATION SPECIFICATIONS SHALL BE KEPT ON JOB SITE AT ALL TIMES, AND ALL MECHANICAL SPECIFICATIONS AND RECOMMENDATIONS SHALL BE COMPLIED WITH. INSTALLATION OF MECHANICAL COMPONENTS SHALL BE BY A LICENSED CONTRACTOR QUALIFIED TO INSTALL SAID COMPONENTS

RESTRICT THE SPREAD OF FLAMMABLE VAPORS.

4. THE INTERIOR SURFACES OF SPRAYING SPACES SHALL BE

AND SHALL BE INSTALLED IN ACCURDANCE WITH CHAPTER 9 OF

6. LOCATION OF SPRAY BOOTH SHALL MEET FIRE DEPARTMENT STANDARDS.

9. OVER CUTTING OF PLYWOOD IS NOT ALLOWED.

10. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS MUST BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT

OR SIMILAR CAULKS AND SEALANTS.

ROOMS, OR SPRAYING SPACES SHALL BE COVERED BY APPROVED COMBUSTIBLE COVERINGS, INCLUDING BUT NOT LIMITED TO THIN

13. MEANS OF EGRESS DOORS FROM PREMANUFACTURED SPRAY BOOTHS SHALL NOT BE LESS THAN 30 INCHES (762 MM) IN WIDTH BY 80 INCHES (2032 MM) IN HEIGHT.

EXCEEDING 200°F (93°C).

16. LUMINAIRES ATTACHED TO THE WALLS OR CEILINGS OF A SERVICED FROM OUTSIDE THE FLAMMABLE VAPOR AREAS.

VAPOR AREA.

18. PORTABLE ELECTRIC LAMPS SHALL NOT BE USED IN FLAMMABLE VAPOR AREAS DURING SPRAYING OPERATIONS. PORTABLE ELECTRIC LAMPS USED DURING CLEANING OR REPAIRING OPERATIONS SHALL BE OF A TYPE APPROVED FOR HAZARDOUS

19. ELECTRIC MOTORS DRIVING EXHAUST FANS SHALL NOT BE

20. AIR INTAKE FILTERS THAT ARE PART OF A WALL OR CEILING WITH UL 900. EXHAUST FILTERS SHALL BE REQUIRED.

22. OVERSPRAY COLLECTION FILTERS SHALL BE READILY REMOVABLE

23. VISIBLE GAUGES, AUDIBLE ALARMS OR PRESSURE-ACTIVATED DEVICES SHALL BE INSTALLED TO INDICATE OR ENSURE THAT THE REQUIRED AIR VELOCITY IS MAINTAINED.

24. SPRAY BOOTHS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM. THESE SYSTEMS SHALL BE EXTENDED TO PROTECT EXHAUST PLENUMS, EXHAUST DUCTS, AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE

26. MECHANICAL VENTILATION SHALL BE KEPT IN OPERATION AT ALL FOR A SUFFICIENT TIME THEREAFTER TO ALLOW VAPORS FROM BE EXHAUSTED.

SPRAYING EQUIPMENT SHALL BE INTERLOCKED WITH THE VENTILATION OF THE SPRAYING AREA SUCH THAT SPRAYING OPERATIONS CANNOT BE CONDUCTED UNLESS THE VENTILATION SYSTEM IS IN OPERATION.

Chino Hills, CA 91709 Office: 909.517.2451

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SPRAY BOOTH PLAN

GERMAN AUTO BODY

11065 COMMERCIAL PKWY CASTROVILLE, CA 95012



- 00/00/00 - REV. DATE DESCRIPTION

24-314

1/2/2025

SPRAY BOOTH 11065 COMMERCIAL PKWY CASTROVILLE, CA



BURNER NOTE

18 00Zø

\$ 500 \$ \$ 500

11'-10"

3'-10"

26'-11"

15'-1"

OUTLET WITH VERTICAL FLUX NET

IOTE: EXHAUST/INTAKE DUCTS NOT TO SCALE FOR CLARITY OF

DESIGN. DIMENSIONS GIVEN SHAL

GOVERN - DO NOT SCALE DUCTS

HE INTAKE AND EXHAUST DUCT MUST BE

RACKETS NOT SUPPLIED BY BLOWTHERM)

O THE WEIGHT OF THE DUCTS DOES NOT

SURDEN THE PLENUM OR AIR MAKE UP UNIT

FRONT ELEVATION

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

NOTE: DIMENSIONS PROVIDED IN THIS PLAN ARE FOR REFERENCE

MANUFACTURER SHALL PROVIDE SHOP DRAWINGS SPECIFYING TH

APPROPRIATE BOOTH AND PIT DIMENSIONS FOR THE BOOTH TO BE

DIMENSIONS CONFLICT WITH THOSE PRESENTED IN THESE PLANS

HE SHOP DRAWINGS SHALL TAKE PRECEDENCE, ENGINEER OF RECORD SHOULD BE PROVIDED THE PROPOSED SHOP DRAWINGS REVIEW FOR GENERAL CONFORMANCE WITH THE PROPOSED DESI

PRIOR TO BEGINNING OF CONSTRUCTION, FINAL SHOP DRAWINGS

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

UNLY, ACTUAL FIELD INSTALLED DIMENSIONS MAY VARY

INSTALLED. WHERE THE MANUFACTURER SHOP DRAWING

SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.

SLIGHTLY FROM THOSE PRESENTED HEREIN. SPRAY BOOTH

SUPPORTED FROM THE ROOF (SUPPORT

- MINIMUM PASSAGE 0.7 MQ

SUPPLIED BY BLOWTHERM

OUTLET DUCTINGS

BUILDING ROOF

**A** Eleviter<u>n</u>

**e** Blowtherm

SPRAYBOOTH

Motors: 460/3/60 - Kw 30 - 52.6A Min.Cir.Ampacity (52.6.1×1.25) = 65.75 FLA

Light LED: 120/1/60 - Kw 2.6 - 21.2 A

Min.Cir.Ampacity  $(22.4 \times 1.25) = 28$  FLA

AIR COMPRESSED (FOR EVERY TVS)

SPRAYBOOTH

Air compressed arrival and hook-up  $\phi 3/8$ "

Burner: 120/1/60 -Kw 0.2 - 1.2 A

To install on the specify support

minimum pressure 8 bar

Natural Gas Burner

Mix Room

Mixing Room Power control panel

Motors: 120/1/60 - Kw 0.75 - 28.8 A

**Min.Cir.Ampacity** (25.68×1.25 ) = *38.35* A

Light: 120/1/60 - Kw 0.256- 1.88 A

NATURAL GAS- max capacity: 24.48 CFM (natural gas G20)

BURNER - Regulator intake pressure (p1) 8.03 inch w.c.

– max absorbed power: 250 W - 120V/2F + PE/60 Hz

desultory consumption 80 lt/h

BURNER NOTE - TVS 2x15kw

- max potentiality: 1.416.050 BTU/h

- Maximum regulator intake pressure 20.07 inch w.c

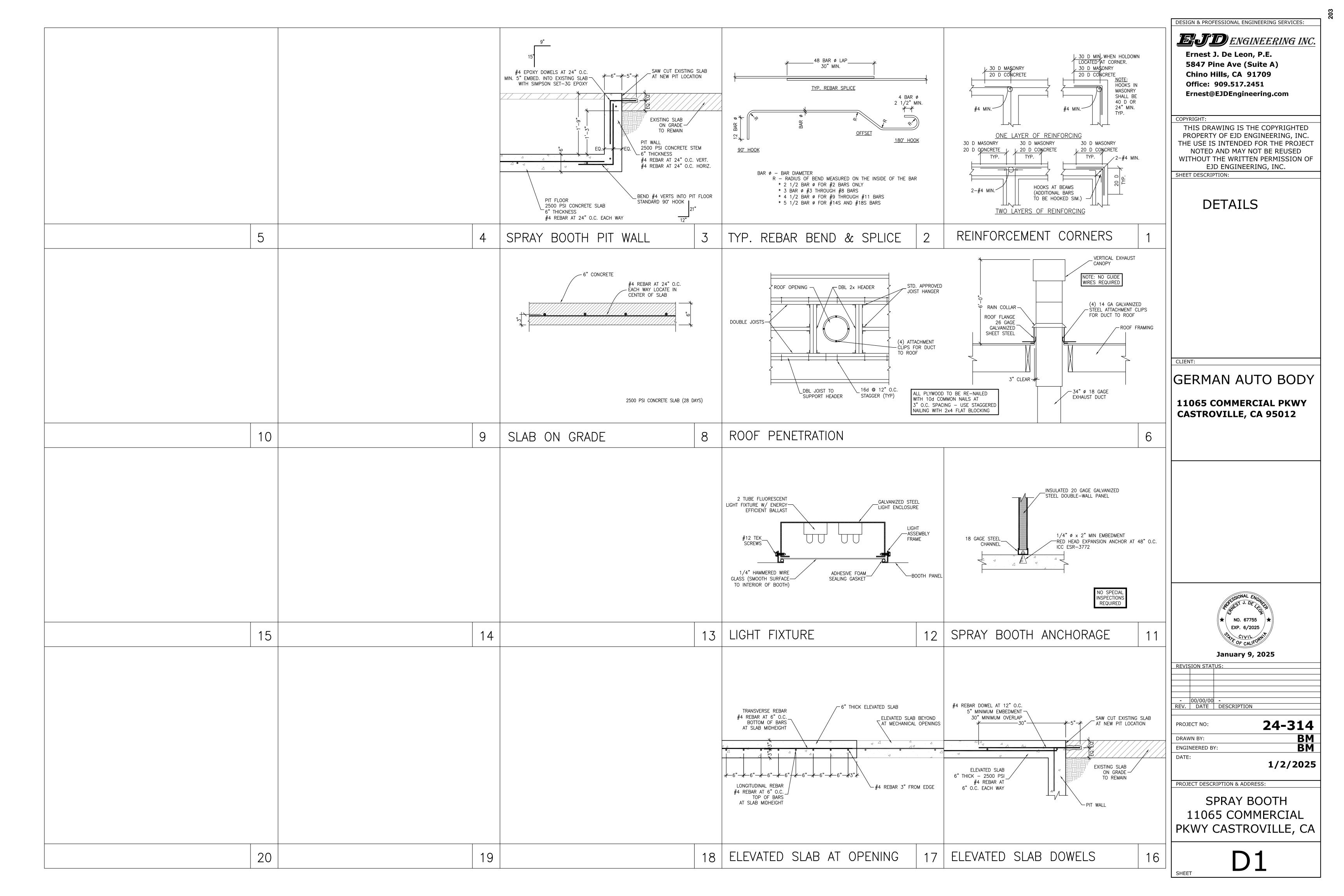
**B** 

- Regulator outlet pressure (p2) 6.02 inch w.c.

supplied by Blowtherm

Power panel

SUPPLIED BY BLOWTHERM



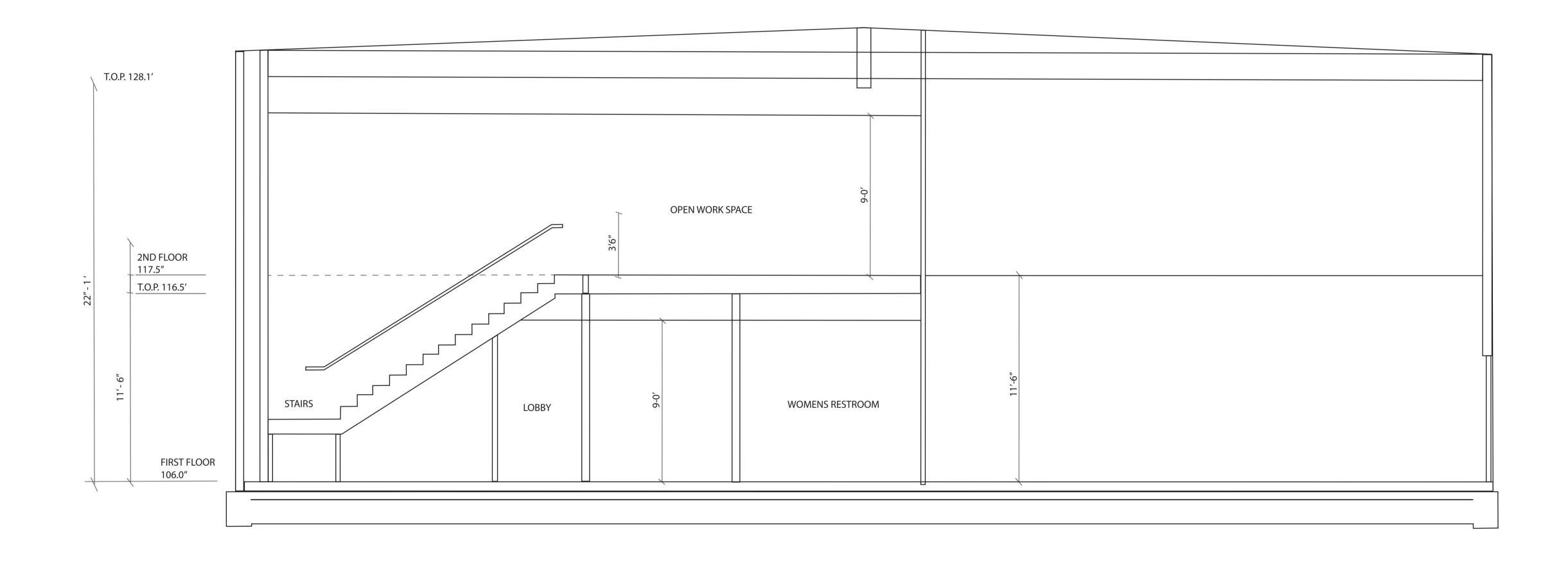
# **ELEVATION PLAN**

File#: PLN240276

APN: 133-492-009-000

Location:

11065 Commercial Pkwy, Castroville, CA 95012



# FIRST AND SECOND FLOOR PLAN

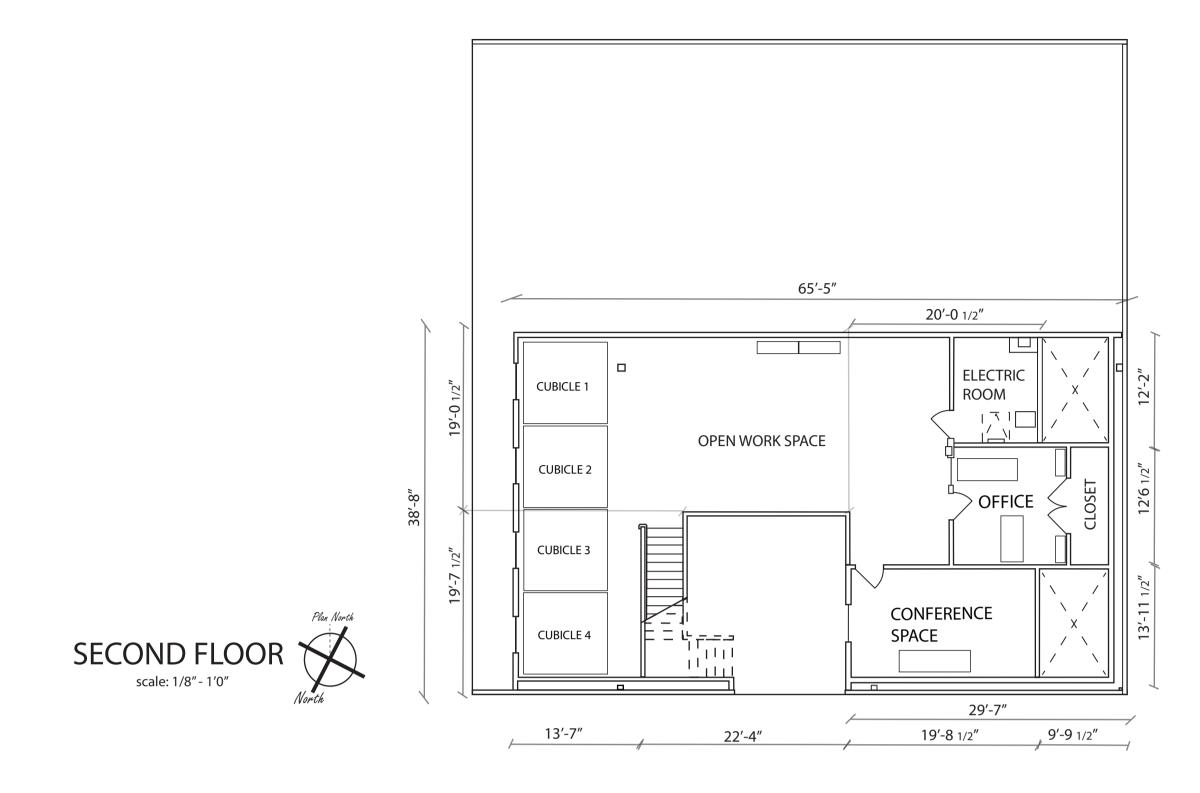
File#: PLN240276

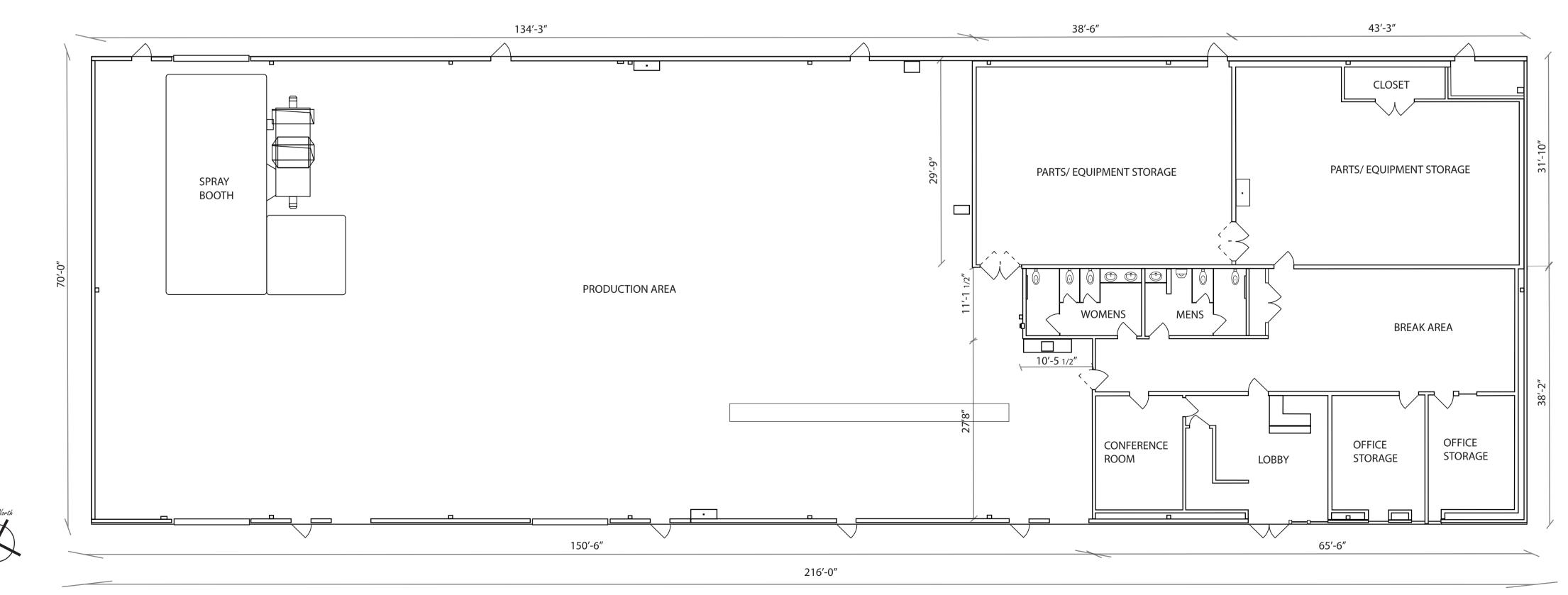
APN: 133-492-009-000

Location:

FIRST FLOOR scale: 1/8" - 1'0"

11065 Commercial Pkwy, Castroville, CA 95012





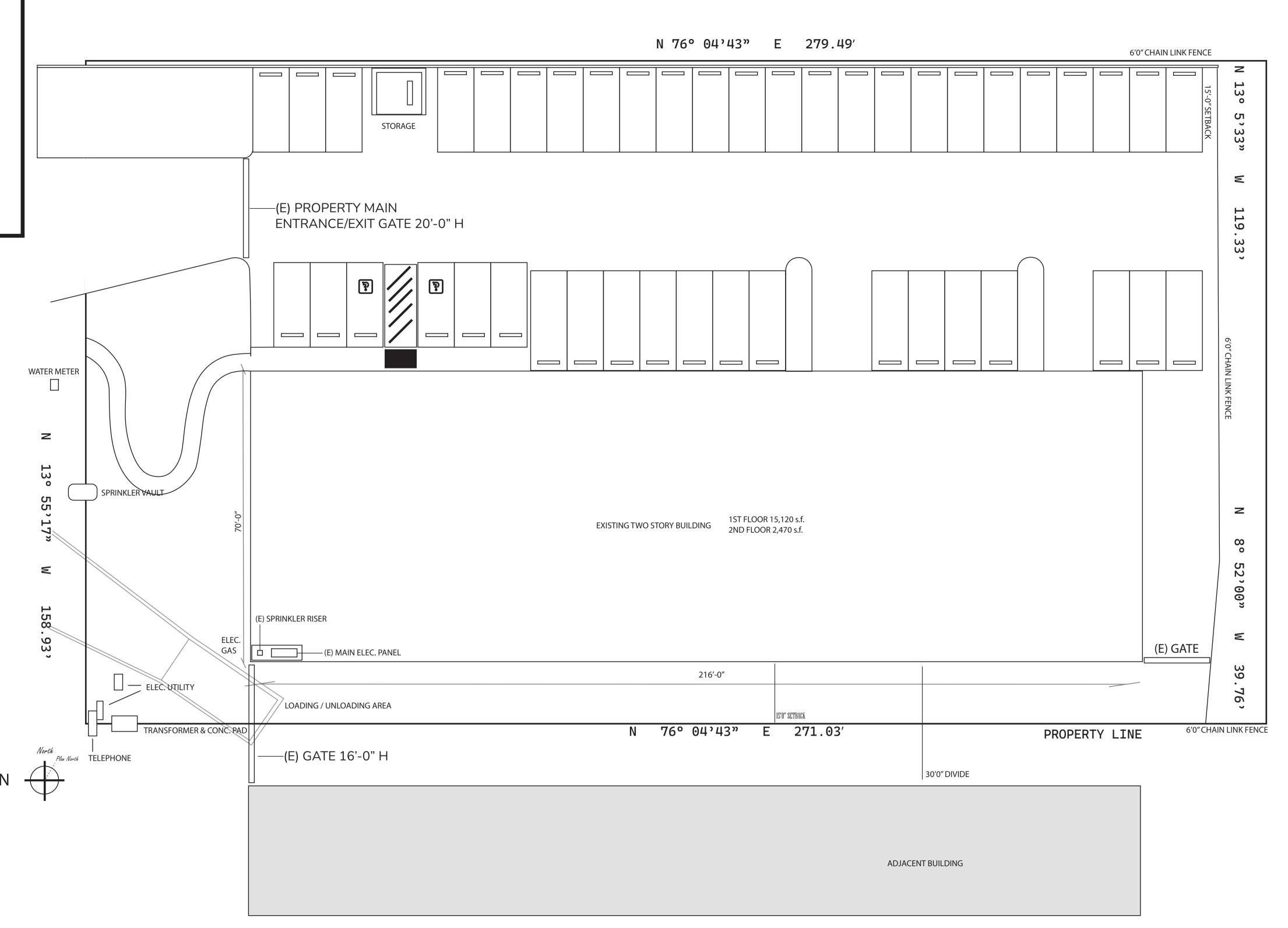
# SITE PLAN

File#: PLN240276

APN: 133-492-009-000

Location:

11065 Commercial Pkwy, Castroville, CA 95012



# FILE #: PLN240276



# COUNTY OF MONTEREY HOUSING AND COMMUNITY DEVELOPMENT

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2<sup>nd</sup> Floor (831)755-5025
Salinas, California 93901-4527 www.countyofmonterey.gov www.countyofmonterey.gov

INLAND DESIGN APPRO	VAL APPLICATION FORM	
ASSESSOR'S PARCEL NUMBER: 133-49	92-009-000	
PROJECT ADDRESS: 11065 Commercial Pkwy,	Castroville CA, 95012	
PROPERTY OWNER: Thomas Sprague Address: 195 Aviation Way #201	Telephone: (831) 588-9939 Fax:	
City/State/Zip: Watsonville, CA, 95076	Email: thomas@abconproducts.com	
APPLICANT: John Rost Address: 7451 Carnoustie Ct	Telephone: (408) 210-1050	
City/State/Zip: Gilrov, CA, 95020	Fax: Email: <b>germanautobody@gmail.com</b>	
AGENT: Michael Bassetti Address: 328-B Main St	Telephone: (831) 262-1925	
City/State/Zip: Gilroy, CA, 95020	Fax:Email: michael.bassetti@cushwake.com	
Mail Notices to: ☐ Owner ☐ Applicant ☐ Ag (Check only one)	ent	
PROJECT DESCRIPTION: (Attach Scope of Work) Ob	otain a use permit for an auto body shop	
providing repair and maintenance services for ve		
general body work.		
MATERIALS TO BE USED: No changes made to e	existing structure or property.	
COLORS TO BE USED: No changes made to exist	ting structure or property.	
For properties served by Onsite Wastewater Treatmen (EHB) will not review this application but may need to construction permit application to address impacts relaproject redesign may require a subsequent Design Approperty OWNER/AGENT SIGNATURE:	o require redesign of the project in the subsequent ated to the existing OWTS or future standby area. A	
FOR DEPARTM	TENT USE ONLY	
ZONING:	AREA PLAN:	
ADVISORY COMMITTEE:PLANNER:	RELATED PERMITS:	
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO	ON SEPTIC SYSTEM (OWTS)? ☐ YES ☐ NO DOES THIS CORRECT A VIOLATION? ☐ YES ☐ NO	
FINDINGS:  The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and  The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because:		
DECISION:   OVER-THE-COUNTER  ADMINIS ACTION:   APPROVED   DENIED CONDITIONS:  ATTACHED   NONE APPROVED BY:	TRATIVE DATE:	
COPY TO APPLICANT:   IN PERSON OR	□ MAILED DATE:	

# PROJECT FILE NO. PLN240276

# **PHOTOGRAPHS**



Date: 3/20/25 Site Address: 11065 Commercial Pkwy Planner: Benjamin Moulton

Description: No changes to be made to existing structure or property.

# PROJECT FILE NO. PLN240276

# **PHOTOGRAPHS**



Date: 3/20/25 Site Address: 11065 Commercial Pkwy Planner: Benjamin Moulton

Description: No changes to be made to existing structure or property.

# COLOR SAMPLES FOR PROJECT FILE NO. PLN240276



Materials: N	o change	Colors:	No change	
Description:	No changes to be made to existing s	tructure	or property.	

Materials: Description:	Colors:	

Colors:

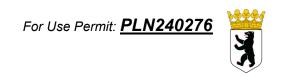
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# Exhibit B

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# **Operations Plan**

German Auto Body 11065 Commercial Pkwy Castroville, CA 95012



Document contains an operations plan combining illustrations (site plan, elevations, floor plans, sign program, etc.) and narrative (description of allowed uses, hours of operation, etc.)

	Permit Type: Use Permit with no General Development Plan (GDP)	
	Permit / File #: PLN270276	
	Jurisdiction: County of Monterey	
Document	Area Plan: North County Area Plan	
Information	Land Use Designation: Castroville Community Plan (CCP) (Industrial)	
	Project Name: T & B SPRAGUE LLC	
	<b>APN</b> : <u>133-492-009-000</u>	
	Property Address: 11065 Commercial Pkwy. Castroville, CA 95012	
	Project Description: Auto body shop providing repair and maintenance services	
	for vehicles, including collision repairs, paintwork, and general body work.	

People		
Owner(s) Name: Thomas Sprague Address: 195 Aviation Way #201, Watsonville, CA 95076		
Phone: (831) 588-9939 Email: thomas@abconproducts.com		
Agnet(s) Name: Michael Bassetti Address: 328-B Main St. Salinas, CA 93901		
Phone: (831) 262-1925 Email: michael.bassetti@cushwake.com		
Applicant(s) Name: John Rost Address: 7451 Carnoustie Ct. Gilroy, CA 95020		
Phone: (831) Email: germanautobody@gmail.com		
Planner(s) Name: Benjamin Moulton Address: 1441 Schilling Pl. 2nd Floor, Salinas, CA		
Phone: (831) Email: MoultonB@countyofmonterey.gov		

# **Operations Plan Checklist**

1. **Property Uses:** Auto body shop providing repair and maintenance services for vehicles. Including collision repair, paint work, and general body work.

Allowed Uses		Disallowed Uses	
1.	Vehicle repair/restoration; Collision Repair a. Bodywork, drake straightening, dent removal, repainting, refinishing, mechanical repairs including but not limited to suspension, alignment work, etc.	Non-Collision related vehicle services     a. General automotive maintenance including but not limited to oil changes, tire services, etc., when not related to collision repair     Unauthorized vehicle storage	
2.	Parts and Materials storage necessary for repairs	a. Long-term vehicle storage, unless related to repair work in progress  3. Sale of Vehicles	
2	a. Bumpers, fenders, paint	0. 0	
4.	Vehicle Washing and Detailing post-repair Administrative Areas  a. Office spaces for customer service, estimates, billing, waiting area	4. Non-Repair related activities  a. Installation of aftermarket accessories not related to collision repair  b. Unrelated mechanical work	
5.	Proper disposal of materials in accordance with local regulation  a. Recycling and Waste disposal including but not limited to paint, oil, metal scraps	c. Retail, restaurant, or other unrelated commercial activities 5. Improper or Inappropriate Waste Disposal a. Improper disposal of hazardous materials such as chemicals, oil,	
6.	Vehicle inspection and Estimating  a. Conducting inspections to assess damage and create repair estimates  b. Estimates created for customer or insurance approval	or paint 6. Excessive Noise a. Activities creating excessive noise, dust, beyond the regulatory limits 7. Heavy or Industrial Manufacturing,	
7.	Towing Services  a. Tow trucks transporting vehicles for collision repair that are unable to be driven, or customer request	Fabrication unrelated to collision repair 8. Towing services unrelated to Collision Repairs	

# 2. Operation

<b>Monday</b> 8:00 a.m - 5:00 p.m		
<b>Tuesday</b> 8:00 a.m - 5:00 p.m		
<b>Wednesday</b> 8:00 a.m - 5:00 p.m		
<b>Thursday</b> 8:00 a.m - 5:00 p.m		
<b>Friday</b> 8:00 a.m - 5:00 p.m		
<b>Saturday</b> 9:00 a.m - 2:00 p.m		
SundayClosed / None		

# 3. Employees

Maximum Number of Employees Anticipated	15

#### 4. Parking

Proposed Parking	Parking at the side includes a lot of 44 Parking Spaces. This will not impact	
	traffic in terms of street parking, etc.	

#### 5. Traffic

Estimated Number of Trips to be generated	Less than >110 trips per day. Traffic analysis states VMT (Vehicle Miles Travelled) analysis not required.	
Traffic Engineer Consultant:	Keith Higgins	Phone Number: (408) 201-2752
Email: keith@keithhigginste.co	m	Address: 2060 Rockrose Ct. Gilroy, CA 95020

#### 6. Site Development Standards

To Include: Setbacks, Building heights, building materials/colors, etc.

No changes or development to be made to the current / existing site layout. Including but not limited to: building heights, building materials, building colors, etc.

## 7. Signs

To Include: Proposed sign program or note meeting the applicable Zoning Code (citing appropriate section).

No current sign proposal has been made with the current / existing signage.

## 8. Landscaping Plan

To Include: Trash/ Recycling facilities.

No changes to be made to the current / existing landscaping plan. Including but not limited to: Trash/Recycling facilities.

# 9. Exterior Lighting Plan

To be coordinated with the Landscape Plan

No changes to be made to the current / existing Exterior Lighting Plan, and/or any alternative landscaping elements.

#### 10. Hazardous Materials Questionnaire

See Document\* on Following Page ▼

\*Original Signed Document Has Been Submitted as a Separate PDF File

Monterey County Health Department Environmental Health Bureau 1270 Natividad Road Salinas, CA 93906 (831) 755-4507 Fax (831) 796-8698

Jurisdiction Name	Monterey County
Use Permit #	PLN240276
Or	
Building Permit #	
Contact Name	
Phone #	

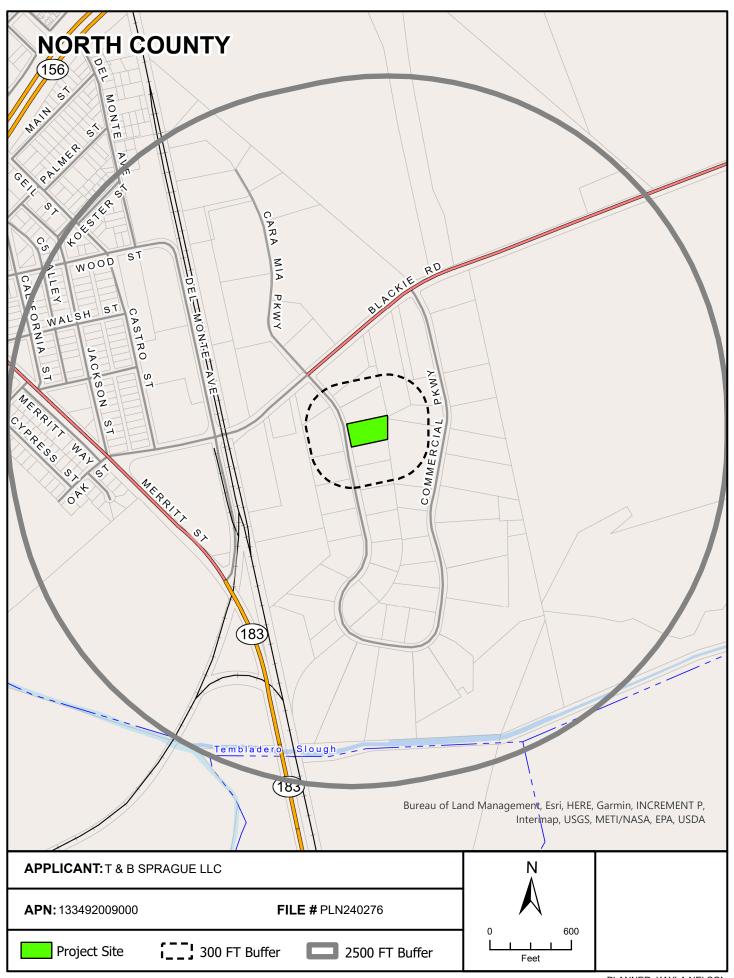
## **HAZARDOUS MATERIAL QUESTIONNAIRE**

Business Name German Auto Body	Type of Business	Autobody Collision Repair
Site Location 11065 Commercial Pkwy Mailing Address 7451 Carnoustie Ct, Gilroy, CA 95	City <u>Castroville</u>	APN: <u>133-492-009-000</u>
Business Contact John Rost	7020	(408) 210-1050
Name		Phone Number
Property Owner Thomas Sprague		(831) 588-9939
Name		Phone Number
Will your business/proposed project be using any haz pesticides, fertilizers, paints or other chemicals?	zardous materials such as oi	, fuels, solvents, compressed gases, acids, corrosives
<ol> <li>Will your business/proposed project be using hazardo for solids and/or 200 cubic feet and above for compre</li> </ol>		f 55 gallons and above for liquids, 500 lbs. and above
3. Will your business/proposed project be using any qua formaldehyde, hydrogen peroxide, methyl bromide or		
4. Will your business/proposed project be using undergr	round storage tanks to store Yes No	hazardous materials?
5. Will your business/proposed project be generating an	y quantities of hazardous w Yes No	aste such as waste oil, waste solvents, etc?
6. Will your business/proposed project be emitting any h	hazardous air emissions?  Yes No	
CERTIFICATION: I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge and belief.  Executed AT:	ANY QUESTIONS REG. Monterey County H Environmental Heal 1270 Natividad Roa Salinas, CA 93906 (831) 755-4507 Fax (831) 796-8698	h Bureau
Castroville, CA		
City, State  TJ Sprague		
Print Name of Owner/Operator:	DocuSigned by:	
Signature of Owner/Operator:	J Sprague	
For Local Jurisdiction Use Only:  1. Is there a known or proposed school, hospital, day car  2. Is there a known or proposed school, hospital, day car	re, or long term care facility Yes \square No	
	☐ Yes ☐ No	
Health Department Clearance	Signature:	Date:
Air Pollution District Clearance		Date:
	Print Name and Title:	

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# Exhibit C

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Introduced: 9/5/2025

Version: 1

## **County of Monterey**

## Item No.4

Board of Supervisors Chambers 168 W. Alisal St., 1st Floor Salinas, CA 93901

September 11, 2025

Current Status: Agenda Ready

Matter Type: Zoning Administrator

### **Board Report**

Legistar File Number: ZA 25-048

## PLN250035 - PAGE BRANDON AND SAMANTHA

Public hearing to consider 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, and associated site improvements.

Project Location: 13780 Vista Dorada Drive, Salinas.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines

section 15303; and there are no exceptions pursuant to Section 15300.2.

#### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- b. 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.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 6 conditions of approval.

#### PROJECT INFORMATION

**Agent:** William Mefford

**Property Owner:** Brandon Page

**APN:** 161-411-010-000 **Parcel Size:** .74 acres

Zoning: Low Density Residential, with Building Site-8, and Design Control overlays

("LDR/B-8-D")

Plan Area: Toro Area Plan Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner

831-787-7079, alamedaj@countyofmonterey.gov

#### **SUMMARY**

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless

otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Planning Commission.

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079 Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including;

- Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Colors and Materials

Exhibit B - LUAC Minutes

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District (Fire);
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Brandon Page, Property Owners;
William Mefford, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250035



## **County of Monterey**

## Item No.4

### **Zoning Administrator**

Legistar File Number: ZA 25-048 September 11, 2025

Introduced: 9/5/2025 Current Status: Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

#### PLN250035 - PAGE BRANDON AND SAMANTHA

Public hearing to consider 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, and associated site improvements.

Project Location: 13780 Vista Dorada Drive, Salinas.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines

section 15303; and there are no exceptions pursuant to Section 15300.2.

#### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- b. 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.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 6 conditions of approval.

#### PROJECT INFORMATION

**Agent:** William Mefford

**Property Owner:** Brandon Page

**APN:** 161-411-010-000 **Parcel Size:** .74 acres

Zoning: Low Density Residential, with Building Site-8, and Design Control overlays

("LDR/B-8-D")

Plan Area: Toro Area Plan Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner

831-787-7079, alamedaj@countyofmonterey.gov

#### **SUMMARY**

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless

otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Planning Commission.

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079 Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

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cc: Front Counter Copy; Monterey County Regional Fire Protection District (Fire);
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Brandon Page, Property Owners;
William Mefford, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250035

# 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 11<sup>th</sup>, 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;

WHERERAS, 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 13780 Vista Dorada Drive, Salinas located (Assessor's Parcel 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, 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.

Page 1 of 3233 Print Date: 8/18/2025 3:44:16PM

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

#### Responsible Department:

Planning

#### Condition/Mitigation **Monitoring Measure:**

during course of construction, cultural, archaeological, 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 When contacted, the project planner and the archaeologist individual present on-site. 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 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 Derformed:

Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the

traffic mitigation fee. Owner/Applicant shall submit proof payment the to **HCD-Engineering Services.** 

PI N250035

Page 2 of 3 234 Print Date: 8/18/2025 3:44:16PM

#### 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

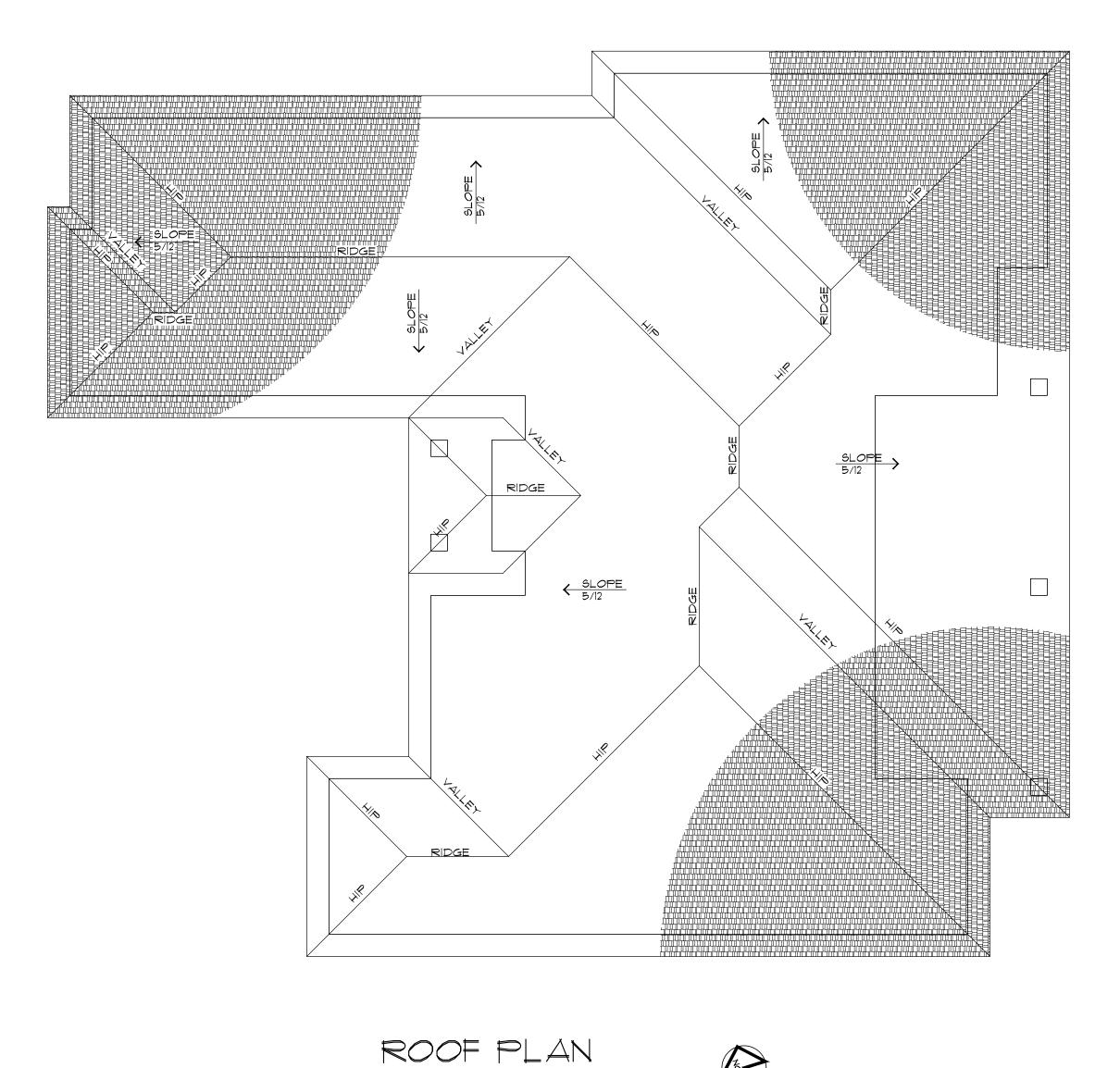
schedule.

#### 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.

Print Date: 8/18/2025 3:44:16PM Page 3 of ( **235** 



1/8"=1'-0"



EXISTING PHOTO

# PROJECT DATA

OWNER:

MR. 4 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

RESIDENTIAL - LOW DENSITY 5-1 ACRES/UNIT LAND USE DESIGNATION:

LDR/B-8-D

CONSTRUCTION TYPE: VΒ YES SPRINKLERS: YES

CODES: 2022 CRC, TITLE 24, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CEnC, 2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE

R-3 (RESIDENCE) U-1 (GARAGE) OCCUPANCY GROUP:

STORIES:

TREE REMOVAL:

ZONING

PROJECT SCOPE:

BUILD NEW 1 STORY 3135 SF SINGLE FAMILY RESIDENCE WITH 114 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.

WALKWAYNONE

CUT GRADING: 925.5 CYDS FILL 625.1 CYDS

WATER SUPPLY BY CAL AM

SEWER - SEPTIC SYSTEM

FLOOR AREA:

1211 SF 4346 SF TOTAL 11,325 SF (35%)

BUILDING SITE COVERAGE: ALLOW PROPOSED BUILDING
COVERED PORCH
COVERED PATIO
TOTAL 4346 SF 55 SF

LIVABLE

GARAGES

<u>60| SF</u> 5002 SF (15.5%)

3135 SF

IMPERVIOUS URFACES:

5002 SF 2314 SF PROPOSED BUILDING CONCRETE DRIVEWAY CONCRETE WALKWAY 118 SF 1334SF TOTAL

# DRAWING INDEX

A-Ø ROOF PLAN, PROJECT DATA, VICINITY MAP, DRAWING INDEX

EROSION CONTROL/SITE PLAN FLOOR PLAN

EXTERIOR ELEVATIONS, COLORS & MATERIALS

EXTERIOR ELEVATIONS, BUILDING SECTION

GRADING PLAN

SITE LIGHTING PLAN CMP-1 CONSTRUCTION MANAGEMENT PLAN

L-1 CONCEPTUAL LANDSCAPE PLAN

DRAWN BY: CHECKED BY: SHEET TITLE:

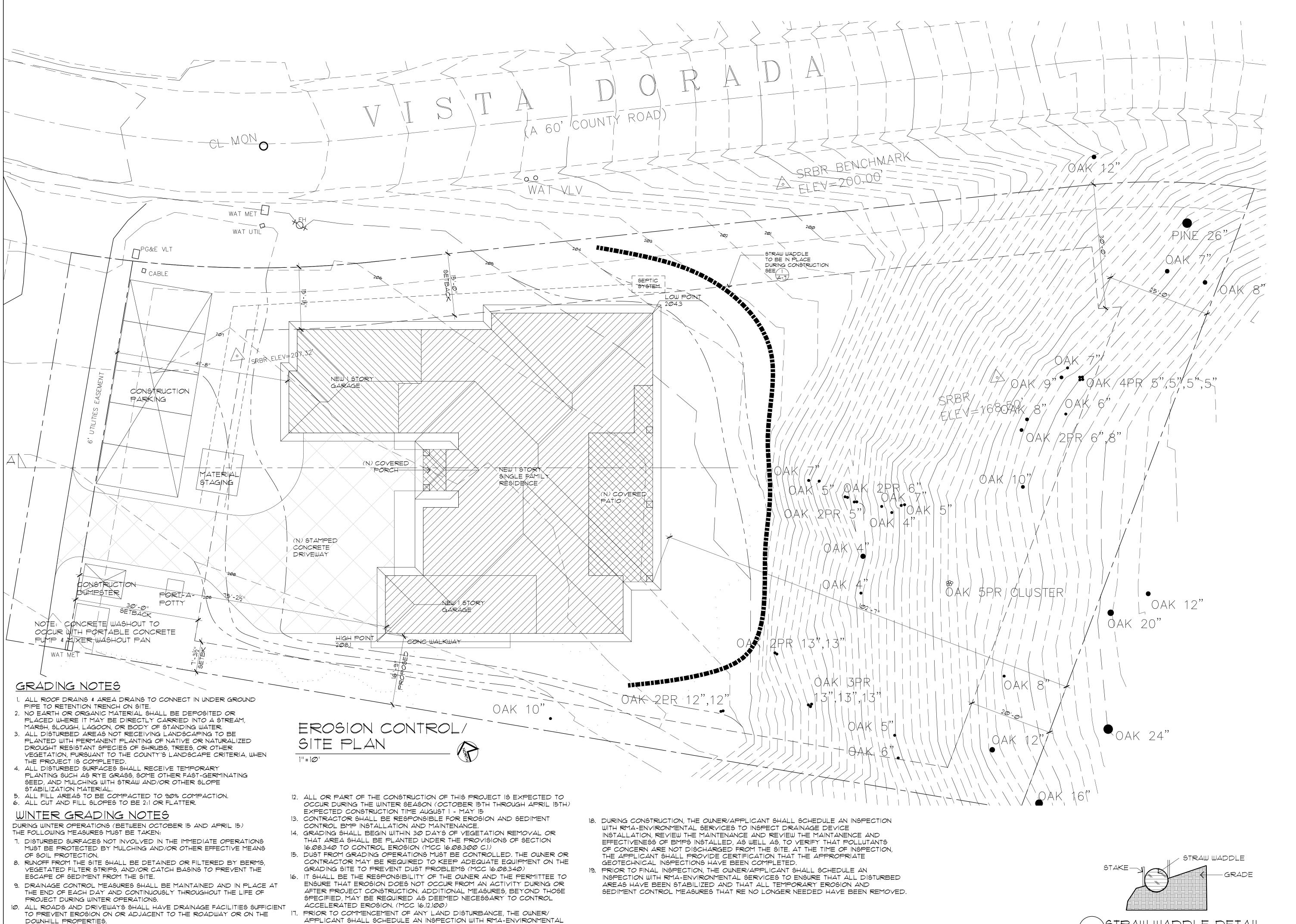


REVISIONS DATE

4/1/2025 PROJECT NO.

COVER SHEET

SHEET NO.



SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE

AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND

EROSION CONTROL REGULATIONS.

DOWNHILL PROPERTIES.

11. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR

EROSION AND SEDIMENT CONTROL MEASURES WHALL BE IN PLACE.

CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD,

REVISIONS DATE

 $\mathcal{L}$ 

DATE:

4/1/2025 PROJECT NO.

DRAWN BY:

CHECKED BY:

SHEET TITLE:

SITE PLAN

SHEET NO.

STRAW WADDLE DETAIL



NO.

NEW RESIDENCE FOR:

NEW RESIDENCE FOR:

| The first fi

SHEET NO. A = 2OF EIGHT SHEETS

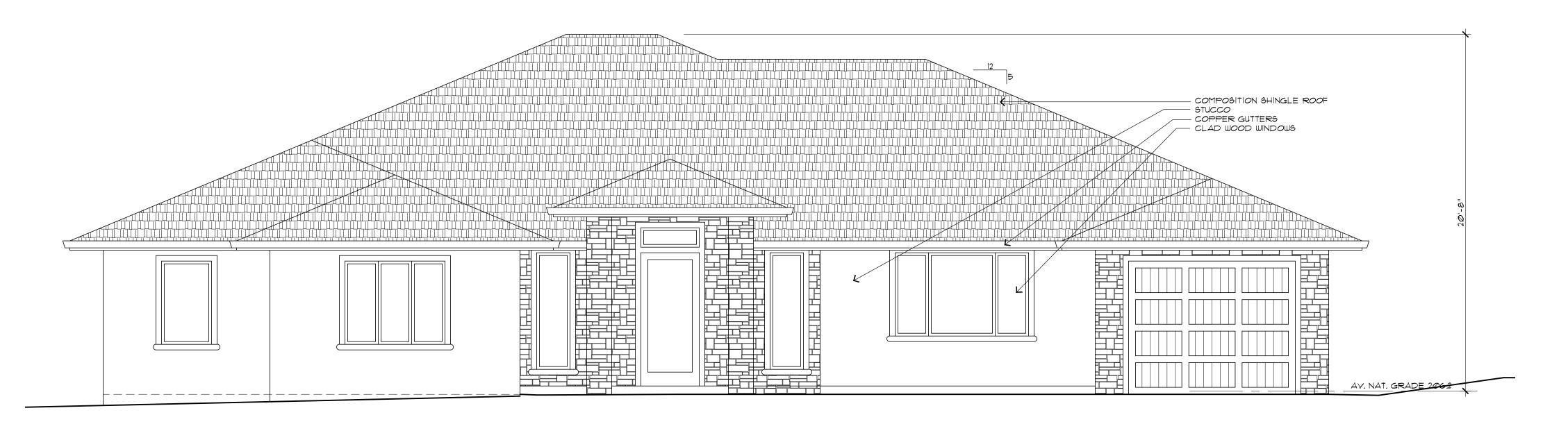
FLOOR PLAN

PROJECT NO.

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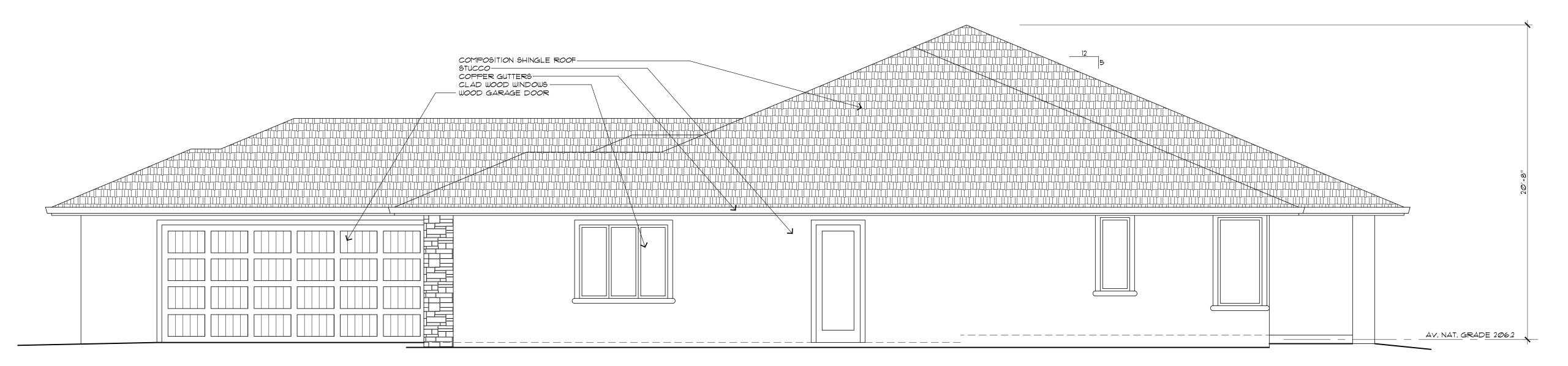
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WEST

1/4"=1'-0"



SOUTH
1/4"=1'-0"



MATERIALS AND COLORS

REVISIONS

DATE

NEW RESIDENCE FOR:

Mr. & Mrs. Brandon Page
13780 VISTA DORADA
SALINAS, CA

4/1/2025
PROJECT NO. 25001
DRAWN BY:

DATE:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

EXTERIOR

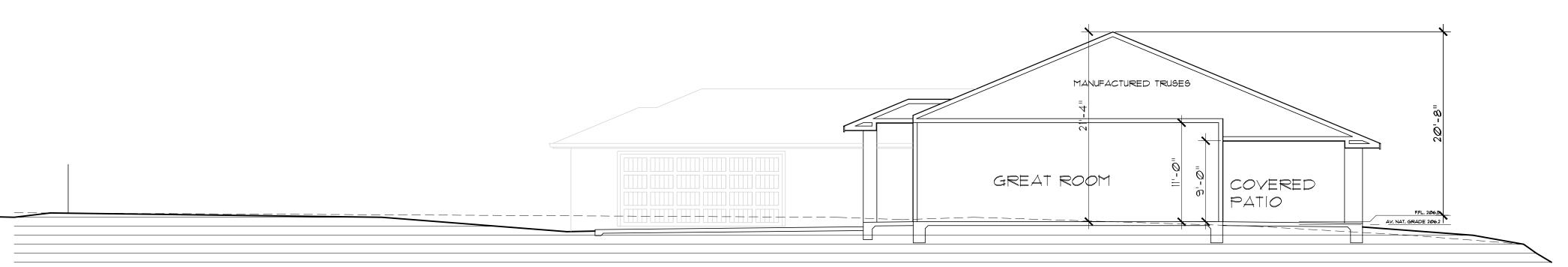
ELEVATIONS

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OF EIGHT SHEETS





SITE SECTION A 1/8"=1'-0"

	RE	VISIC	ONS	
	NO.	Ε	DATE	
·				
·				
		A R C H I T E C T	P.O. BOX 1072 PACIFIC GROVE, CA 93950 (831) 373-4567 LICENSE # C-22893	

DATE: 4/1/2025 PROJECT NO.

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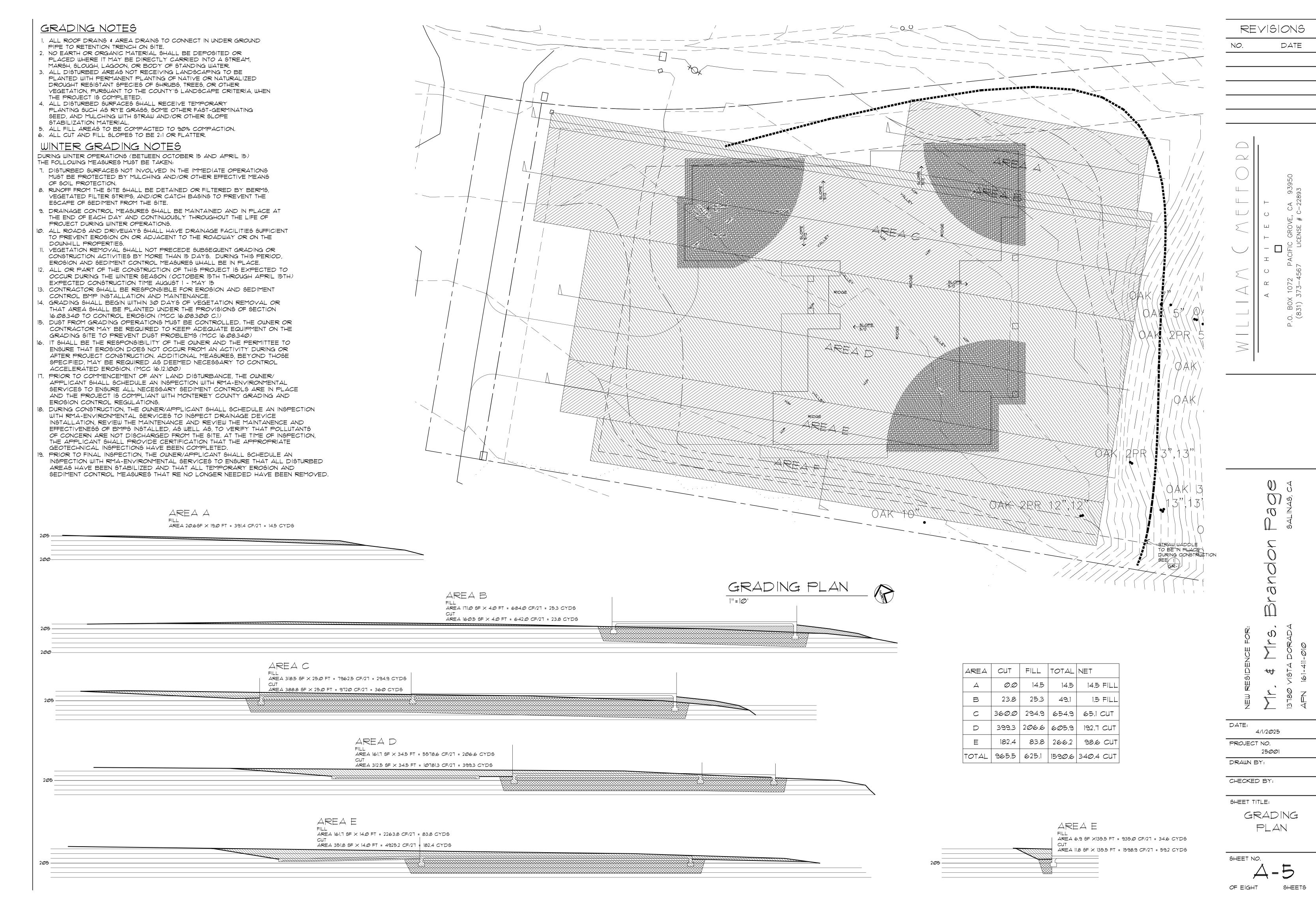
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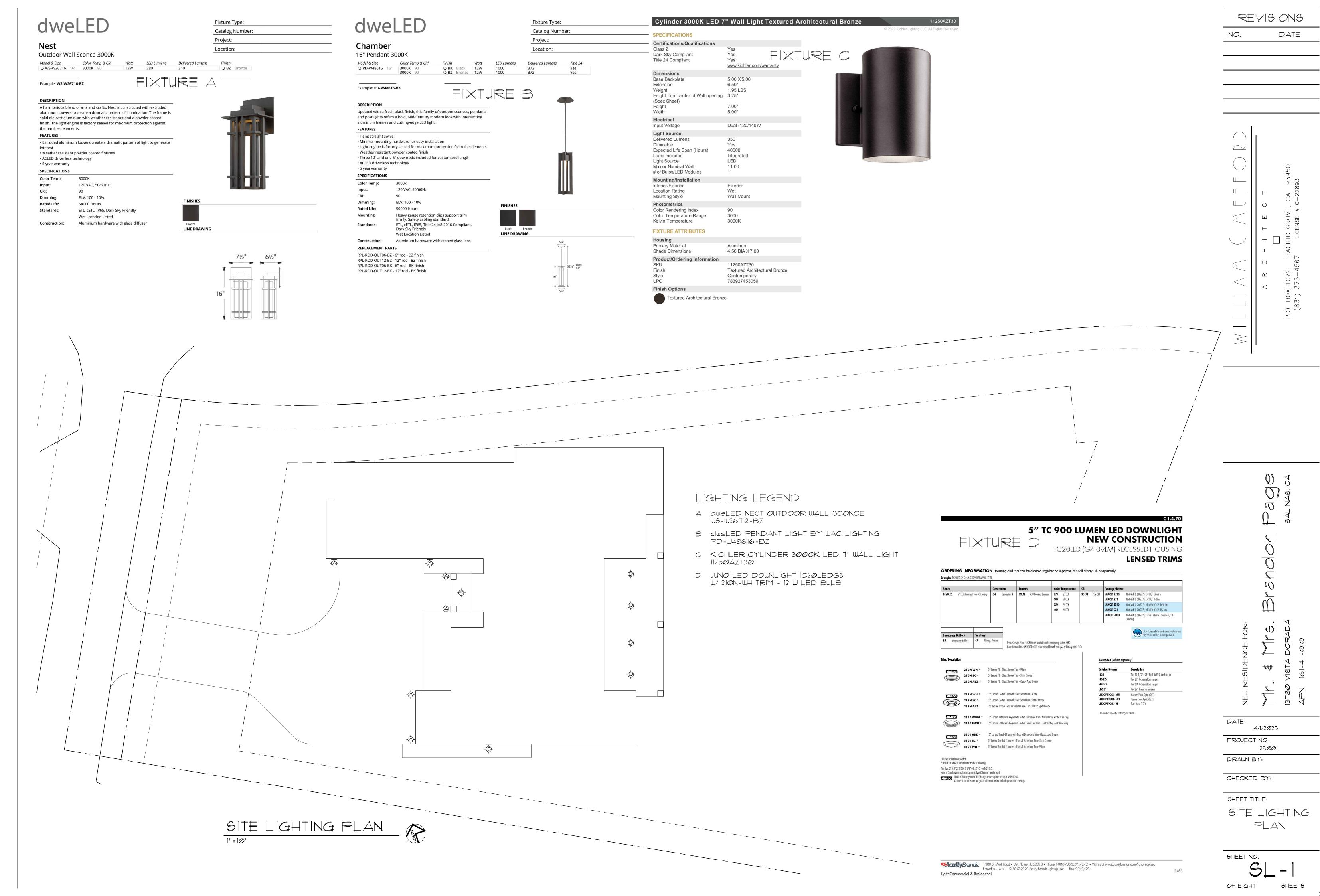
SHEET TITLE: EXTERIOR

ELEVATIONS

SHEET NO.

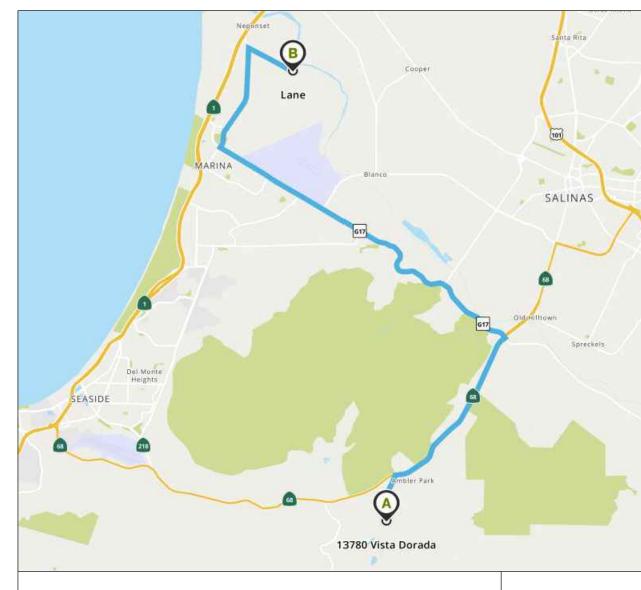
OF EIGHT







# **CONSTRUCTION ACTIVITY**



13780 Vista Dorada to Monterey Regional Waste Management District IRS reimbursement: \$11.63 † Head toward Corral de Tierra Rd on Vista Dorada. Go for 505 ft. Turn right onto Corral de Tierra Rd. Go for 1.1 mi. Turn right onto Monterey Salinas Hwy (CA-68). Go for 4.0 mi. Take exit 20 toward Reservation Rd/River Rd. Go for 0.2 mi. Turn left onto Reservation Rd (CR-G17). Go for 8.3 mi. Turn right onto Del Monte Blvd. Go for 0.4 mi. Take the 2nd exit from roundabout onto Del Monte Blvd. Go for 2.0 mi. Turn right onto Charlie Benson Ln. Go for 1.2 mi. Then 1.2 mi Monterey Regional Waste Management District

# **CONSTRUCTION ACTIVITY**

CONSTRUCTION GRADING

PARKING AREA FOR TRUCKS AND WORKERS See plan

Lane, Salinas, CA 93908

CONSTRUCTION DURATION 12 MONTHS, BEGINNING UPON PERMIT ISSUANCE CONSTRUCTION HOURS Monday—Friday / 8 am — 5 PM CONSTRUCTION WORKERS CONSTRUCTION VEHICLES 5 Regular pickup trucks ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED 75 Total STAGING AREA FOR TRUCKS

> DRAWN BY: 625.1 cyds

CHECKED BY:

PROJECT NO.

DATE:

SHEET TITLE: CONSTRUCTION MANAGEMENT PLAN

4/1/2025

25*00*1

OF EIGHT

# **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 inquireies 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.

8. Concrete washout area

# PROJECT DATA

OWNER:

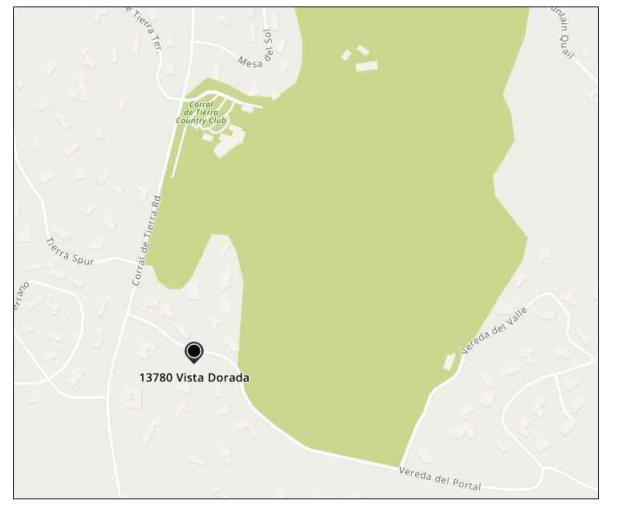
13780 VISTA DORADA, SALINAS PROJECT ADDRESS: PRIMARY CONTRACTOR:

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

MR. & MRS. BRANDON PAGE

13813 SHERMAN BLVD. MARINA, CA 93933 (559) 355-1618

AP NUMBER: 161-411-010



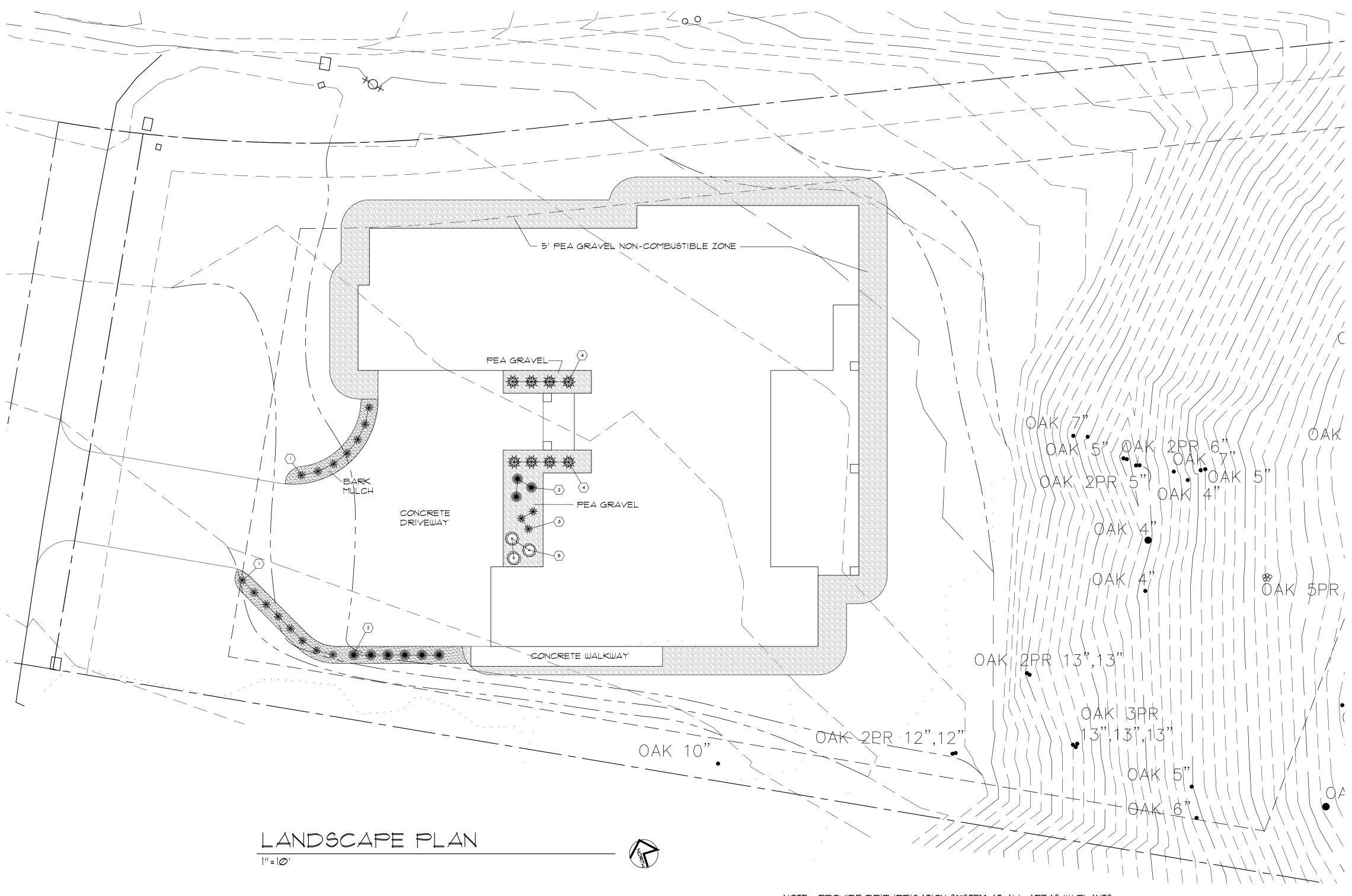
**VICINITY MAP** 

NTS



REVISIONS

DATE



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

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

REVISIONS DATE

DATE: 4/1/2025

PROJECT NO. DRAWN BY:

CHECKED BY:

SHEET TITLE: LANDSCAPE PLAN

SHEET NO. OF EIGHT

# Exhibit B

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# **MINUTES**

# Toro Land Use Advisory Committee June 23, 2025

1.	Meeting called to order by: Lauren Keenan	at 9m
2.	Roll Call	
	Members Present: Lauren Keenan, Tamara S	Schwartz, Mike Weaver
	Members Absent:Mike Mueller, Stephen H	looper, (both on June vacation)
3.	Approval of Minutes:	
	A. <b>May 12, 2025</b> minutes	
	M.C. C.I.	(IJIACM 1 I N )
		(LUAC Member's Name)
	Second: Keenan	(LUAC Member's Name)
	Ayes: Schwartz, Keenan, Weav	er
	Noes: None	
	Absent: Mueller, Hooper	
	Abstain: None	<u> </u>
4.		public comment on non-agenda items that are within the h of individual presentations may be limited by the Chair.
	None.	
5.	Scheduled Item(s)	
	.,	

6.

**Other Items:** 

7.	M	eting Adjourned: 4:45 pm
		None.
	B)	Announcements
		None.
	A)	Preliminary Couriesy Presentations by Applicants Regarding Potential Projects (Refer to pages below

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development 1441 Schilling Place 2<sup>nd</sup> Floor Salinas CA 93901 (831) 755-5025

1.	File Number: Project Location: Project Planner: Area Plan:	26141 Rinconada Drive, Benjamin Moulton Toro Area Plan Construction of 2,734 sf	Carmel Vallo	ey, CA 93924
1.	File Number: Project Location: Project Planner: Area Plan:	PLN240046 26141 Rinconada Drive, Benjamin Moulton Toro Area Plan Construction of 2,734 sf	Carmel Vallo	ey, CA 93924
	Project Location: Project Planner: Area Plan:	26141 Rinconada Drive, Benjamin Moulton Toro Area Plan Construction of 2,734 sf	`single-family	ey, CA 93924
	Project Planner: Area Plan:	Benjamin Moulton Toro Area Plan Construction of 2,734 sf	`single-family	ey, CA 93924
	Area Plan:	Toro Area Plan Construction of 2,734 sf		
		Construction of 2,734 sf		
	<b>Project Description:</b>			
			velling unit, a	w dwelling, 767 sf detached garage, 400 and removal of three Oak trees.
Site V Naron	se include the names of th Visit: Tollefson, Designer, Jonathan N artz, and Weaver	- /	ner-Applicants _	Toro LUAC members, Keenan,
Evans	s-Polocleau, Jade Mason, Josep			sioner Amy Roberts, H&CD Staff: Jordon me)
	LIC COMMENT:			
UBI				
UBI	Name	Site N	eighbor?	Issues / Concerns (suggested changes)

**Advisory Committee:** 

Toro

249	

### **LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Aaron Tollefson, architectural designer plans. Mediterranean style, downhill from Rinconada St., and not very visible from Rinconada St.		Paint it an earth tone color as per Toro Area Plan. Recommend ADU be painted to match the house and change the roofline to be more in line with the design of the house.
Temporary storage unit closer to Rinconada		It is in a temporary location for purposes of building. It will be moved downhill later.
Three medium sized Coastal Live Oaks will need to be removed.		Suggest replacing with ten 1-gallon Coastal Live Oaks planted on the property as not all young Oaks survive. Experience about a 30% survival rate.

### ADDITIONAL LUAC COMMENTS

LUAC field trip; Were impressed with the building design	ns and the location (envelope) for the new house.
Field trip attendees: Keenan, Schwartz, W	Veaver, Tollefson, Noorani, Bozorg
RECOMMENDATION:	
Motion by: Keenan_	(LUAC Member's Name)
Second by: Schwatz	(LIAC Member's Name)
Second by: Senwarz	(LOTTE Member 5 Name)
Support Project as proposed	
V Comment Duringtonish about one (Fouth Town Colon for how	and alout 10.1 called Oales ADII calcute motals
X Support Project with changes (Earth Tone Color for how house and change the roofline to more match the house.)	ise and plant 10 1-gallon Oaks. ADO color to match
nouse and change the roomine to more materials mouse.	
Continue the Item	
Reason for Continuance:	

Conti	inued to what date:
AYES: Keens	an, Schwartz. Weaver
	<del>_</del>
NOES:	None
ABSENT:	Mueller, Hooper
A BST A INI.	None

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development 1441 Schilling Place 2<sup>nd</sup> Floor Salinas CA 93901 (831) 755-5025

**Advisory Committee:** Toro

2. Project Name: PAGE BRANDON & SAMANTHA

File Number: PLN250035

**Project Location:** 13780 Vista Dorada Dr, Salinas, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

**Project Description:** Construction of a one-story single family dwelling with a two-car garage and a one-car garage, and associated site improvements.

Was the Owner/Applicant/Representative present at meeting? Yes X No
(Please include the names of the those present)
Brandon Page, owner-applicant, Bill Mefford, Architect
LUAC field trip to the site, Keenan, Schwartz, Weaver, Page, Mefford
<del></del>
Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon
Evans-Polocleau, Jade Mason, Joseph Alameda(Name)

### **PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff Howarth	X		Attending to see what's going on. Lives across the street.

### **LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
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Initial response to overall height of house was 20'8" high.  Later question as to height of house above average grade was 25 ft.	Concern is conformity with other homes in this established Vista Dorada development. This may be the last empty lot. Other homes built in the 1970's-1980's
Proposed exterior color 'Bone White" with Dark Bronze Windows	Toro Area supposed to have earth tone colors, not whites.
Concern is the "siting" on the property as other houses on Vista Dorada in an LDR District facing the street with required 30' front setback and 20' side and rear yard setbacks as is called for in LDR zoning.	Architect has "rotated" the house so living area faces the golf course "downhill" impacting the set backs. Example, the rear side of the house is 9 ft. from the back of a neighbor's house. We were told the front side of the house set back is about 16 feet.

### ADDITIONAL LUAC COMMENTS

LUAC asked about down-lit exterior lighting and were assured that was the plan. Toro Area Plan emphasizes the Quality of Darkness, ability to enjoy the night sky. LUAC was assured this was the plan, down-lit lighting.

tion/concern as to the proposed dist	ance to the rear of the neighbor's house was answered by the
feet, but the neighbor does not have	e any windows on that side of his house so therefore it shouldn't
<del>_</del>	The property was flagged but no notice posted (not required of a
The greet was not in accommend	The property was images out he house possess (not requires of a
ION:	
Tamara Schwartz	(LUAC Member's Name)
Lauren Keenan	(LUAC Member's Name)
• , 1	
roject as proposed	
iggt with alonged	
ject with changes	
e Item	
	feet, but the neighbor does not have: Neighbor was not in attendance.  ION:

I	Reason for Continuance:
C	Continued to what date:
AYES: <u>S</u>	Schwartz, Keenan
	Weaver (because of the setbacks issue and closeness of the neighboring house with the current Page building nonsistent with the neighborhood.
ABSENT	T: Mueller, Hooper
ABSTAII	N: None
ABSENT	?:
ABSTAII	N:
	Action by Land Use Advisory Committee

# **Project Referral Sheet**

Monterey County Housing & Community Development 1441 Schilling Place 2<sup>nd</sup> Floor Salinas CA 93901 (831) 755-5025

**Advisory Committee:** Toro

**3. Project Name:** RC PROPERTIES LEASING LLC

File Number: PLN250009

Project Location: 22730 PORTOLA DR, SALINAS, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

**Project Description:** Design Approval to allow a 1,450 square foot addition with a tenant

improvement to reconfigure the layout to an existing 3,028 square foot single-story office building; construct new 1,495 square foot garage; relocate existing parking stalls and associated site work. Colors and Materials to consist of Plaster (Off White), Board and Batten (Light Gray), Brick Veneer Wainscot (Charcoal), Standing Seam Metal Roof (Charcoal) Wood Siding (Wood Stain in Natural Cedar), Windows and Doors (Black), Garage Door

(Light French Gray), and Wood Siding (Light Gray).

### **PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor Rene Baxter was interested in what's going on. Here to learn.	X		

### **LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
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Architect explained this building has been empty for about 5 years, since Covid. It is run down. New owners have plans to resurrect this former Karate School and expand some, to business offices.	Explained very little difference in intensity of use, likely less. For example they get to work about 5 a.m. and leave about 3:30 p.m.
Mike Weaver suggested the new owners reach out to the Toro Park Animal Hospital business located near/behind this building and share with them what is going on.	Owners thought was that a good idea.
Lauren Keenan asked if materials and fixtures such as mirrors can be repurposed somehow, instead of going to a landfill?	Owners agreed

### ADDITIONAL LUAC COMMENTS

Weaver thanked the applicants and stated this projection	ect was going to be a big benefit to the neighborhood.
It has been rundown/eyesore. It will now be refreshed/renev	wed.
RECOMMENDATION:	
Motion by:Tamara Schwartz	(LUAC Member's Name)
Second by: Mike Weaver	(LUAC Member's Name)
Second cy.	(Borre Mamor a Mame)
X Support Project as proposed	
Support Project with changes	
Support Project with changes	
Continue the Item	
Reason for Continuance:	
Continued to what date:	
AVEC C.1. A. W. W.	
AYES: Schwartz, Weaver, Keenan	
NOES: None	

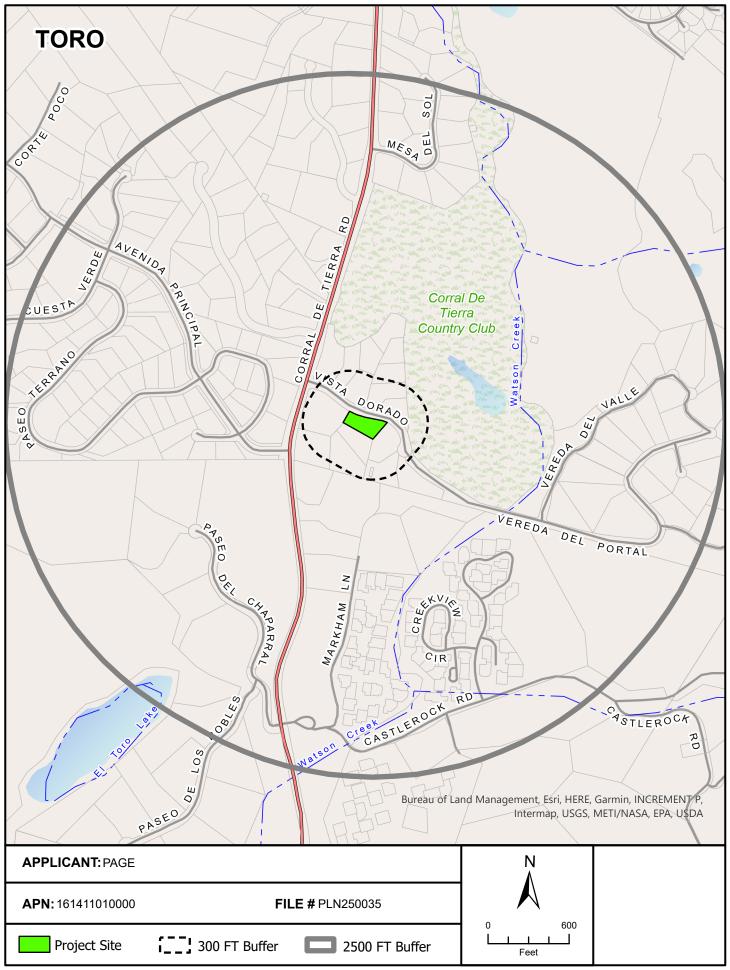
ABSENT: Mueller, Hooper

ABSTAIN: None

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# Exhibit C

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