

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

RAMIREZ & GONZALEZ (PLN180316)

RESOLUTION NO. 19 -

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 none of the exceptions contained in Section 15300.2 apply; and
- 2) Approve a Coastal Administrative Permit for the installation of a 1,380 square foot equipment barn, a retaining wall, and an unpermitted 720 square foot stable with a 270 square foot deck and 1,031 cubic yards of grading associated with the stable.
- 3) Approve a Coastal Administrative Permit for Animal Husbandry - the keeping of six (6) horses on the property.

14700 Del Monte Farms Road, Castroville, North County Coastal Land Use Plan, Coastal Zone (APN: 131-043-012-000)

The Ramirez application (PLN180316) came on for a public hearing before the Monterey County Zoning Administrator on October 10, 2019. 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 proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, North County Land Use Plan, North County Implementation Plan – Part 2, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed.
- EVIDENCE:** a) On June 19, 2018, the Code Enforcement Division of the Resource Management Agency conducted an inspection of the property and structures located at 14700 Del Monte Farms Road, Castroville. The inspection revealed that a 1,380 square foot accessory structure (detached garage/storage), a 720 square foot horse stable, and retaining walls had been erected, and approximately 1,000 cubic yards of grading had occurred without the benefit of permits. To

clear the violation, the property owners, Bulmaro Ramirez and Maria Gonzalez, submitted an application for after-the-fact approval of an unpermitted development. The fee for the required permits were doubled in accordance with Section 21.84.140 of the Monterey County Code.

- b) The property is located at 14700 Del Monte Farms Road, Salinas (Assessor's Parcel Number 131-043-012-000), North County Coastal Land Use Plan (LUP). The parcel is zoned Low Density Residential, 5 acres per unit or "LDR/5 (CZ)". Accessory structures are listed as principal uses allowed subject to a Coastal Administrative Permit in each case within the Low-Density Residential Zoning District Pursuant to Monterey County Code (MCC) Section 20.14.040. The proposed development includes approval of an unpermitted 1,380 square foot metal equipment barn, a retaining wall and compacted fill comprising of 377 cubic yards of grading. Also included in the permit is an unpermitted 720 square foot wood sided stable with a 270 square foot deck and 1,031 cubic yards of grading associated with the stable. The stable is used for animal keeping of horses and similar livestock which is also an allowed use in the LDR zone provided that the not more than one horse, mule, cow or similar large livestock are kept for each twenty thousand square feet of land area. The property is 10.6 acres in size which means that up to 23 large animals can be kept at the property. The applicant will keep six (6) horses on the property. The 720 square foot stable is capable of support 4 horses and therefore is in keeping with the allowable uses at the site. The development is consistent with the regulation stated above and standards for granting a Coastal Administrative Permit have been met in this case. See also Finding Nos. 4 and 5.
- c) The 10.6-acre (461,736 square feet) property is shown in its current configuration in the 1972 Assessor's Map Book 131, Volume 6. Thus, the County recognizes the property as a legal lot of record.
- d) The project has been reviewed for consistency with the policies and regulations in the:
 - 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey Coastal County Implementation Plan (Part 2); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- e) No conflicts were found to exist with the above standards and policies. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- f) The Property is a developed parcel that includes a single-family dwelling, a second residential dwelling, and a detached garage/utility building, and the subject of this permit, a garage/storage building and a stable with a deck. The property is served by a private well with four connections and septic systems for the residential dwellings.
- g) The project is to approve an after-the-fact permit for two detached accessory structures located on a level portion of the site. The property is zoned for residential uses. The proposed development is in character with its setting and the surrounding area.

2. 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 RMA-Planning, North County FPD (Fire Protection District), RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities are available to the project site. Sanitary disposal is accomplished by an onsite OWTS. Potable water is provided by a private well on site, Omart Road Water System #01.

c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180316.

3. FINDING: **NO VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses but is in compliance with subdivision and other applicable provisions of the County’s zoning ordinance. Zoning use violations, CE050369, exist on the property. The equipment barn, and the stable were constructed without land use entitlement permits or building permits. The administrative permit analyzed within this resolution would approve the structures and ensure that the development complies with all aspects of the Monterey County Code. Approval of the equipment barn, and stable would resolve the zoning use violations associated with the property; the subject property would then be in full compliance with all rules and regulations pertaining to zoning uses.

EVIDENCE: a) Monterey County RMA-Planning and RMA-Building Services records were reviewed; the structures that are the subject of this permit are unpermitted; the remainder of the property is in compliance with all aspects of the MCC. Thus, an open code compliance case is pending against the property. Approval of this administrative permit will clear all known zoning and/or code violations and close compliance action case CE050369.

4. FINDING: **SITE SUITABILITY** - The site is physically suitable for the use proposed. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the vicinity.

EVIDENCE: a) The subject parcel is 10.6 acres and includes an existing single-family dwelling, a second residential unit and a four-car detached garage. Other site development includes a paved driveway accessing Del Monte Farms Road, paved parking and vehicle storage adjacent to and behind the primary house, and minimal ornamental landscaping as it relates to the primary residence. The surrounding area has parcels of similar size and development in a similar character and

scale reflecting a built-out rural environment. The property is zoned for single-family development. The project reflects accessory structures and uses associated with single-family development and small agricultural operations.

- b) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau. There has been no indication that the site is not suitable for the proposed use and conditions recommended by each agency/department have been incorporated.
- c) The project site is in an area identified in County records as having a low archaeological sensitivity. The property is not within 750 feet of known archaeological resources, therefore an archaeological report was not required.
- d) The project includes establishment of structures to support light animal husbandry uses accessory to the existing residential uses. The property is a residentially zoned parcel in a rural residential area.
- e) The property has existing potable water service via a private well and sanitary disposal is provided by an existing, on-site septic system. The barn and stable do not require sanitary services and will not have an impact on the existing septic system. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180316.

5. FINDING:

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

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempt appurtenant structures (a detached equipment barn and a detached stable). The project permitting existing, non-permitted appurtenant structures – approximately 2,340 cumulative square feet – on a parcel within a zone that allows residential uses and accessory structures and uses to a principal use (single-family residence). Therefore, the project is consistent with the parameters of the Class 3 categorical exemptions.
- b) The proposed project involves after-the-fact permitting of two detached accessory structures.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource or a hazardous waste site. 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) No adverse environmental effects were identified during staff review of the development application.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180316.

6. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan (Part 2) can be demonstrated. The project site is approximately four (4) miles from the coast and is separated from the coast by private property utilized in agricultural operations characterized by row crops.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in North County Land Use Plan).
 - d) 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 PLN180316.

7. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors.

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Pursuant to Section 20.86.080.A(3) of the Monterey County Zoning Ordinance (Title 20), the project is not subject to appeal by/to the California Coastal Commission because the project site is not located within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, or located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. The project includes development that is permitted in the underlying zone as principal uses.

DECISION

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

- A. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and

B. Approve a Coastal Administrative Permit for the installation of a 1,380 square foot equipment barn, a retaining wall, and an unpermitted 720 square foot stable with a 270 square foot deck and 1,031 cubic yards of grading associated with the stable

in general conformance with the attached plans and subject to 5 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of October 2019.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN180316

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN180316) allows a 1,380 square foot metal storage building, a retaining wall and compacted fill comprising of 377 cubic yards of grading; and an unpermitted 720 square foot barn with a 270 square foot deck and 1,031 cubic yards of grading associated with the barn. An Additional Coastal Administrative Permit allows for animal husbandry, the keeping of six (6) horses on the property. The property is located at 14700 Del Monte Farms Road (Assessor's Parcel Number 131-043-012-000), North county Coastal Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure:

"A Coastal Administrative Permit Resolution Number xxx was approved by the Zoning Administrator for Assessor's Parcel Number 131-043-012-000 on September 12, 2019. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

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

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

5. AS-BUILT GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an as-built grading plan. The plan shall include grading volumes, contour lines, and cross-sections that identify the existing grade, proposed grade, and the extent of any excavation and/or fill. The applicant shall submit any geotechnical inspection logs or field reports prepared by the licensed practitioner. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an as-built grading plan to RMA-Environmental Services for review and approval.

DESIGNER'S SIGN

JUANICIO FLORES
 STRUCTURAL ENG.

REVISIONS

NO.	DESCRIPTION	DATE
1	COUNTY OF MONTEREY	07/12/18

TITLE SHEET & GENERAL INFORMATION
 MR. & MRS. RAMIREZ NEW METAL STORAGE AND STABLE BUILDING
 14700 DEL MONTE FARMS ROAD CASTROVILLE, CA.
 ASSESSOR'S PARCEL NO: 131-043-012-000

OWNER:

MR. RAMIREZ
 14700 DEL MONTE FARMS ROAD
 CASTROVILLE, CA. 95012
 PH: (831) 206-1303

DRAWING DATE:
 11/06/2012

CONSTRUCTION RELEASE

XXXXXXXXXX

PROJECT NO:
 0046

SCALE:
 AS NOTED

DRAWN BY:
 J. Flores

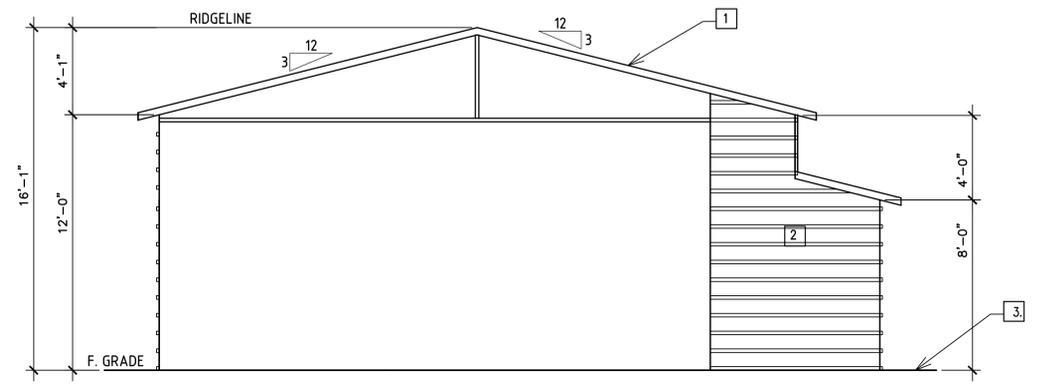
SHEET TITLE:

FLOOR PLAN AT METAL BUILD
 EXTERIOR ELEVATIONS
 GENERAL NOTES

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER. UNAUTHORIZED USE IS PROHIBITED.

SHEET:

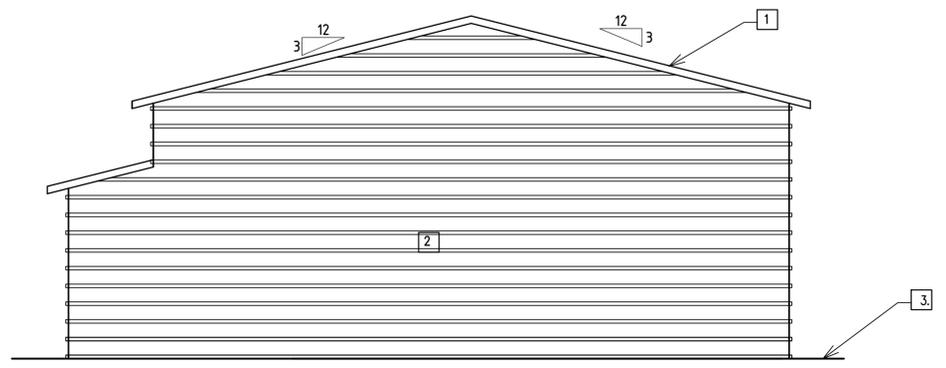
A-1



NORTH ELEVATION

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

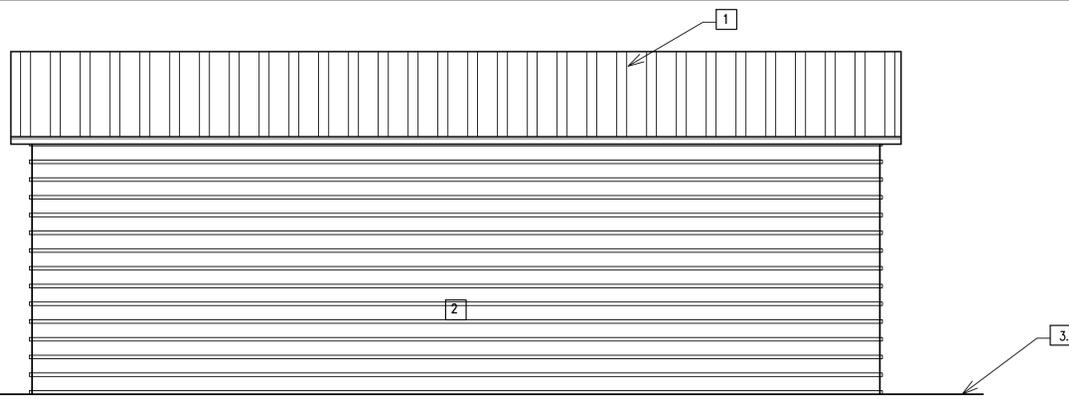
3



SOUTH ELEVATION

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

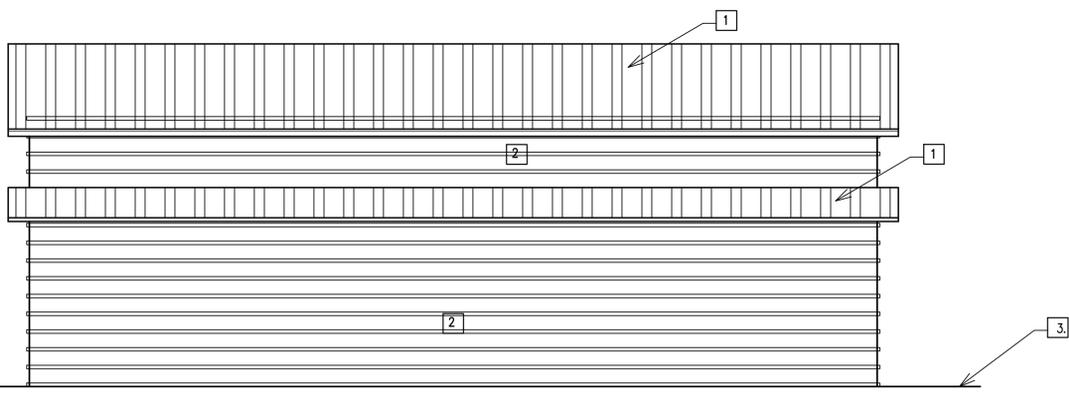
3



EAST ELEVATION

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

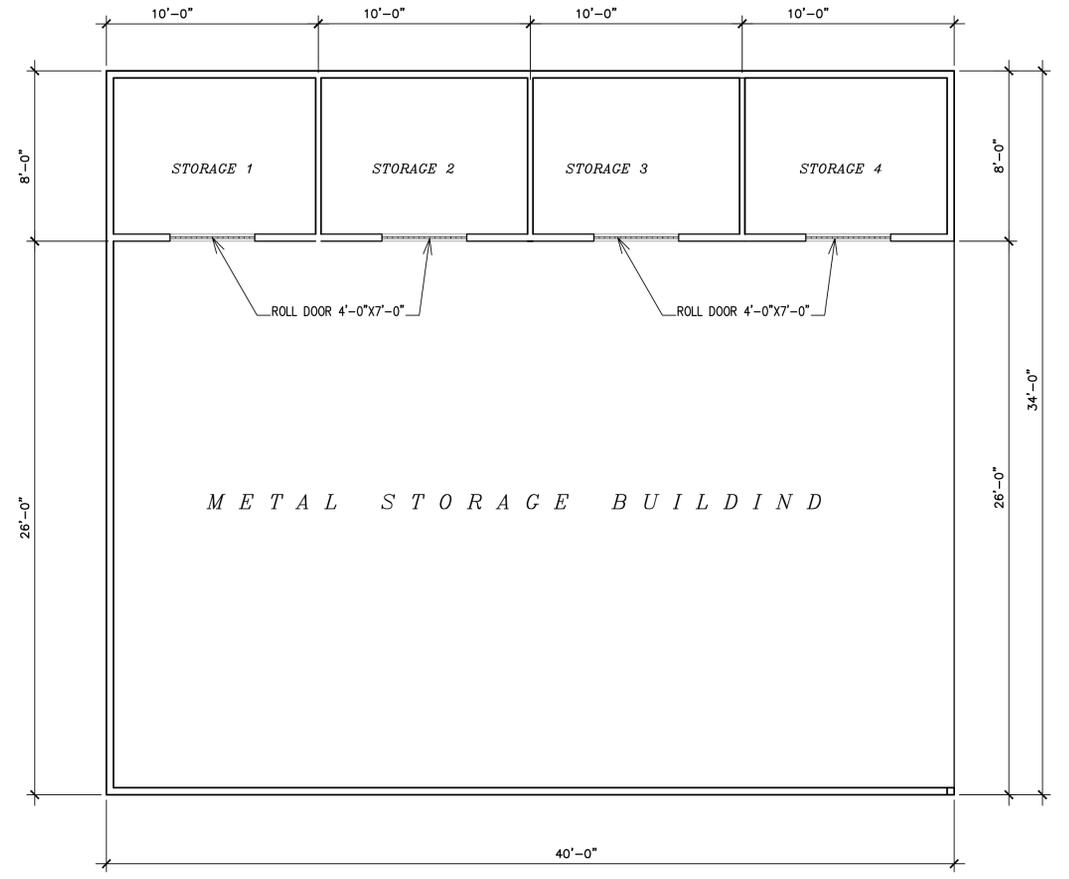
3



WEST ELEVATION

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

3



FLOOR PLAN AT METAL BUILDING STORAGE

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

1

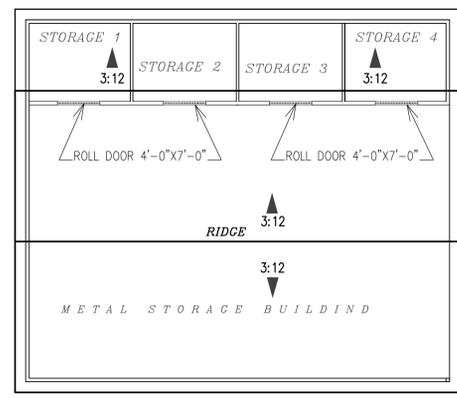
ELEVATIONS NOTES

1. DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. DIMENSIONS ARE TO BE FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. GUTTERS AND DOWNSPOUTS ARE NOT SHOW FOR CLARIFY, SEE ROOF PLANS FOR LOCATIONS.
6. BUILDING ADDRESS NUMBERS SHALL BE AT LEAST TWELVE INCHES HIGH AND PLACED ON THE FRONT OF THE BUILDING WHERE THEY MAY BE EASILY SEEN FROM THE STREET. THE NUMBERS SHALL BE PAINTED A COLOR WHICH CONTRASTS WITH THE BACKGROUND.

- 1. METAL ROOFING: 3:12 ROOF PITCH (SEE INSTRUCTIVE ATTACHED)
- 2. EXTERIOR FINISH SHALL BE METAL (SEE INSTRUCTIVE ATTACHED)
- 3. FINISH GRADE. (E) SLOPE AWAY FROM BUILDING.

ROOF PLAN NOTES

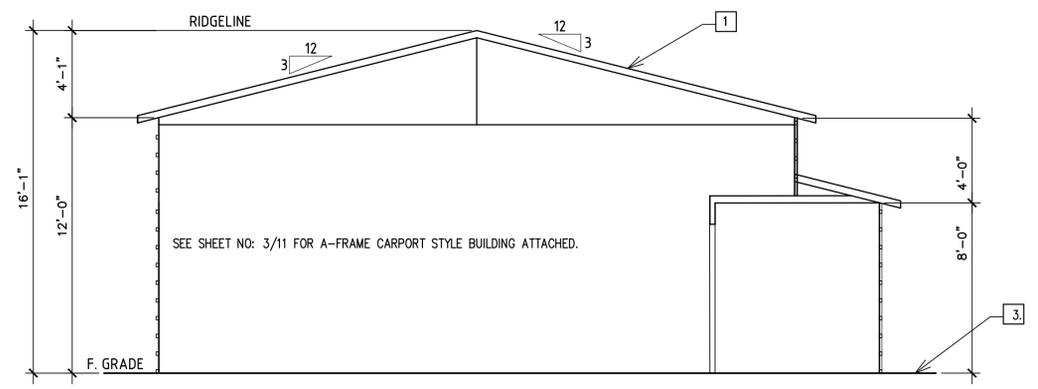
1. ROOFING: : METAL ROOFING.
2. ROOF PITCH SHALL BE : 3:12
3. OVERHAND DIMENSIONS ARE: SEE PLANS. (EXISTING)
4. LOCATED GUTTERS AND DOWNSPOUTS AS SHOWN.
5. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR AN APPROVED DRAINAGE FACILITY.



ROOF PLAN AT METAL STORAGE

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

2



SECTION AT METAL STORAGE

NTS

3

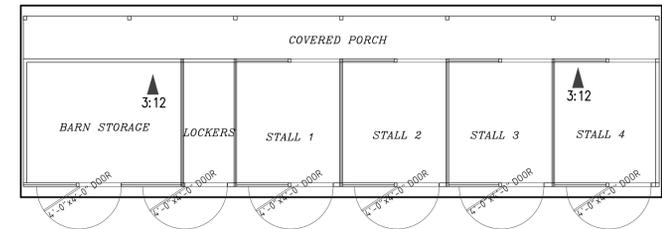
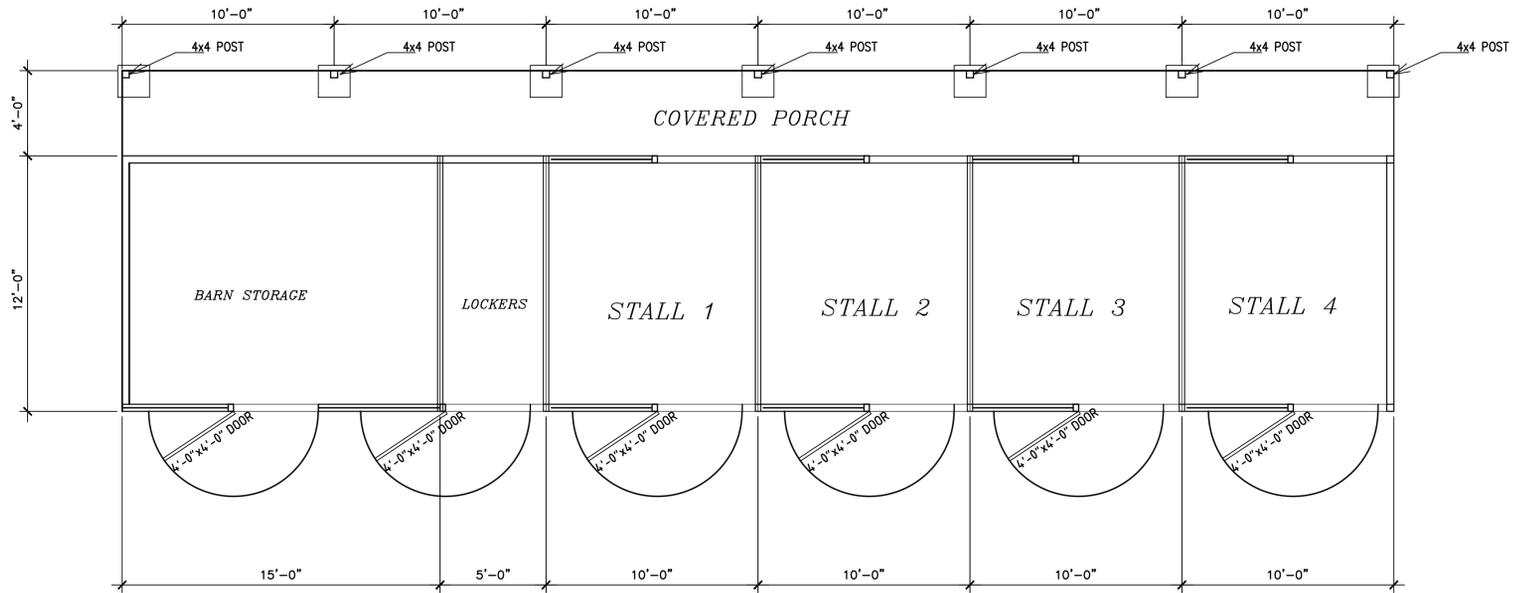
SEE SHEET NO: 3/11 FOR A-FRAME CARPORT STYLE BUILDING ATTACHED.

ELEVATIONS NOTES

1. DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
 2. DIMENSIONS ARE TO BE FACE OF FRAMING UNLESS NOTED OTHERWISE.
 3. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARIFY, SEE ROOF PLANS FOR LOCATIONS.
 6. BUILDING ADDRESS NUMBERS SHALL BE AT LEAST TWELVE INCHES HIGH AND PLACED ON THE FRONT OF THE BUILDING WHERE THEY MAY BE EASILY SEEN FROM THE STREET. THE NUMBERS SHALL BE PAINTED A COLOR WHICH CONTRASTS WITH THE BACKGROUND.
- | | |
|----|--|
| 1. | METAL ROOFING: 1.5:12 ROOF PITCH (SEE INSTRUCTIVE ATTACHED) |
| 2. | EXTERIOR FINISH SHALL 3/4" CDX PLY. SHALL BE PRESSURE-TREATED- |
| 3. | FINISH GRADE. (E) SLOPE AWAY FROM BUILDING. |

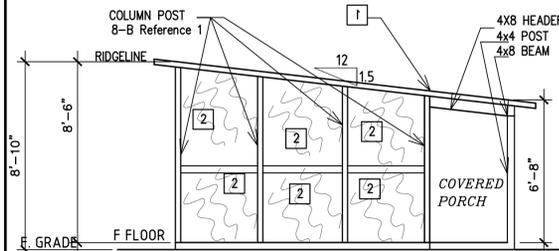
GENERAL NOTES

1. HEADERS: All headers shall be 4x8, U.O.N. on plans.
2. POSTS: All beams shall bear on posts with to match width of beam and depth to match depth of wall, U.O.N. on plans. Posts shall be continuous to foundation or beam below. Fasten all beams to posts with PC post caps, use EPC caps at ends of beams.
2. LUMBER: ALL LUMBER SHALL CONFORM TO THE RULES OF A RECOGNIZED GRADING AGENCY AND ALL TABLES 23-1V-V-1 THROUGH 23-IV-V-2 OF THE C.B.C. LUMBER SHALL BE D.F. LARCH No. 2 OR BETTER, U.O.N. ON PLANS. BEAMS SHALL BE D.F. LARCH No. 1 OR BETTER. GLB'S SHALL HAVE A COMBINATION SYMBOL OF 24F-V4 DF/DF. HEADERS AND POST SHALL BE D.F. LARCH No. 2 OR BETTER. ALL LUMBER EXPOSED TO THE WEATHER SHALL BE PRESSURE-TREATED.

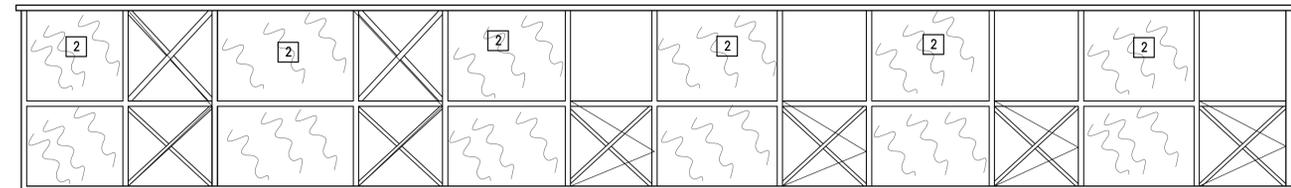


ROOF PLAN
SCALE: 1/8" = 1'-0"

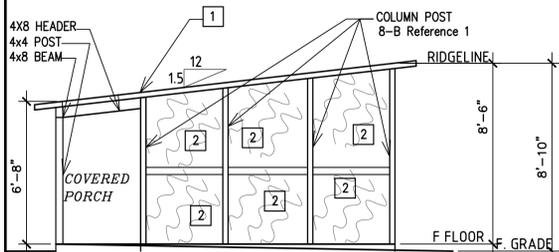
FLOOR PLAN AT METAL BUILDING STABLE/BARN
SCALE: 1/4" = 1'-0"



STABLE EAST ELEVATION
SCALE: 1/4" = 1'-0"

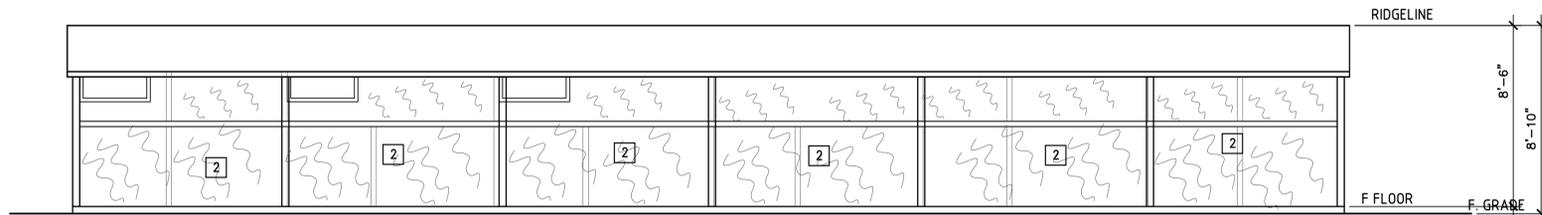


STABLE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Reference 1A-FAME 30'-0" WIDE CARPORT STYLE BUILDINGS - copy attached.

STABLE WEST ELEVATION
SCALE: 1/4" = 1'-0"



STABLE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FLORES'S DRAFTING SERVICE
119 PAJAR STREET
Salinas, CA 93901
Phone: (831) 975-4700
Cell: (831) 262-3350
E-Mail: ju_ven_cio@hotmail.com

DESIGNER'S SIGN

JUVENIO FLORES

STRUCTURAL ENG.

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		

TITLE SHEET & GENERAL INFORMATION
MR. & MRS RAMIREZ NEW METAL STORAGE AND STABLE BUILDING
14700 DEL MONTE FARMS ROAD CASTROVILLE, CA.
ASSESSOR'S PARCEL NO: 131-043-012-000

OWNER:

MR. RAMIREZ
14700 DEL MONTE FARMS ROAD
CASTROVILLE, CA. 95012
PH: (831) 206-1303

DRAWING DATE:
11/06/2012

CONSTRUCTION RELEASE

XXXXXXXX

PROJECT NO:

0046

SCALE:

AS NOTED

DRAWN BY:

J. Flores

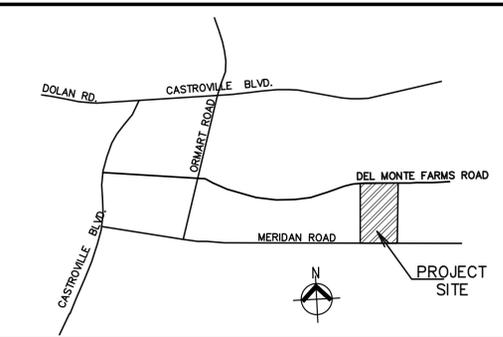
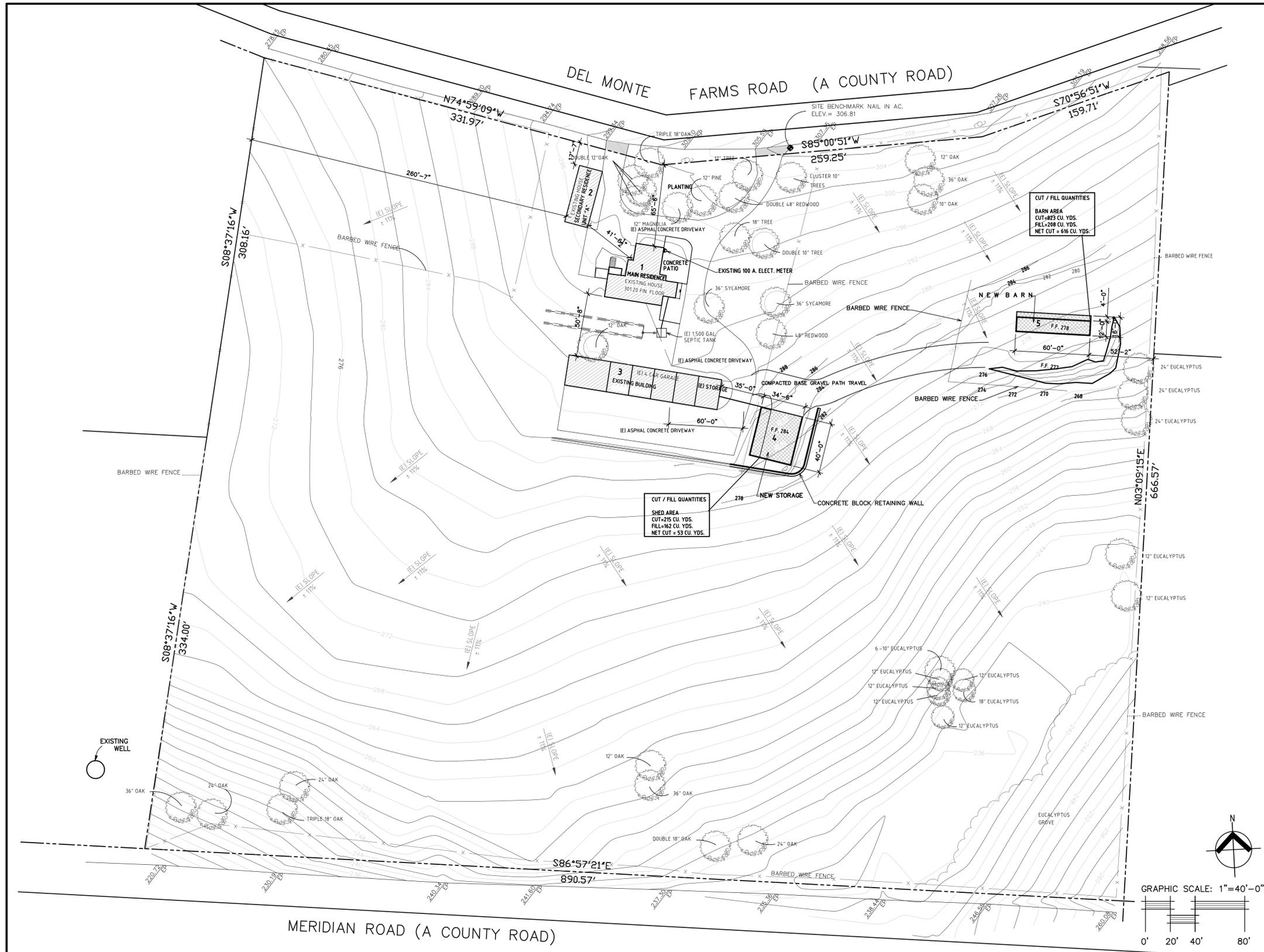
SHEET TITLE:

FLOOR PLAN AT STABLE/BARN
EXTERIOR ELEVATIONS
GENERAL NOTES

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER. UNAUTHORIZED USE IS PROHIBITED.

SHEET:

A-2



VICINITY MAP		NOT TO SCALE 1
SITE PLAN	C-1 SITE PLAN, PROJECT INFORMATION VICINITY MAP, GENERAL NOTES	
GRADING PLAN	C-2 DRAINAGE PLAN EROSION CONTROL NOTES GRADING PLAN	
	C-3 DRAINAGE DETAILS EROSION CONTROL DETAILS EROSION NOTES	
ARCHITECTURAL PLANS	A-1 FLOOR PLAN AT METAL STORAGE BUILDING ELEVATIONS AT METAL STORAGE BUILDING GENERAL NOTES	
	A-1 FLOOR PLAN AT STABLE BUILDING ELEVATIONS AT STABLE STORAGE BUILDING GENERAL NOTES	

SHEET INDEX		2
OWNER	LEGAL INFORMATION	
BULMARO RAMIREZ 14700 DEL MONTE FARMS RD. CASTROVILLE, CA 95012 PH: (831) 206-1303	A.P.N. 131-043-012 USE: DWELLING ZONING: LDR/S(CZ) OCCUPANCY: R-3/U STORIES: (E) 2 STORY WITH BASEMENT TYPE OF CONSTRUCTION: V-B	
PROJECT ADDRESS: 14700 DEL MONTE FARMS RD. CASTROVILLE, CA 95012		
LOT INFORMATION	PARCEL SIZE: 10.58 ACRES 460,864.80 S.F.	
BUILDING INFORMATION		
1. (E) MAIN RESIDENTIAL STRUCTURE:	1,629.00 S.F. (STRUCTURES)	
(E) BASEMENT AT THE MAIN RESIDENCE:	1,649.00 S.F. (STRUCTURES)	
2. (E) SECONDARY RESIDENCE: UNIT "A"	854.00 S.F. (STRUCTURES)	
3. (E) BUILDING: CAR GARAGES, STORAGE:	3,012.00 S.F. (STRUCTURES)	
(E) TOTAL FLOOR AREA:	7,144.00 S.F. TOTAL	
4. (N) STORAGE SHELL METAL BUILDING: (TO LEGALIZE)	1,380.00 S.F. (STRUCTURES)	
5. (N) BARN METAL BUILDING STRUCTURE: (TO LEGALIZE)	720.00 S.F. (STRUCTURES)	
(N) DECK ATTACHED TO (N) BARN:	240.00 S.F. (STRUCTURES)	
(N) TOTAL FLOOR AREA -TO LEGALIZE-	2,340.00 S.F. TOTAL	
FLOOR AREA RATIO/LDR/2 ZONING DISTRICTS:	17.5% max > 1.7% property	
(E) BUILDING COVERAGE:	5,515.00 S.F. TOTAL	
(N) BUILDING COVERAGE:	2,340.00 S.F. TOTAL	
TOTAL BUILDING COVERAGE:	7,855.00 S.F. TOTAL	
	7,855.00/460,864.80 = 1.7%	
BUILDING SITE COVERAGE MAX: 15%		
SETBACKS: MAIN STRUCTURES:	FRONT: 30 FEET SIDE: 20 FEET REAR: 20 FEET HEIGHT: 30 FEET MAX.	
MINIMUM DISTANCE BETWEEN STRUCTURES:	MAIN STRUCTURES: 20 FEET ACCESSORY/MAIN STRUCTURES: 10 FEET ACCESSORY/ACCESSORY STRUC: 6 FEET	
SCOPE OF WORK		
1. LEGALIZE (E) METAL BUILDING STORAGE -CONSTRUCTED ILLEGALLY-		
2. LEGALIZE (E) METAL BUILDING BARN CONSTRUCTED ILLEGALLY		
3. AVOID VIOLATION		
APPLICABLE CODES		
ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF MONTEREY MUNICIPAL CODE AND THE 2016 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE THE CALIFORNIA FIRE CODE, AND THE 2016 CALIFORNIA ENERGY CODE..		

TITLE SHEET & GENERAL INFORMATION	
MR. RAMIREZ NEW METAL BUILDING STORAGE & BARN 14700 DEL MONTE FARMS ROAD CASTROVILLE, CA. ASSESSOR'S PARCEL NO: 131-043-012-000	
OWNER:	MR. RAMIREZ 14700 DEL MONTE FARMS ROAD CASTROVILLE, CA. 95012 PH: (831) 206-1303
DRAWING DATE:	04/15/2018
CONSTRUCTION RELEASE	XXXXXXXX
PROJECT NO:	0146
SCALE:	AS NOTED
DRAWN BY:	J. Flores
SHEET TITLE:	SITE PLAN PROJECT INFORMATION GENERAL NOTES SHEET INDEX EROSION CONT. NOTES
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AN INSTRUMENT OF SERVICE AND MAY BE NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER. UNAUTHORIZED USE IS PROHIBITED.	
SHEET:	C-1

SITE / GRADING PLAN

A. SCOPE: FURNISH ALL LABOR, MATERIAL, EQUIPMENT, FACILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR THE REASONABLY INCIDENTAL TO THE CONSTRUCTION AND IMPROVEMENTS FOR "RAMIREZ RESIDENCE" AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN.

B. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND DESIGNER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER OR DESIGNER.

C. DEMOLITION: NO DEMOLITION WORK SHALL BE INITIATED UNTIL THE BUILDING PERMIT HAS BEEN ISSUED TO THE CONTRACTOR.

D. FEES AND PERMITS: ALL FEE AND PERMITS SHALL BE PAID BY THE CONTRACTOR, WITH THE EXCEPTION OF THE PLAN CHECK FEE.

E. SITE GRADES: THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SITE GRADE ELEVATIONS TO ENSURE PROPER SITE DRAINAGE. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM BUILDING OR FOUNDATIONS.

F. DIMENSIONS: DO NOT SCALE PLANS, VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

G. SANITARY FACILITIES: THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING THE DURATION OF CONSTRUCTION.

H. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED.

LEGEND

1-3 (E) STRUCTURE TO REMAIN NO CHANGE

4 (N) STORAGE METAL BUILDING -TO LEGALIZE-

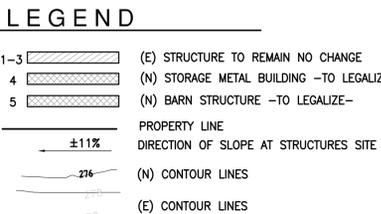
5 (N) BARN STRUCTURE -TO LEGALIZE-

PROPERTY LINE

DIRECTION OF SLOPE AT STRUCTURES SITE

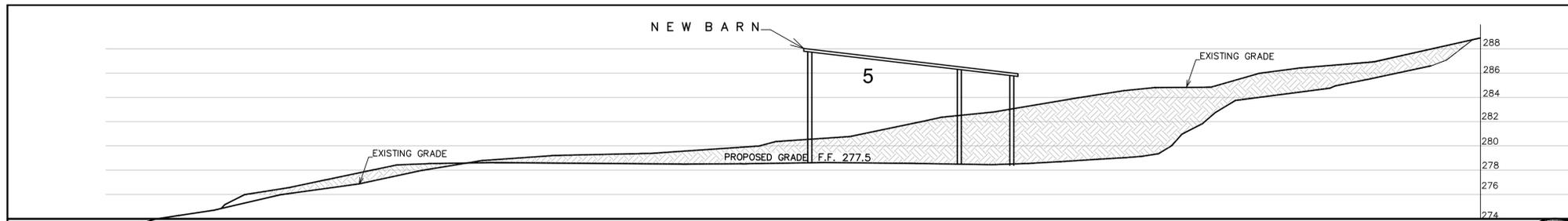
±11% (N) CONTOUR LINES

±1% (E) CONTOUR LINES



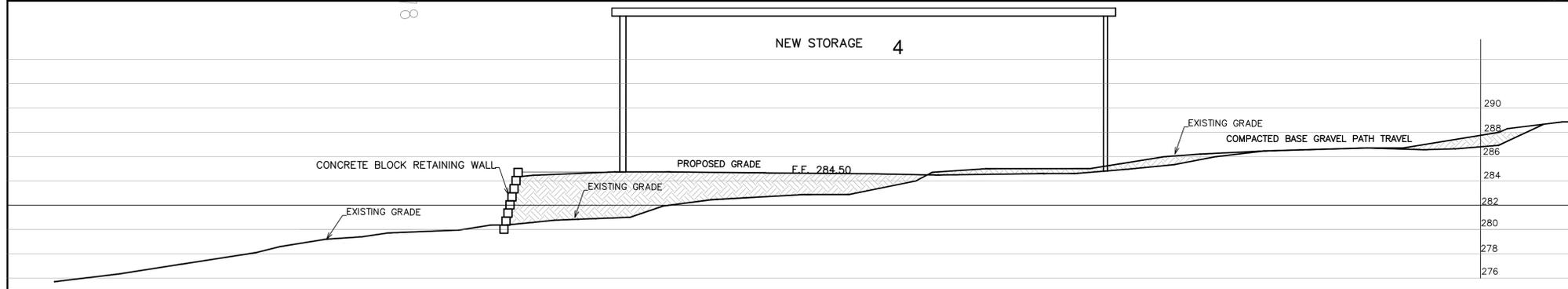
PROJECT INFORMATION

PRINCIPAL DESIGNER
 FLORES' DRAFTING SERVICE.
 JUVENCIO FLORES
 P.O. BOX 2252
 Salinas, CA 93902
 Phone: (831) 262-3350
 E-Mail: ju_ven_cio@hotmail.com



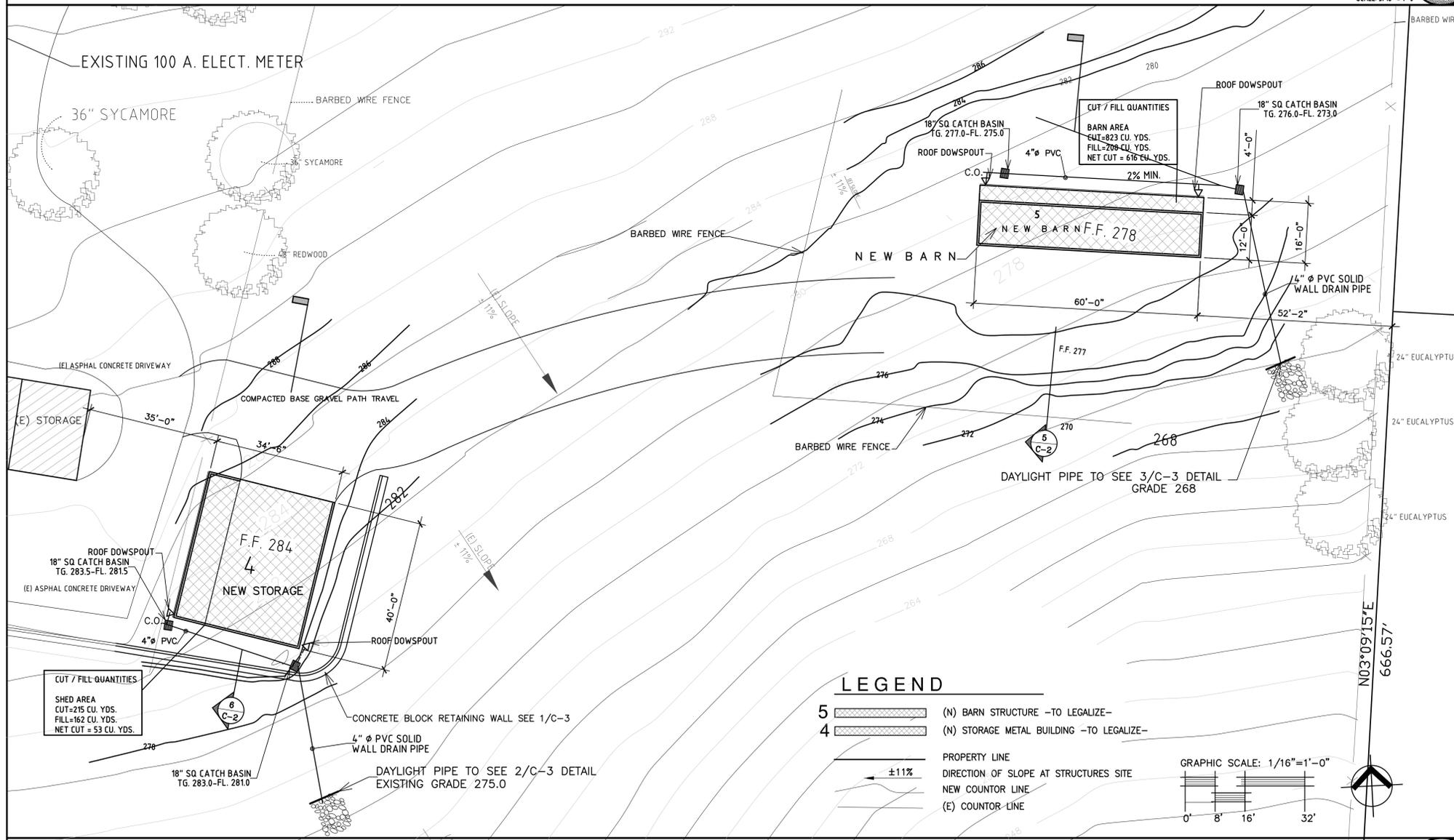
SECTION AT BARN

SCALE: 1/4" = 1'-0" 5



SECTION AT STORAGE

SCALE: 3/16" = 1'-0" 6



PARTIAL SITE PLAN/DRAINAGE PLAN/GRADING PLAN

SCALE: 1/16" = 1'-0" 7

- GRADING NOTES**
1. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF SANTA CLARA STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
 3. THE COUNTY OF SANTA CLARA SHALL BE NOTIFIED 24 HOURS PRIOR TO THE START OF WORK.
 4. FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT.
 5. TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PROVIDED BY OWNER: DATED, MAY 20, 2018
 6. ESTIMATED EARTHWORK QUANTITIES:

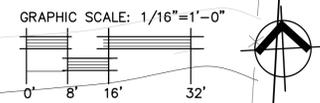
CUT / FILL QUANTITIES	CUT / FILL QUANTITIES
SHED AREA CUT=215 CU. YDS. FILL=162 CU. YDS. NET CUT = 53 CU. YDS.	BARN AREA CUT=823 CU. YDS. FILL=208 CU. YDS. NET CUT = 616 CU. YDS.

- EROSION CONTROL NOTES**
1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF THE WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15. ALL GRADING SHALL CONFORM TO THE CITY OF MONTEREY GRADING AND EROSION CONTROL ORDINANCES.
 2. THE CONTRACTOR/OWNER SHALL SUBMIT AN EROSION CONTROL PLAN ILLUSTRATING LOCATIONS OF ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION.
 3. THE CONTRACTOR/OWNER SHALL BE SOLELY RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.
 4. ALL DISTURBED AREAS, WITH THE EXCEPTION OF BUILDING ENVELOPES AND DRIVEWAYS SHALL BE SEED OR LANDSCAPED AS SOON AS PRACTICABLE AFTER GRADING. CONTRACTOR/OWNER SHALL AVOID DAMAGE TO EXISTING GRASSLAND AND/OR ESTABLISHED EROSION CONTROL ON THE SITE.
 5. STRAW BALE DIKES AND SILT FENCING SHALL BE INSTALLED TO PREVENT SILTATION FROM EXITING THE CONSTRUCTION LIMITS. THESE MEASURES SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND INSTALLATION OF PERMANENT LANDSCAPING.
 6. AS SOON AS POSSIBLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAPS AND SILT FENCES.
 7. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE NATURAL DRAINAGE COURSES OR ADJACENT PROPERTIES.
 8. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR/OWNER AND REPAIRED AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY BETWEEN OCTOBER 15 THROUGH APRIL 15. THE CONTRACTOR/OWNER SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE EFFECTUATED IMMEDIATELY.
 9. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
 10. WATER UTILIZED IN CONJUNCTION WITH STABILIZATION MATERIALS SHALL BE OF SUCH QUALITY TO PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANTS AND WEED SEED.
 11. NATIVE VEGETATION SHOULD BE PRESERVED OUTSIDE THE BUILDING PAD AREA AS MUCH AS POSSIBLE. BARE GROUND AREAS SHOULD BE SEED FOR GRASS OR PLANTED WITH SOIL HOLDING LANDSCAPING PLANTS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE NEW ACCESSORY DWELLING AND RETAINING WALLS
 12. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	PER ACRE (SLOPE MEASUREMENTS)
SEED	51 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,000 POUNDS
WATER	AS REQUIRED
- WATER SERVICE: WATER DISTRICT SEWER SERVICE: SEPTIC SYSTEM

- LEGENDA**
- ROOF DOWNSPOUT
 - CHRISTY V64 OR EQUAL
 - STORM DRAIN, 4" SDR 35 PVC AT 2% MIN.
 - EXISTING GROUND CONTOUR
 - PROPOSED GROUND COUNTER
- NOTE: NO FLEXIBLE DRAIN PIPE SHALL BE USED IN THIS PROJECT

- LEGEND**
- 5 (N) BARN STRUCTURE -TO LEGALIZE-
 - 4 (N) STORAGE METAL BUILDING -TO LEGALIZE-
 - PROPERTY LINE
 - ±11% DIRECTION OF SLOPE AT STRUCTURES SITE
 - NEW COUNTER LINE
 - (E) COUNTER LINE



DESIGNER'S SIGN

JAVENCIO FLORES

STRUCTURAL ENG.

REVISIONS

NO.	DESCRIPTION	DATE

TITLE SHEET & GENERAL INFORMATION

MR. RAMIREZ NEW METAL BUILDING STORAGE & BARN
14700 DEL MONTE FARMS ROAD CASTROVILLE, CA.
ASSESSOR'S PARCEL NO: 131-043-012-000

OWNER:

MR. RAMIREZ
14700 DEL MONTE FARMS ROAD
CASTROVILLE, CA. 95012
PH: (831) 266-1303

DRAWING DATE:
04/15/2018

CONSTRUCTION RELEASE
XXXXXXXX

PROJECT NO:
0146

SCALE:
AS NOTED

DRAWN BY:
J. Flores

SHEET TITLE:
DRAINAGE PLAN
SECTION
DRAINAGE NOTES
DRAINAGE DETAILS

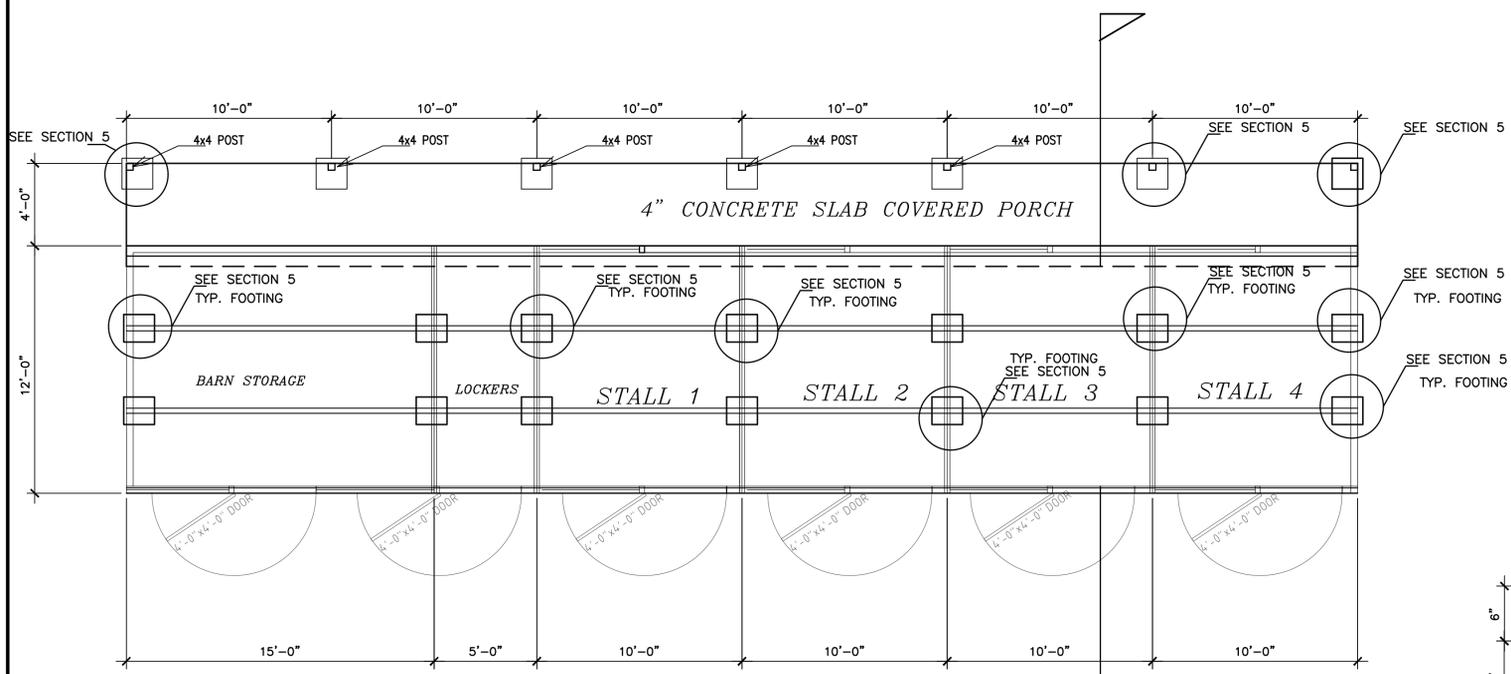
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SHEET:
C-2

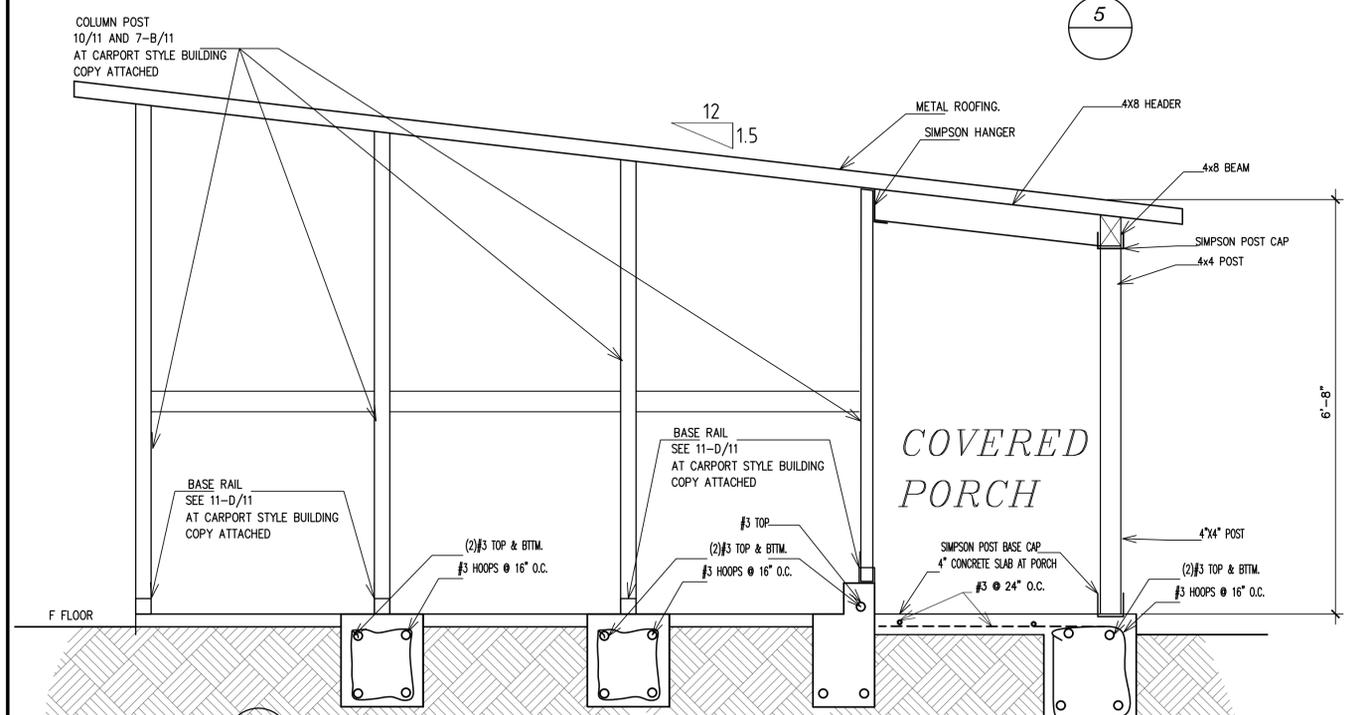
FOUNDATION NOTES:

- FOUNDATION: a) Foundation sill shall be naturally durable wood or preservative-treated wood. (CBC 2304.11.2). b) Minimum concrete compressive strength of not less than 2500 psi. (CBC 1805.9) Soil Type, seismic design category "D" see soils report.
 - CONCRETE STRENGTH: All concrete shall develop an ultimate compressive strength at age 28 days as follows.
Pad footing, combined footing and grade beams, if needed shall be designed based on a 2500 psi.
 - REINFORCING: All reinforcing shall conform to A.S.T.M. Grade 60, (Fy = 60,000 psi)
 - BOLTS: All bolts shall conform to A.S.T.M. A307. The threaded portion of the bolt bearing on wood shall be kept to a minimum. Do not use All-Thread rods for bolts which bear on wood.
- All fasteners embedded on concrete shall be attached to or hooked around reinforcing steel.

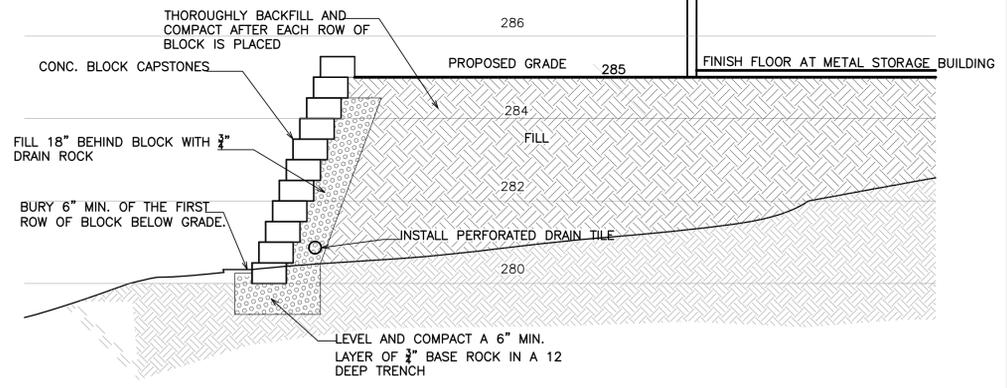
- HOLD-DOWNS: Location of hold-downs shown is approximate. See plans and details to determine exact location of hold-down anchor bolt. Provide minimum 2x4-studs or 4x4-posts at the end of each shear wall for bolting hold-down to shear wall unless otherwise specified on plans. Provide shear wall edge nailing into each stud bolted to hold-down and two rows edge nailing into 4x4 posts.
 - CONTROL JOINTS: CONTRACTOR shall space control joints evenly, 15' o.c. maximum each way. Provide extra control joints at all building corners and offsets or discontinuities.
- Hold-down devices shall be secured in place prior to foundation inspection. Hold-down devices shall be re-tightened just prior to covering the wall framing.



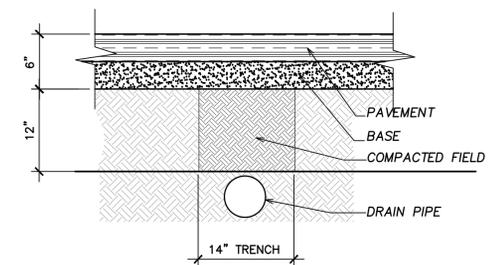
5 FOUNDATION PLAN AT METAL BUILDING STABLE/BARN
1/4" = 1'-0"



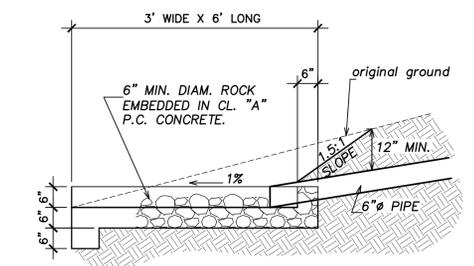
5 SECTION AT METAL BUILDING STABLE/BARN
3/4" = 1'-0"



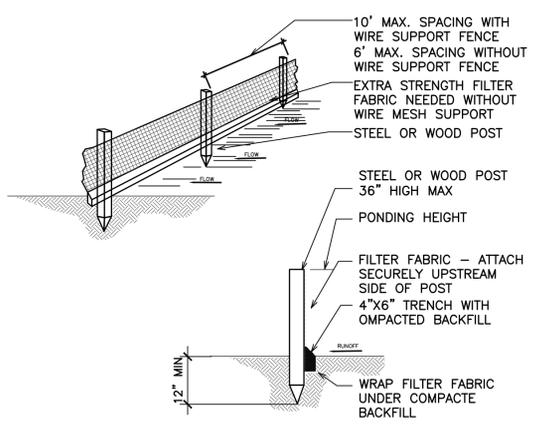
1 SECTION AT CONC. BLOCK RETAINING WALL
SCALE: 1/2" = 1'-0"



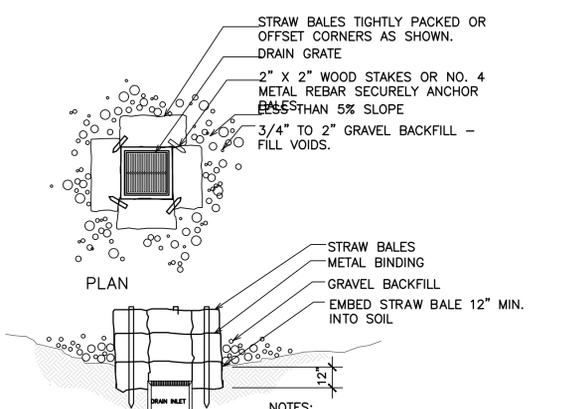
3 TRENCH DETAIL @ TRAFFIC
1" = 1'-0"



2 ENERGY DISSIPATER
1/2" = 1'-0"



A SILT FENCING



B BALE DETAIL

- NOTES:
- SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
 - EMBED THE BALES 12" INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
 - BALES SHALL BE COMPRISED OF STERILE RICE STRAW.

4 DETAILS
NOT TO SCALE

FLORES'S DRAFTING SERVICE
P.O. BOX 2252
SALINAS, CA 93902
Phone: (831) 262-3350
E-Mail: ju_ven_cio@hotmail.com

DESIGNER'S SIGN		
JUVENCIO FLORES		
STRUCTURAL ENG.		
REVISIONS		
NO.	DESCRIPTION	DATE
1	COUNTY OF MONTEREY	07/12/18

TITLE SHEET & GENERAL INFORMATION
MR. & MRS. RAMIREZ NEW METAL STORAGE AND STABLE BUILDING
14700 DEL MONTE FARMS ROAD CASTROVILLE, CA.
ASSESSOR'S PARCEL NO: 131-043-012-000

OWNER:	MR. RAMIREZ
PROJECT NO:	0046
SCALE:	AS NOTED
DRAWN BY:	J. Flores
SHEET TITLE:	AT RETAINING WALLS DETAILS
CONSTRUCTION RELEASE:	XXXXXXXX
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DRAWING DATE:	12/22/2018
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PROJECT NO:	0046
SCALE:	AS NOTED
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