

# 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:

**AUSONIO APARTMENTS, LP (PLN160769)**

**RESOLUTION NO. \_\_\_\_**

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project Statutorily Exempt per Section 15194; and
- 2) Approving the Ausonio Apartments, LP Design Approval Application (PLN160769) to allow the construction of an 18-unit apartment project.

[11299 Haight Street, Castroville, North County Area Plan, Castroville Community Plan (APN: 030-093-002-000)]

**The Ausonio Apartment, LP Design Approval application (PLN160769) came on for public hearing before the Monterey County Zoning Administrator on March 23, 2017. 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) The proposed entitlement is a Design Approval to allow the construction of an 18-unit apartment project. The property is located at 11299 Haight Street in Castroville (Assessor's Parcel Number 030-093-002-000), North County Area Plan, Castroville Community Plan. The proposed colors and materials consist of a combination of Bone and Sunshine Yellow on stucco and wood siding, Dark Tan on belly band, facia gutters and downspouts and Weathered Wood colored asphalt shingle roofing (mixture of grey, blue, tan and black).
- b) An application for a Design Approval was submitted on November 16, 2017. Public notices of the application were sent to neighboring property owners, published in the newspaper and posted at the site.
- c) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - North County Land Area Plan;
  - Castroville Community Plan; and

- Monterey County Zoning Ordinance (Title 21).
- d) The property at 11299 Haight Street (APN 030-093-002-000) is designated as High Density Residential in the North County Area Plan. The parcel is zoned High Density Residential in the Castroville Community Plan which allows an apartment complex subject to a Design Approval.
  - e) The project includes a 20% density pursuant to Zoning Ordinance Section 21.65.060. The density bonus meets the requirements of Section 21.65.060 because the units will be occupied by very low and low income households.
  - f) The applicant has requested an incentive in order to reduce the minimum distance between structures from 20 feet to 16 feet (Castroville Community Plan, Table B-2), pursuant to Zoning Ordinance Sections 21.65.070 A and C.
  - g) The requested incentive may be granted because the units will be occupied by very low and low income households. In addition, none of the findings listed in Section 21.65.070.B can be made because:
    - 1. *The incentive is necessary in order to provide for affordable housing costs.* Reducing the distance between buildings allows the project to meet setback requirements while providing the number of units required to make the units affordable.
    - 2. *The incentive would not result in specific adverse impacts upon the public health, safety or the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low and moderate income households.* Reducing the minimum distance between buildings by four feet will not result in specific adverse impacts upon public health, safety or the physical environment because there will be a minimum of 16 feet between the buildings.
    - 3. *The incentive would not be contrary to the County's certified Local Coastal Program or State or Federal law.* The project is not located in the Coastal Zone and would not be contrary to any State or Federal laws.
- h) The project is consistent with the Residential Design Guidelines (Appendix A) in the Castroville Community Plan. The project is the construction of an apartment complex with 18 units with parking areas between Buildings "A" and "B" and Buildings "C" and "D". The proposed structures meet the minimum front yard setback standards and are compatible with the front yard setbacks of buildings on the surrounding streets. The proposed buildings are compatible in mass, scale, height and roof lines to surrounding buildings. Visual openness is maintained in the front yards and in the parking areas. The proposed colors and materials are similar to the existing materials and colors and are consistent with those in the neighborhood.

**2 FINDING:**

**DESIGN** - The design of the proposed project assures protection of the public viewshed, consistency with the existing neighborhood character, and preserves visual integrity without imposing undue restrictions on private property.

- a) The subject parcel covers of an entire block between Haight Street, Axtell Street, Pajaro Street and State Highway 156. The property to the north (across Axtell Street) is zoned High Density Residential and is developed as an apartment complex with two story buildings. The property to south (across Haight Street) is zoned High Density Residential and is developed with two one-story single family homes and an apartment complex with two story buildings. The properties to the west (across Pajaro Street) are zoned Medium Density Residential and are developed with two one-story single family homes. State Highway 156 is to the east.
- b) The project will not impact the neighborhood character because the surrounding area is developed with structures similar in scale and character as the proposed project. The project is the construction of an apartment complex with 18 units with two parking areas between the buildings. The proposed colors and materials are consistent with those in the neighborhood. Therefore, the project does not substantially impact the neighborhood character.
- c) See Finding #1.h.

**3 FINDING:**

**CEQA (Exempt):** - The project is Statutorily Exempt per Section 15194 and no unusual circumstances were identified to exist for the proposed project.

- a) California Environmental Quality Act (CEQA) Guidelines Section 15194 exempts affordable housing projects from CEQA. The units would be occupied by very low and low income households.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

**4 FINDING:****EVIDENCE:**

**APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

Section 21.44.070 Monterey County Zoning Ordinance (Title 21).

## **DECISION**

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

1. Find the project Statutorily Exempt pursuant to CEQA Section 15194; and
2. Approve the Monterey Ausonio Apartments, LP Design Approval Application (PLN160769) to allow the construction of an 18-unit apartment project, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 23rd day of March, 2017.

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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 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 Department office in Salinas.

# Monterey County RMA Planning

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

PLN160769

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval (PLN160769) allows the construction of an 18-unit apartment project. The property is located at 11299 Haight Street, Castroville (Assessor's Parcel Number 030-093-002-000), 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 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 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 030-093-002-000 on March 23, 2017. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

**Responsible Department:** 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. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

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

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-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 RMA - Planning, prior to the issuance of building permits.

(RMA - 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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 6. INCLUSIONARY HOUSING

**Responsible Department:** Economic Development

**Condition/Mitigation Monitoring Measure:** The property owner shall execute a Master Developer Inclusionary Housing Agreement that memorializes how the property owner will assure that the project continues to qualify for the density bonus by restricting the appropriate number of rental units at the appropriate income levels. Provided the property owner presents the County with an enforceable lease agreement with a farm labor contractor to house workers engaged in agricultural pursuits under the H2A visa program, the County will not require the property owner to provide annual income documentation for the term of the lease or any subsequent leases. (Economic Development Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a building permit, the property owner shall execute a Master Developer Inclusionary Housing Agreement that memorializes how the property owner will assure that the project continues to qualify for the density bonus by restricting the appropriate number of rental units at the appropriate income levels.

## 7. PW0007 - PARKING STANDARD

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The parking stalls and circulation shall meet county standards and be approved by the Director of Public Works.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading permits issuance the Applicant's engineer or architect shall prepare a parking plan and submit plans for review and approval.

## 8. PW0008 – BICYCLE/PEDESTRIAN PATH DEDICATION

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Dedicate a permanent easement to the County of Monterey, for bicycle/pedestrian trail purposes. The permanent easement shall be approximately 5 feet wide along the entire southeasterly side of the property, Salinas Street to Axtell Street.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building or grading permits, the Owner shall dedicate a permanent easement for bicycle/pedestrian trail purpose. The legal description and plat of area to be deeded shall be prepared by the County Surveyor.

## 9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-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 DPW.

## 10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both 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.

**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 RMA 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.

## 11. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-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 Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

## 12. PWSP001 – CASTROVILLE COMMUNITY PLAN TRAFFIC MITIGATION FEES

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** As mitigation for cumulative traffic impacts the applicant shall contribute \$358,452 (based on the current fee schedule) to the County as payment of the project's pro rata share of the cost for roadway improvements within the Castroville Community Plan Area.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the Castroville Traffic Mitigation fee. Owner/Applicant shall submit proof of payment to the RMA-Development.

## 13. PWSP002 –FRONTAGE IMPROVEMENTS

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct curb, gutter, sidewalk, commercial driveway connections, and pave-out along the frontage of Haight Street, Pajaro Street and Axtell Street. The design and construction is subject to the approval of the RMA.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building or grading permits, Owner/Applicant shall obtain an encroachment permit from the RMA and complete improvements prior to occupancy or commencement of use. Owner/Applicant shall submit improvement plans for review and approval of the County. Applicant is responsible to obtain all permits and environmental clearances.

ABBREVIATIONS	
AND	ANGLE
AT	CENTERLINE
DIAMETER OR ROUND	PERPENDICULAR
PLATE	POINT OR NUMBER
POUND OR NUMBER	LOW POINT
ANCHOR BOLT	L.V.L. LUMBER VENEER LUMBER
A.S.	ADJUSTABLE BUTADIENE
A.S.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
AD.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.G.	ACRYLIC
ALUM.	ALUMINUM
ANODIZED	ANODIZED
A.P.A.	AMERICAN PLIWOOD ASSOCIATION
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
A.S.	ADJUSTABLE SHELF
BD.	BOARD
BIT.	BUTINUMOUS
BLDG.	BUILDING
BLDG.	BLOCK
BLDG.	BLOCKING
BM.	BEAM
BO.	BENCH MARK
BOT.	BOTTOM
BRO.	BEARING
BTRN.	BETWEEN
B.U.R.	BUILD-UP-ROOFING
B.W.	BOTH WAYS
C.A.B.	CABINET
CANT.	CANTILEVER
C.A.T.	CATENARY
C.B.C.	CALIFORNIA BUILDING CODE
C.E.M.	CEMENT
C.F.	CERAMIC
C.I.	CUBIC FEET
C.J.	CAST IRON
CL.	CONTROL JOINT
CLO.	CLOSE
CL.G.	COLLAR
CLR.	CLEARING
C.M.U.	CONCRETE MASONRY UNIT
COM.	COMBINATION
COMP.	COMPOSITION
CON.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONT'D.	CONTINUED
C.O.T.G.	CLEAN-OUT TO GRADE
C.S.M.	CASEWORK
C.T.	CERAMIC TILE
C.T.B.	COUNTER
C.T.S.	COUNTER SINK
C.W.	COLD WATER
C.Y.T.	CUBIC YARD
DBL.	DOUBLE
DET.	DETECTOR
D.E.T.	DETAIL
D.G.	DECOMPOSED GRANITE
D.H.	DOUBLE HUNG
DIA.	DIAHNE
DIA.	DIAHNE
DIM.	DIMENSION
DISP.	DISPENSER/DISPOSER
DN.	DOWN
DR.	DOOR
DR. FTN.	DRAINING FOUNTAIN
DRW.	DRAWING
D.S.B.	DOUBLE STRENGTH B GRADE (GLASS)
D.W.	DOUBLE-POUR DRAWE
D.W.	DISH WASHER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION, ELEVATOR
EMER.	EMERGENCY
ENG.	ENGINEER
EXC.	EXCAVATION
EXIST.	EXISTING
EXHA.	EXHAUST
EXD.	EXPANDED EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.T.	FASTERNER
F.D.	FLAME DRAIN
F.F.	FINISH FLOOR
F.F.D.	FINISH FLOOR
F.N.D.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.F.E.R.G.L.	FIRE EXTINGUISHER
FIN.	FINISHED
F.H.	FIRE HYDRANT
F.H.W.S.	FLASHING
F.H.W.S.	FLASHING
FLASH.	FLASH
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FLOOR
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.P.P.	FLATBED DENIT. PANEL
F.S.	FIREPLACE
F.S.P.	FIRE SPRINKLER
FT.	FOOT/FEET
FTG.	FOOTING
FUR.	FURRED(ING)
FUT.	FUTURE
GA.	GAUGE/GAGE
GAL.V.	GALVANIZED
G.G.	GLASS/GLAZING
G.I.	GLASS/GLAZING
G.L.	GLASS/GLAZING
GR.	GRADE(ING)
G.W.B.	GYPSUM WALLBOARD
H.B.	HOSE/BIB
H.B.D.	HARDBOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORZ.	HORIZONTAL
HP.	HIGH POINT
H.S.	HEAVY SHEET
HT.	HEIGHT
HTG.	HEATING
H.W.	HEAT/WOOD
H.V.A.C.	HEATING/VENTILATING/AIR CONDITIONING
I.C.C.	INTERNATIONAL CODE COUNCIL
I.D.	INSIDE DIAMETER
INC.	INCLUDES (ING)
INSUL.	INSULATED (ING)
INT'L.	INTERIOR
INV.	INVER(ER)
JAN.	JANITOR
J.H.	JET HANGER
J.T.	JOINT

SYMBOLS	
	GRID
	REVISIONS
	WINDOW SYMBOL
	DOOR SYMBOL
	EXTERIOR ELEVATION NO.
	EXTERIOR ELEVATION
	ELEVATION OCCURS SHEET WHERE EXTERIOR

PROJECT DATA	
SCOPE OF WORK:	
PROPOSED 18 UNITS THISTLE MANOR APARTMENTS - 19,821.6 Sq. Ft.	
2 ONE & 16 TWO BEDROOM UNITS (4 ACCESSIBLE/ADAPTABLE)	
SITE INFORMATION:	
OWNER: AUSONIO APARTMENTS, LP 11420 A COMMERCIAL PARKWAY CASTROVILLE, CA 95012 LOCATION: HAIGHT STREET & PAJARO STREET ADDRESS: 11299 HAIGHT STREET, CASTROVILLE, CA 95012 PARCELS: 030-093-002-000 ZONING: CP-HDR LOT SIZE: 35,673 SQ.FT. (0.82 ACRES)	
ESTIMATED GRADING QUANTITIES:	
CUT: 1,376 CU. YARDS FILL: 1,376 CU. YARDS EXPORT: 00 CU. YARDS	
BUILDING DATA:	
BUILDING 'A' & 'B' F.F. 2608.6 Sq. Ft. S.F. 3210.6 Sq. Ft. BUILDING 'C' F.F. 2088.6 Sq. Ft. S.F. 2570.6 Sq. Ft. BUILDING 'D' F.F. 1738 Sq. Ft. S.F. 1780 Sq. Ft.	
PARKING REQUIREMENTS:	
2 SPACES PER 2 TO 4 BEDROOM UNITS 1 SPACE PER EVERY 4 UNITS FOR GUEST (ON STREET PARKING ALLOWED)	
PROPOSED PARKING AUTOMOBILE PARKING : 34 SPACES AUTOMOBILE PARKING ON STREET : 7 SPACES 2-ACCESSIBLE (1-VAN ACCESSIBLE) : 2 SPACES SPACES PROVIDED = 43 SPACES	
DEFERRED SUBMITTALS	
1. PRE-FABRICATED MANUFACTURED ROOF TRUSSES 2. BUILDING TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM TO BE SUBMITTED UNDER SEPARATE PERMIT 3. PRE-FABRICATED MANUFACTURED METAL STAIRS	
STRUCTURAL TESTS AND INSPECTIONS *	
THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO CBC 1704.5. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ENGINEER.	
ITEM	
GRADING & COMPACTION TESTING	SOILS ENG. OBSERVATION
SHEAR WALL NAILING & HARDWARE	ENGINEER OBSERVATION
TIE DOWN INSTALLATION	PERIODIC/CONTINUOUS
* SEE S1.0 FOR ADDITION INFORMATION	

# PROPOSED H2A HOUSING UNITS: THISTLE MANOR

## 11299 HAIGHT STREET CASTROVILLE, CA. 95012 A.P.N. # 030-093-002-000

### 2 ONE BEDROOM UNITS 16 TWO BEDROOM UNITS

PROJECT OWNER :

AUSONIO APARTMENTS, LP  
11420 A COMMERCIAL PARKWAY  
CASTROVILLE, CA 95012  
TEL: (831) 633-3371

DESIGNED BY:

**AUSONIO**  
11420 COMMERCIAL PARKWAY CASTROVILLE, CA 95012  
OFFICE: (831) 633-3371 FAX: (831) 633-3369  
STATE LICENSE NUMBER: 662308 E-MAIL: JOHN@AUSONIO.COM

#### DESIGN TEAM

##### STRUCTURAL

##### DESIGN BY:

**UYEDA and ASSOCIATES**  
structural engineers  
2600 GARDEN RD, SUITE 305  
MONTEREY, CA 93940 (831) 373-3181 FAX: (831) 373-3188

#### CIVIL

##### DESIGN BY:

C3 ENGINEERING  
126 BONAFACIO PLACE 'C'  
MONTEREY, CA 93440  
TEL: (831) 647-11921  
FAX: (831) 647-1194

CONTACT: STEVE CLATTERBUCK  
TEL: (831) 455-9400 FAX: (831) 455-9406  
E-MAIL: CALELECTRICAL@COMCAST.NET

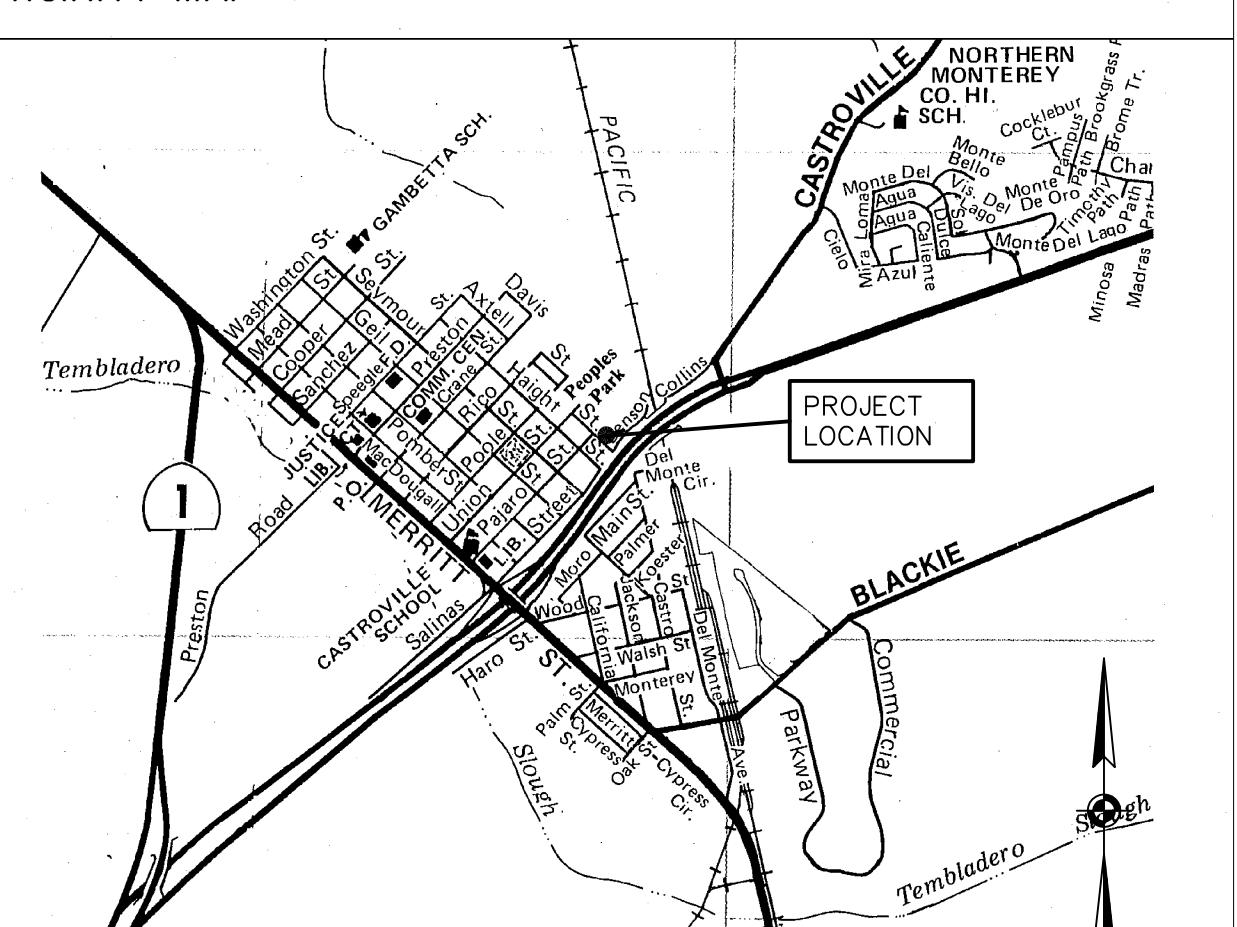
##### SOIL ENGINEER :

GRICE ENGINEERING, INC.  
561-A BRUNKEN AVENUE  
SALINAS, CA 93901  
TEL: (831) 422-9619 FAX: 831-422-1896

CONTACT: SAM GRICE  
SOILS REPORT DATE:  
SOILS REPORT NUMBER:

MATT ZEMNY  
728 N HAZELANE  
CORALITOS, CALIFORNIA 95076  
TEL: (831) 728-1115  
M.ZEMNY@SBGGLOBAL.NET

#### VICINITY MAP



#### BUILDING CODES:

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2013 CALIFORNIA BUILDING CODES AS FOLLOWS:  
2010 CALIFORNIA AMENDMENTS (CBC)  
2013 CALIFORNIA BUILDING CODE (CBC)  
2013 CALIFORNIA ELECTRICAL CODE (CEC)  
2010 CALIFORNIA ENERGY CODE (CEC)  
2013 CALIFORNIA MECHANICAL CODE (CMC)  
2013 CALIFORNIA PLUMBING CODE (CPC)  
2010 CALIFORNIA FIRE CODE (CFC)  
2010 CALIFORNIA TITLE 24 ENERGY COMPLIANCE  
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

#### ENERGY COMPLIANCE

EN-1 ENVELOPE COMPLIANCE - BUILDING 'A' 10-19-2016

EN-2 ENVELOPE COMPLIANCE - BUILDING 'B' 10-19-2016

EN-3 ENVELOPE COMPLIANCE - BUILDING 'C' 10-19-2016

EN-4 ENVELOPE COMPLIANCE - BUILDING 'D' 10-19-2016

#### LANDSCAPE

L1.0 LANDSCAPE PLANTING PLAN 05-20-2014

L1.1 LANDSCAPE IRRIGATION PLAN 05-20-2014

L1.2 NOTES/LEGEND & PLANT 10-10-2016

REVISION DATE	KEY

DATE:  
10-10-2016  
THE USE OF THESE DRAWINGS IS RESTRICTED TO THE PERSONS IDENTIFIED ON THE DRAWING SHEET. THESE DRAWINGS ARE THE PROPERTY OF THE OWNER AND ARE TO BE RETURNED UPON REQUEST. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE.

**AUSONIO**  
11420 COMMERCIAL PARKWAY CASTROVILLE, CA 95012  
STATE LICENSE NUMBER: 662308  
E-MAIL: JOHN@AUSONIO.COM

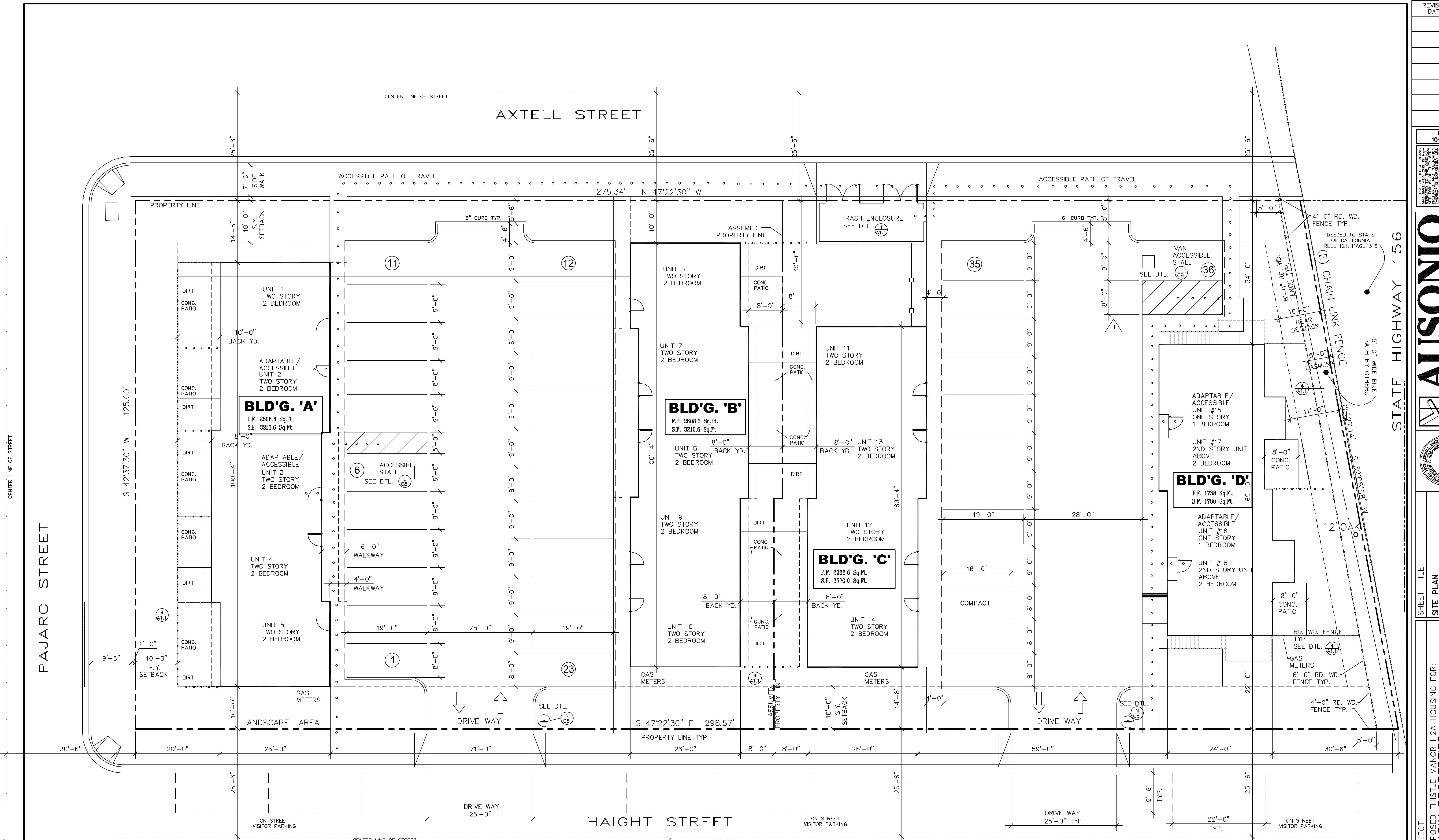
PROJECT  
PROPOSED THISTLE MANOR H2A HOUSING FOR:  
AUSONIO APARTMENTS, LP  
11299 HAIGHT STREET  
CASTROVILLE, CALIFORNIA 95012  
A.P. # 030-093-002-000

COVER SHEET

PROJECT  
PROPOSED THISTLE MANOR H2A HOUSING FOR:  
AUSONIO APARTMENTS, LP  
11299 HAIGHT STREET  
CASTROVILLE, CALIFORNIA 95012  
A.P. # 030-093-002-000

SCALE AS NOTED

DRAWN  
Suresh Amin



**NOTE:—**  
BUILDING ADDRESS SHALL BE PROVIDED ON THE  
BUILDINGS IN SUCH A POSITION AS TO BE  
PLAINLY VISIBLE AND LEGIBLE FROM STREET.

**NOTE:—**  
BUILDING ADDRESS SHALL BE PROVIDED ON THE  
BUILDINGS IN SUCH A POSITION AS TO BE  
PLAINLY VISIBLE AND LEGIBLE FROM STREET.

ACCESSIBLE PATH OF TRAVEL  
MIN. 4'-0" WITH A CROSS SLOPE OF MAX 2.08%  
(1:48) AND RUNNING SLOPE OF MAX.5% (1:20)  
PER 2013 CBC 11B 403.3 AND 403.5.1

# **SITE PLAN**

## **16 TWO BEDROOM UNITS & 2 ONE BEDROOM UNITS**

REVISION DATE	KEY
	
	
	
	
	
	

**DATE:**  
**10-10-2016**

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINALS FOR WHICH THEY WERE PREPARED, AND PUBLICLY LISTED THEREOF IS EXPRESSLY LIMITED TO SUCH USE, RE-USE, RE-PRODUCTION OR PUBLICA- TION BY ANY METHOD. II. THE WHOLE OR IN PART IS PRO- HIBITED, WITH THE PLAN AND SPECIFICATIONS RE- MAINING WITH THE ARCHITEC- TURE, AND VISUAL CONTACT WITH THE PRIMA FACI- EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

**AUSCO**

I N C O R P O R A T E D

**11420A COMMERCIAL PARKWAY**

OFFICE: (831) 633-3371  
STATE LICENSE NUMBER: 6622308

**SINCE 1959**

A circular professional engineer license seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "ANDREW P. ALSONO" at the bottom. The inner circle contains "No. 0948123" in the center, "Exp. 6/30/16" below it, and "CIVIL" and "STATE OF CALIFORNIA" on the right side.

A large, empty rectangular box with a thin black border, intended for drawing or writing, positioned below the seal.

	SHEET TITLE
	SITE PLAN

## HOUSING FOR:

PROJECT  
PROPOSED THISLE MANOR H2A  
**ALADIN PROPERTIES**  
111299 HAIGHT STREET  
CASTROVILLE, CALIFORNIA 95012  
A.P. #030-093-002-000

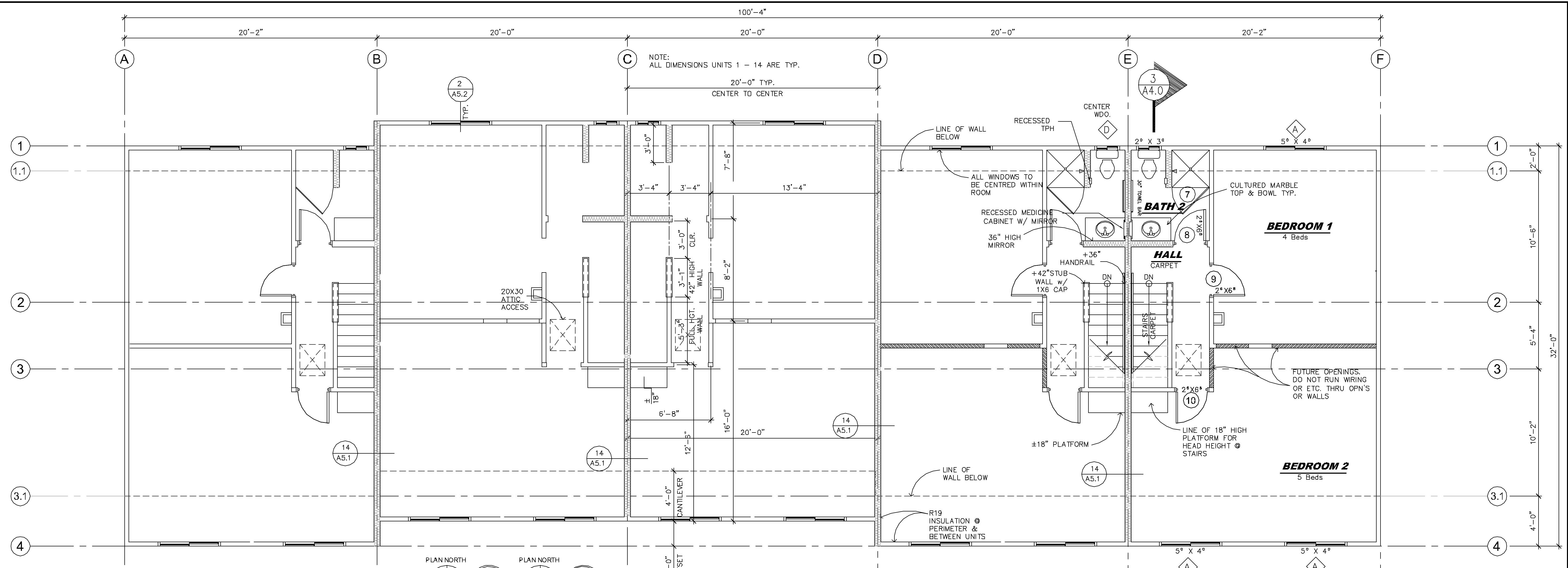
SCALE:  $1'' = 10' - 0''$

DRAWN: SURESH

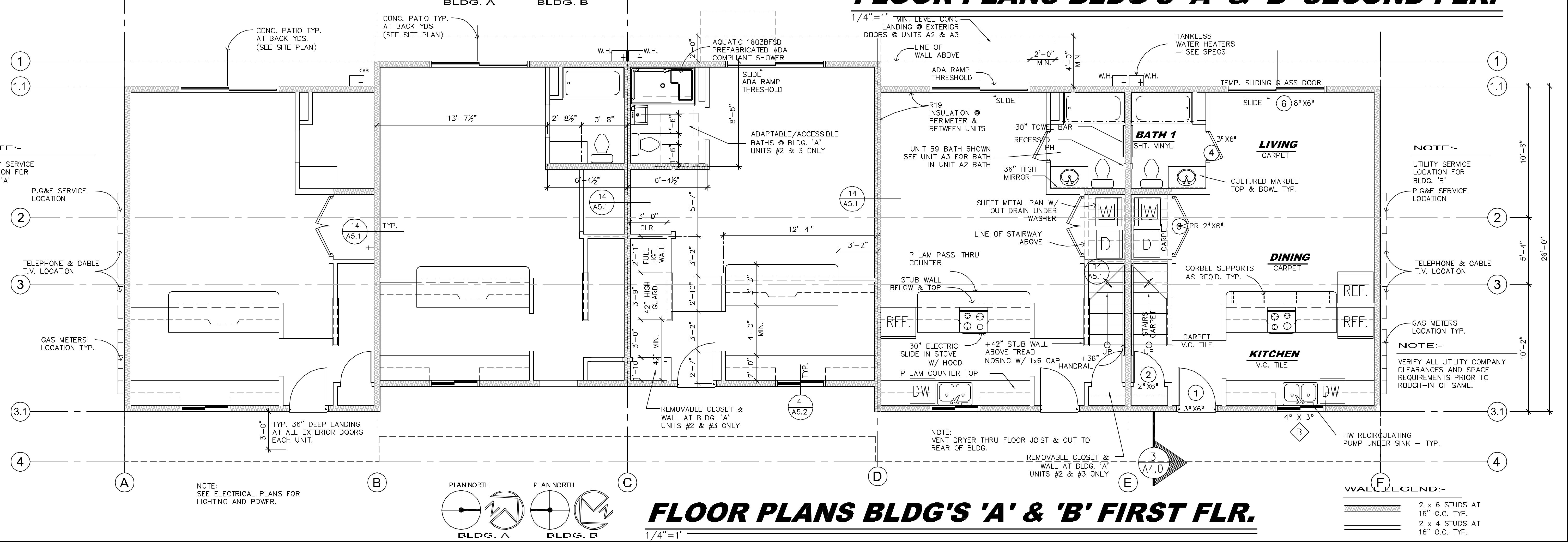
JOB: 201322

SHEET

A1.0



## &lt;div[](https://i.imgur.com/3QDfDfD.jpg)



## ***FLOOR PLANS BLDG'S 'A' & 'B' FIRST FLR.***

---

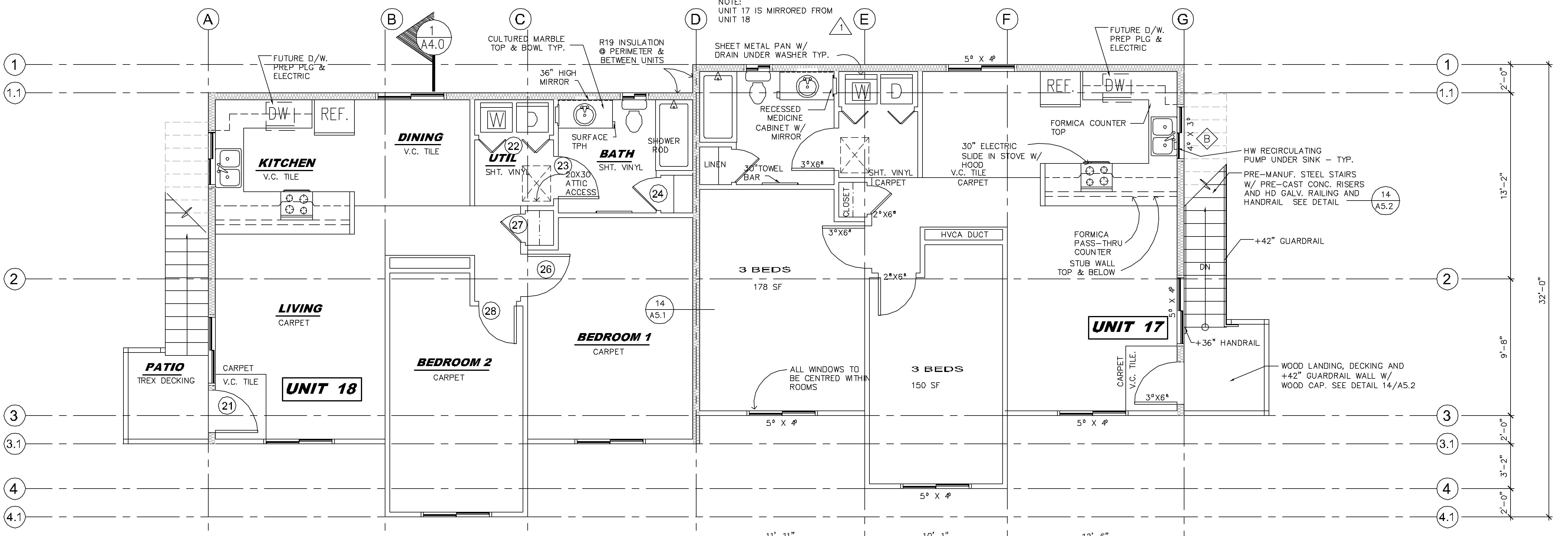
&lt;div

REVISION DATE	KEY
P.C. SUBMIT	△
	△
	△
	△
	△
	△
<div style="border: 1px solid black; padding: 5px; text-align: center;">         DATE:          10-10-16       </div>	
<p>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 ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.</p>	
	

<p>PROJECT</p> <p>PROPOSED THISLE MANOR H2A UNITS FOR:  <b>ALADIN PROPERTIES</b>          11299 HAIGHT STREET          CASTROVILLE, CALIFORNIA 95012          A.P. #030-093-002-000</p>	
<p>SHEET TITLE</p> <p><b>PROPOSED FLOOR PLANS          BUILDINGS A &amp; B</b></p>	

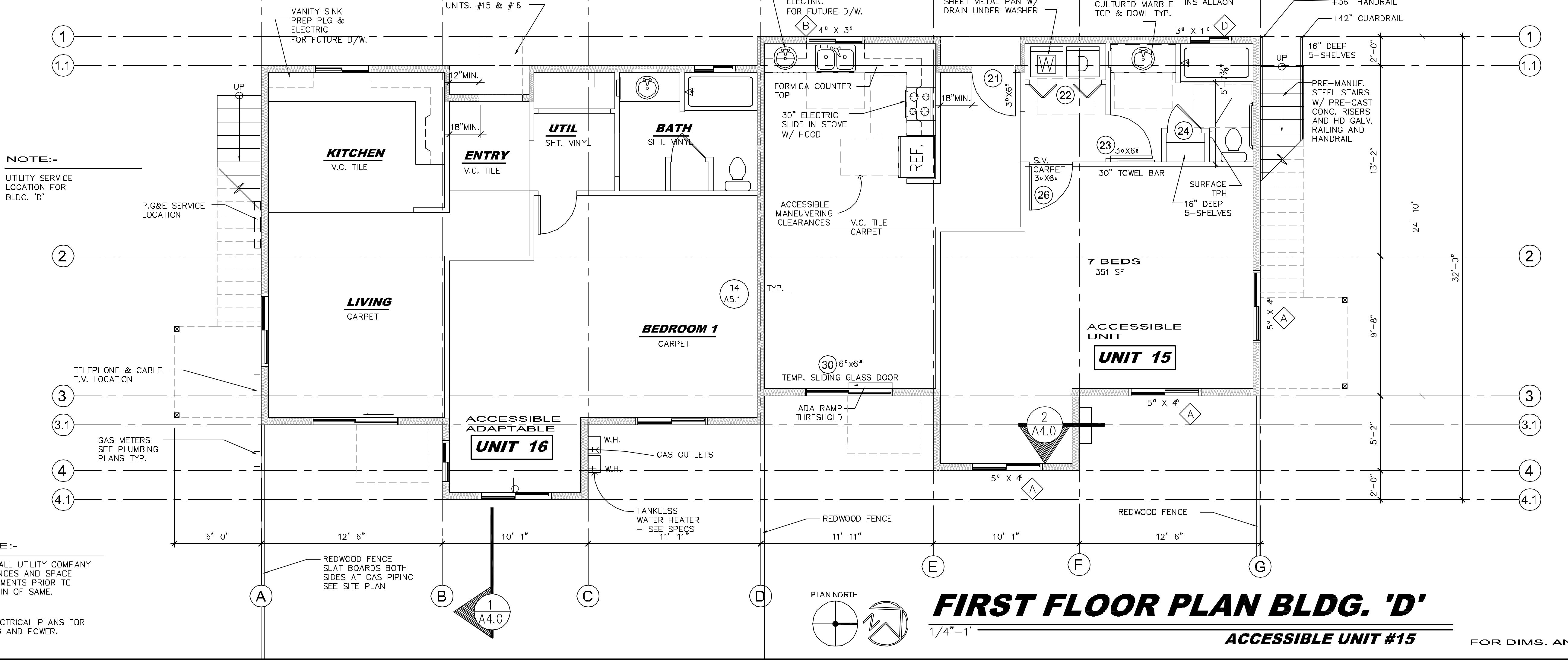
SCALE: 1/4" = 1'-0"  
DRAWN: MOG  
JOB: 201636  
SHEET  
A2.0





# ***SECOND FLOOR PLAN BLDG. 'D'***

## NOTE:-



# ***FIRST FLOOR PLAN BLDG. 'D'***

## **ACCESSIBLE UNIT #15**

DR DIMS. AND ELECT. SEE DRG. A2.3

REVISION DATE	KEY
P.C.SUBMIT	
	
	
	
	
	
	
	
<p>DATE: 10/10/2016</p> <p>THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICLY LISTED TO SUCH USE, REPRODUCTION OR PUBLIC DISPLAY BY ANY METHOD, WHOLE OR IN PART, IS PROHIBITED, UNLESS THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.</p>	
<p><b>AUSONIO</b> INCORPORATED IN CALIFORNIA</p> <p><b>11420A COMMERCIAL PARKWAY</b>   <b>CASTROVILLE, CA. 95012</b></p> <p>SINCE 1959</p> <p>OFFICE: (831) 633-3389 FAX: (831) 633-3388 E-MAIL: JOHN@AUSONIO.COM</p> <p>STATE LICENSE NUMBER: 6B2308</p>	

PROJECT	PROPOSED THISLE MANOR H2A UNITS FOR: <b>ALADIN PROPERTIES</b> 11299 HAIGHT STREET CASTROVILLE, CALIFORNIA 95012 A.P. #030-093-002-000	
SHEET TITLE	UNITS 15-18 FLOOR PLANS BUILDING 'D'	

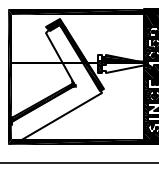
SCALE:  $1/4'' = 1'-0''$   
DRAWN: MOG  
JOB: 201636  
SHEET  
A2.2

REVISION DATE	KEY
P.C.SUBMIT	△
	△
	△
	△
	△
	△
	△
	△

DATE:  
10/10/2016

11420A COMMERCIAL PARKWAY  
CASTROVILLE, CA 95012  
OFFICE: (831) 620-3377  
FAX: (831) 620-3378  
E-MAIL: JOHN@AUSONIO.COM  
STATE LICENSE NUMBER: 862398

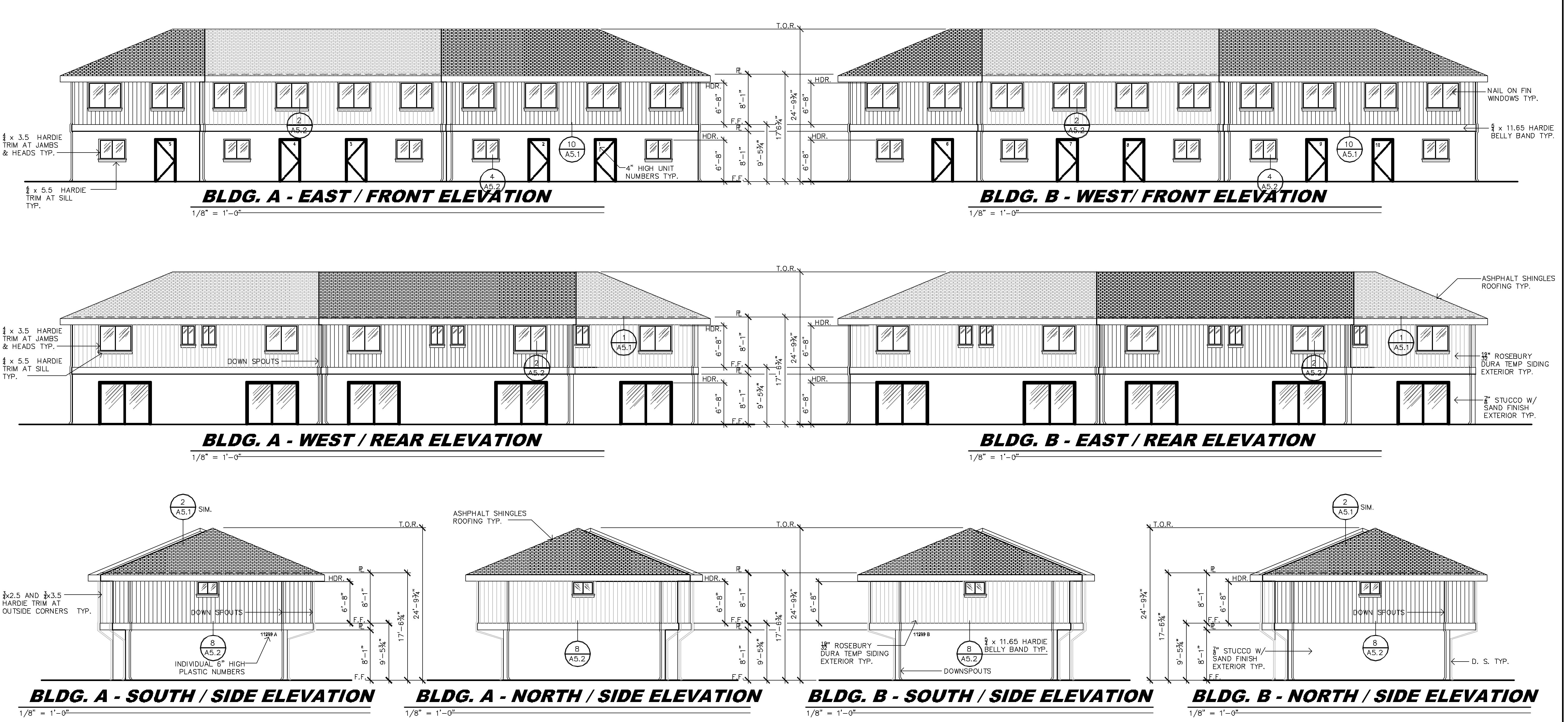
AUSONIO  
INTEGRATED  
CONSTRUCTION  
AND DESIGN



11420A

PROJECT  
PROPOSED THISTLE MANOR H2A FOR  
ALADIN PROPERTIES  
11299 HAIGHT STREET  
CASTROVILLE, CALIFORNIA 95012  
A.P. #030-093-002-000

SHEET TITLE  
ELEVATIONS  
BUILDINGS A & B



## ELEVATION KEY NOTES

### NOTE:—

BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET.

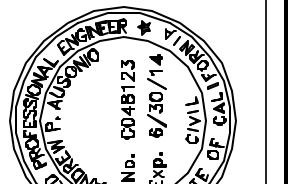
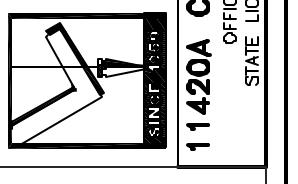
PROJECT	PROPOSED THISTLE MANOR H2A FOR ALADIN PROPERTIES 11299 HAIGHT STREET CASTROVILLE, CALIFORNIA 95012 A.P. #030-093-002-000
SCALE:	1/8" = 1'-0"
DRAWN:	MOG
JOB:	201636
SHEET	A3.0

REVISION DATE	KEY
P.C.SUBMIT	△
	△
	△
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DATE:  
10/10/2016

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**AUSONIO**  
INCORPORATED  
CASTROVILLE, CA 95012  
OFFICE: (408) 651-3377  
FAX: (408) 651-3378  
E-MAIL: JOHN@AUSONIO.COM  
STATE LICENSE NUMBER: 662398



11120A COMMERCIAL PARKWAY  
SHEET NO. 1 OF 8  
ELEVATIONS BUILDINGS  
C & D

PROJECT: PROPOSED THISTLE MANOR H2A UNITS FOR:  
ALADIN PROPERTIES  
11299 HAIGHT STREET, CASTROVILLE, CALIFORNIA 95012  
A.P. #030-093-002-000

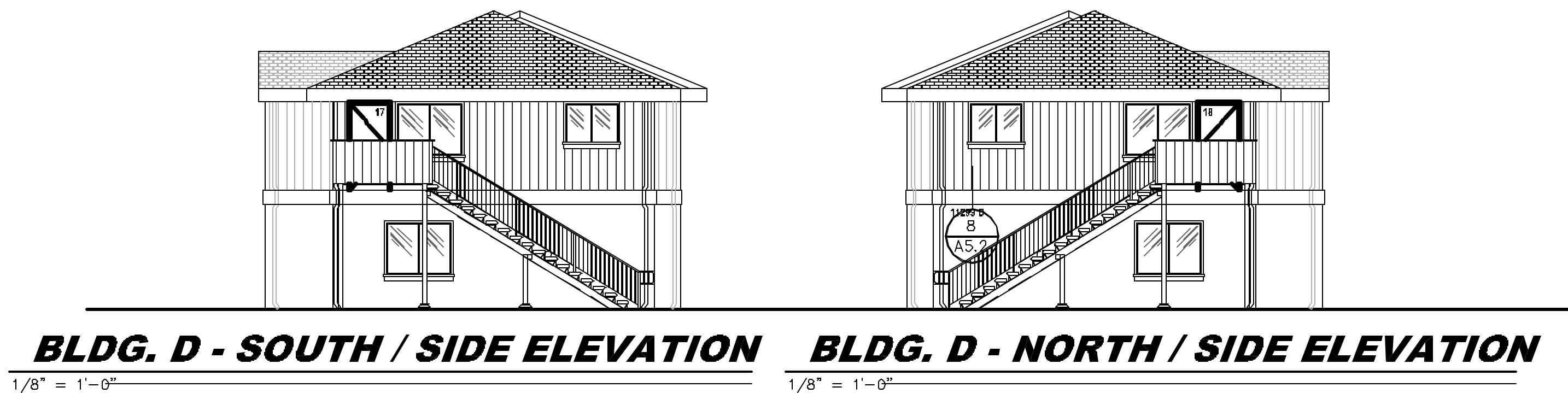
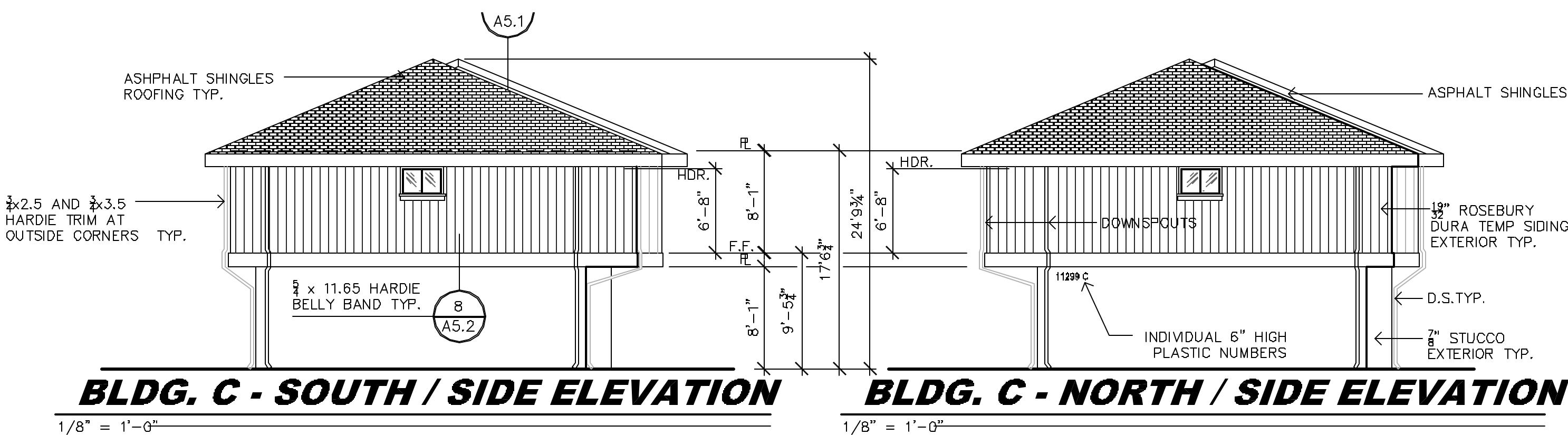
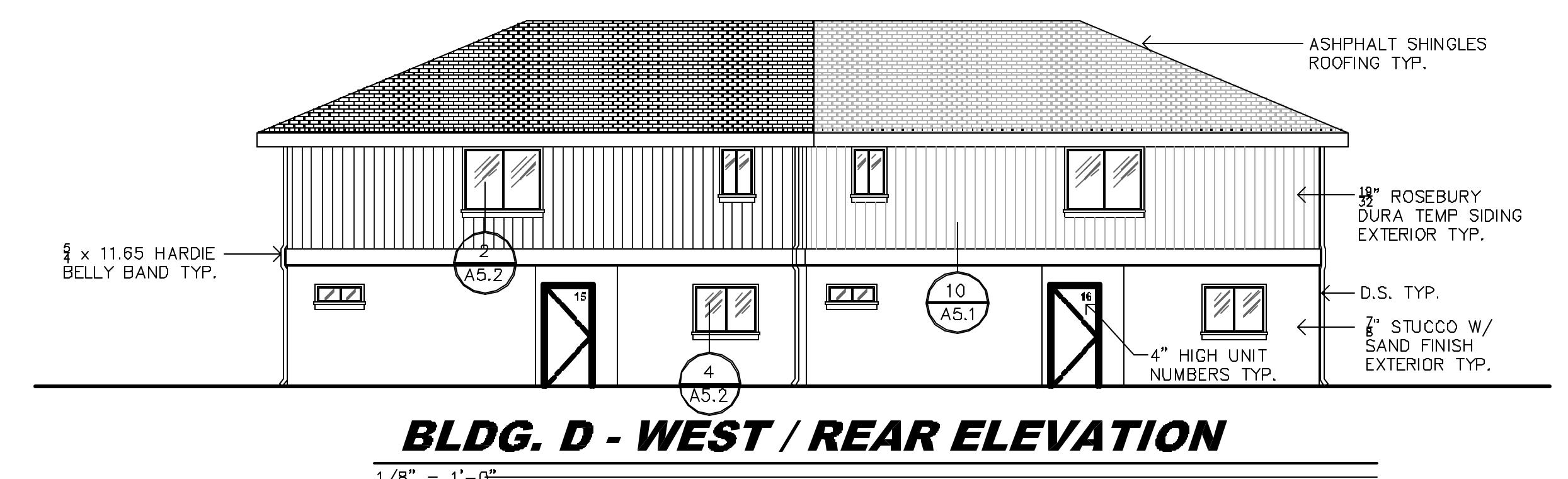
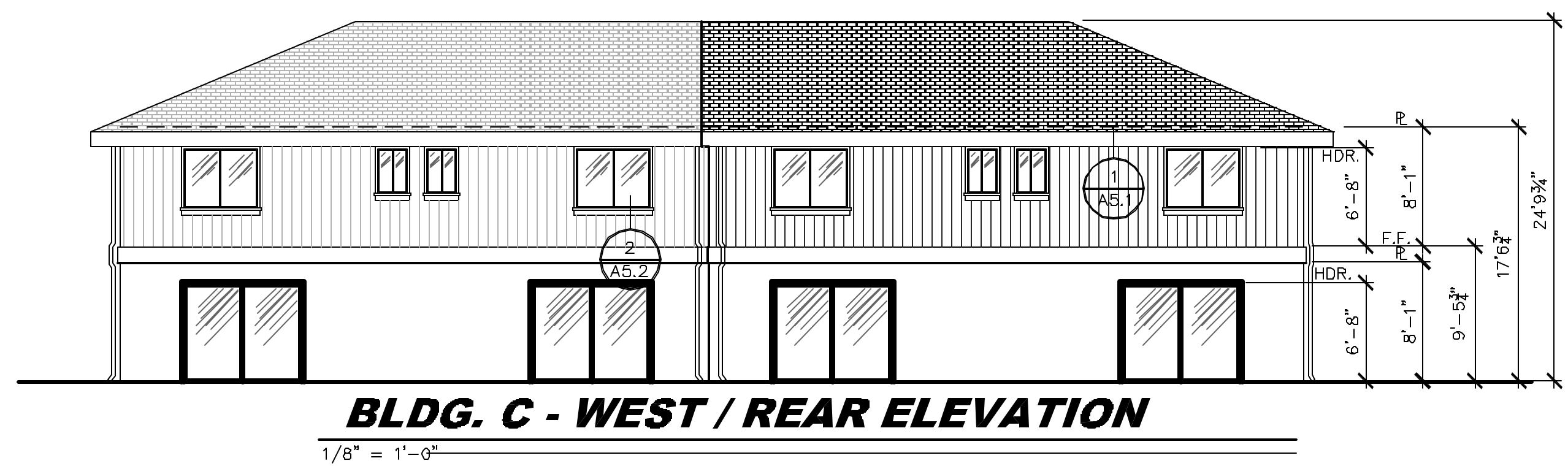
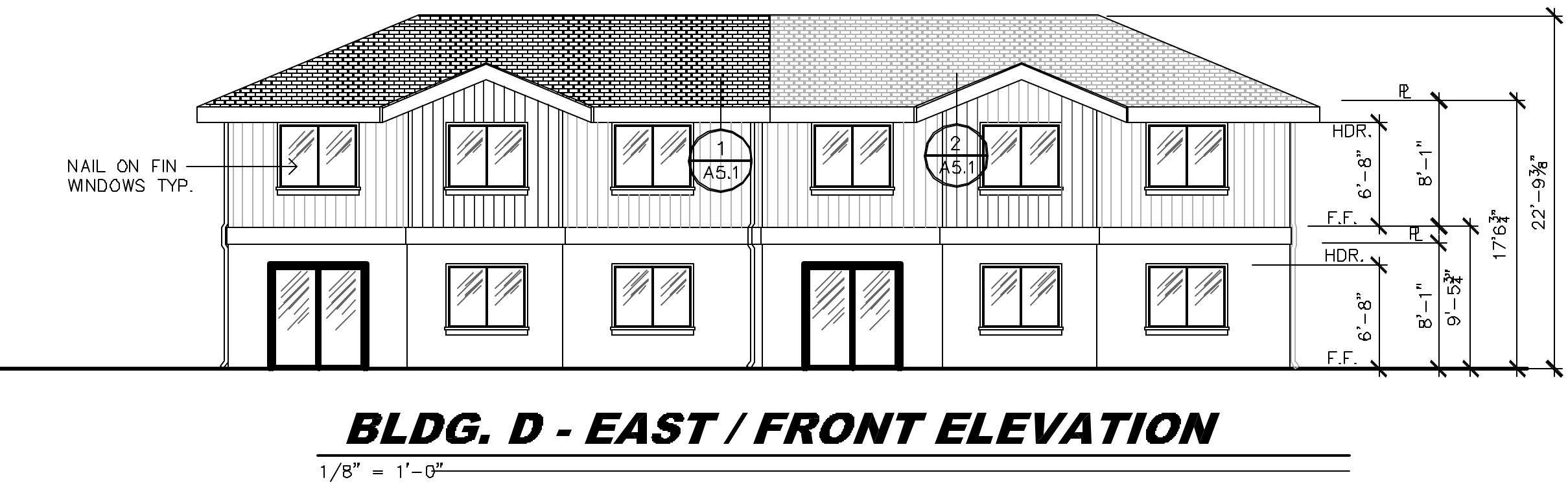
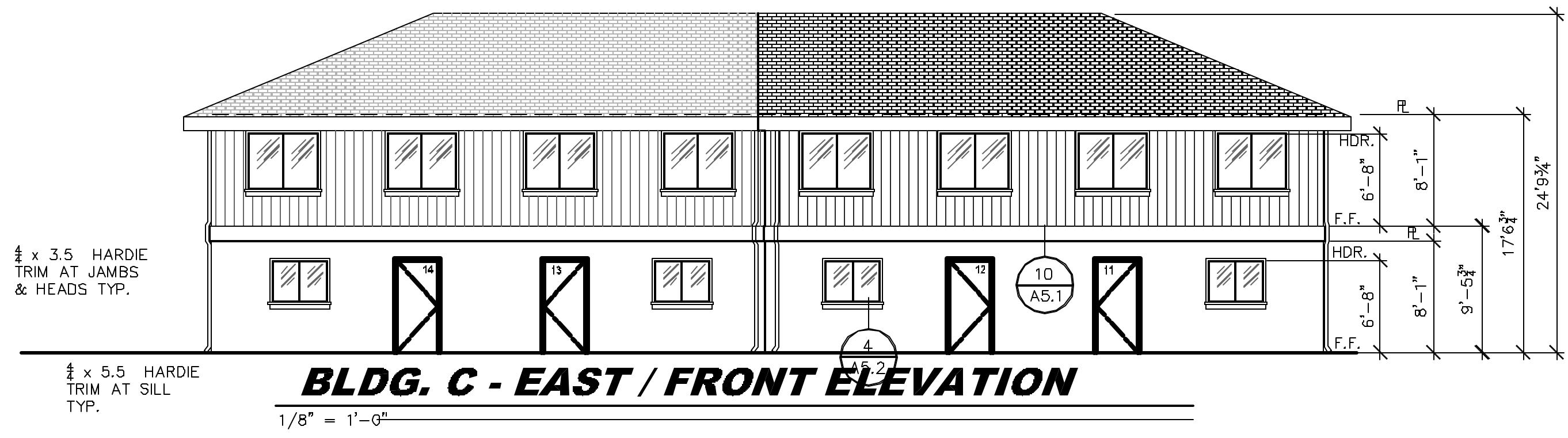
SCALE: 1/8" = 1'-0"

DRAWN: MOG

JOB: 201636

SHEET

A3.1



## ELEVATION KEY NOTES

### NOTE:-

BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET.

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