

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

JENSEN (PLN170598)

RESOLUTION NO. 18-020

Resolution by the Monterey County Zoning
Administrator:

- 1) Find the project is an accessory structure which qualifies for a Class 3 Categorical Exemption pursuant to section 15303(e) of the California Environmental Quality Act and does not meet any of the exceptions under section 15300.2.
- 2) Approving a variance to allow a reduction of the front setback from 50 feet to 20 feet for the construction of a detached barn.

[PLN170598, Jensen, 3861 Ballantree Lane, North
County Planning Area (APN:141-131-003-000)]

The Jensen application (PLN170598) came on for public hearing before the Monterey County Zoning Administrator on April 12, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a variance to allow a reduction of the front setback from 50 feet to 20 feet for a detached barn.

 EVIDENCE: 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 PLN170598.

2. **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;
 - North County Area Plan
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19);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) The property is located at 3861 Ballantree Ln (Assessor’s Parcel Number 141-131-003-000), North County Area Plan. The parcel is zoned RDR/B-6, which allows non-habitable accessory structures as a Use Allowed. Therefore, the project is an allowed land use for this site.

- c) The subject parcel includes a B-6 overlay, which prohibits further subdivision. The application does not propose to subdivide the property, so the project is consistent with the B-6 overlay.
- d) The project planner conducted a site inspection on September 12, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project is consistent with North County Land Use Plan policy NC-3.3 to conserve native vegetation and promote the area's natural scenic qualities because it avoids disturbing an existing conservation easement and better preserves the existing scenic aspect of the hillside.
- f) The project is consistent with North County Land Use Plan Policy NC-3.9 and Inland Land Use Ordinance Section 21.64.230 because it minimizes development on slopes over 25%.
- g) The project is consistent with Open Space Policy OS-3.5(c), which states that a Use Permit is not required when development impacting slopes in excess of 25% does not exceed 10% of the total development footprint or 500 square feet (whichever is less). The new driveway required for barn access will involve 550 square feet of development on slopes in excess of 25%, which is less than 10% of the total development footprint. The estimate of 550 square feet is determined from the County's GIS system, not a survey of the land, which would be more accurate. Due to this uncertainty, the 10% rule was utilized.
- h) The project meets side and rear setback requirements for barns in the RDR zoning district and the barn will be located more than 20 feet from the residence. This variance allows an exception to 50 foot required front setback. The barn will be located 20 feet from the edge of the right-of-way instead of the required 50 feet.
- i) The project was referred to the North County (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it is an application for a variance. The LUAC voted 4-0 with 3 members absent to recommend approval of the project as proposed.
- j) 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 PLN170598.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Aromas Tri-County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff did not identify potential impacts to slope stability, biological resources, or archeological resources. The following reports have been prepared:

- “Geotechnical Report” (LIB170260) prepared by Grice Engineering, Inc. Salinas, CA April 2017
- “Preliminary Cultural Reconnaissance of Assessor’s Parcel (APN) 141 031 033 in Aromas, North Monterey County, California (LIB170262) prepared by Susan Morley, M.A. Registry of Professional Archaeologists, Marina, CA June 8, 2017

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 has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on September 12, 2017 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170598.

4. **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, Aromas Tri-County Fire Protection District, Public Works, Environmental Health Bureau, Environmental Services, and Water Resources Agency. 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. The property already has water service provided by Aromas Water Company and on-site septic; however, the barn does not contain any plumbing fixtures and thus does not require water or septic connections. Environmental Health verified that there is no impact to septic from this project
 - c) Staff conducted a site inspection on September 12, 2017 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170598.

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 Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 12, 2017 and researched County records to assess if any violation exists on the subject property.

- c) There are no known violations on the subject parcel.
- 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 PLN170598.

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(e), categorically exempts accessory (appurtenant) structures.
 - b) The project is an accessory structure (a barn) on a residential parcel.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 12, 2017.
 - d) 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, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) Staff conducted a site inspection on September 12, 2017 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 RMA-Planning for the proposed development found in Project File PLN170598.

7. **FINDING:** **VARIANCE** - The project meets the findings for a variance as required by Title 21 section 21.72 (Variances).

- EVIDENCE:**
- a) Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity under identical zone classification. Ballantree Estates is a private, gated subdivision with 14 lots zoned Rural Density Residential (RDR). Many of the parcels contain conservation easements on portions of the property, primarily over hillsides, that were recorded with the subdivision map. Several of the neighboring properties have barns, which is an allowed use in the RDR zoning designation. The Jensen property has limited level area outside of the conservation easement. The remaining unbuilt area of the property that is large enough to accommodate a barn is constrained by leach fields and by slopes over 25%. Siting the barn in this area would require a longer driveway, development on slopes over 25% percent, and would place the barn at a higher elevation than most structures in the neighborhood. The proposed location (within the front setback) is preferred by the Homeowner's Association due to the visibility of the hillside behind the Jensen residence.
 - b) The variance does not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated. Several other property owners along Ballantree Lane have barns sited on areas outside of conservation easements and on slopes of less than 25%.

- c) The variance does not grant a use or activity which is not otherwise expressly authorized by the zone regularly governing the parcel of property. A barn is an allowed use in the RDR zoning designation per section 21.16.030.

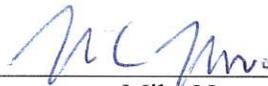
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission
EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project categorically exempt per section 15303 of the California Environmental Quality Act
2. Approve a variance to allow a reduction of the front setback from 50 feet to 20 feet for the construction of a 1,200 square foot barn with a 300 square foot covered porch, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 12th day of April, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 13 2018

THIS APPLICATION IS APPEALABLE TO THE ZONING ADMINISTRATOR

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE PLANNING DIRECTOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 23 2018.

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.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170598

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This variance (PLN170598) allows a reduction in the front setback from 50 feet to 20 feet for a 1200 square foot barn with a 300 square foot covered porch. The property is located at 3861 Ballantree Lane (Assessor's Parcel Number 141131113-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 Variance (Resolution Number 18-020) was approved by the Zoning Administrator for Assessor's Parcel Number 141-131-003-000 on April 12, 2018. The permit was granted subject to 3 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

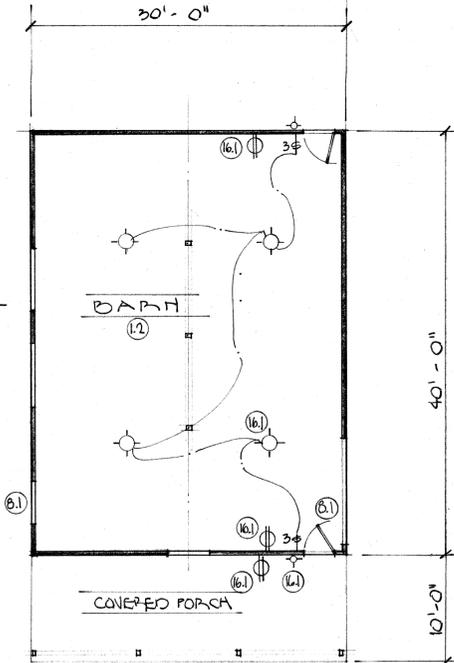
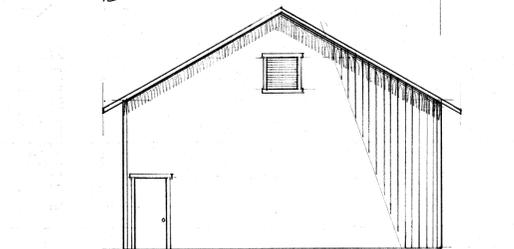
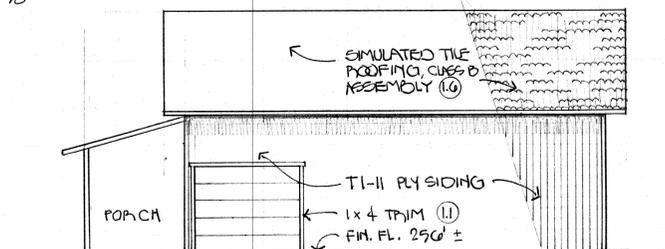
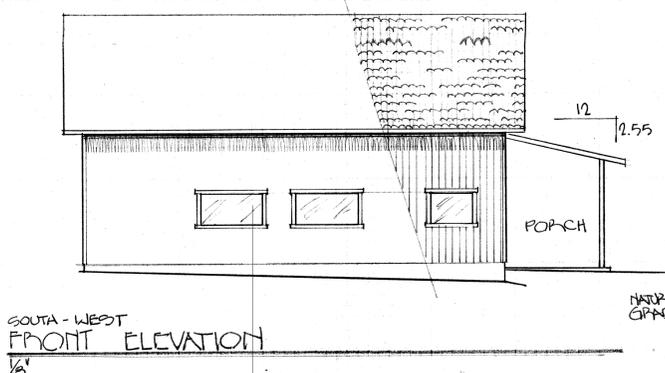
Responsible Department: RMA-Planning

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.



GENERAL NOTES

- 1.1 **JOB DESCRIPTION** : 1,200 SF BARN AND 300 SF COVERED PORCH, GRAVEL DRIVEWAY WITH RELATED GRADING (LESS THAN 100 CU YDS PER SHEET "L"). MATCH HOUSE DETAILS FOR COLORS, SIDING, TRIM, ROOFING, WINDOWS, ETC.
- 1.2 **APN** : 141-131-003-000 **ZONING** : RDR/B-6 **LAND USE DESIGNATION** : RESIDENTIAL RURAL DENSITY, 5 +/- ACRES PER UNIT. **VARIANCE** IS REQUIRED FOR BARN'S FRONT SETBACK TO BE LESS THAN 50' AND FOR DRIVEWAY TO BE BUILT IN AREA WHERE SLOPES EXCEED 25%.
- 1.3 **AREA OF DISTURBANCE** 7,000 SF +/-, **NEW IMPERVIOUS AREA** PER SHEET "L". **NO TREES OR NATIVE VEGETATION** REMOVED BY THIS PROJECT.

LOT SIZE:	APPROX. 6.085 ACRES	= 265,065 SF
ALLOWED COVERAGE:	65,265 SF	= 25 %
EXISTING COVERAGE:	3,200 SF	= 1.2 % (INCLUDING HOUSE ADDITION UNDER APPLICATION 17CP01919)
PROPOSED DEMOLITION:	0 SF	= (0.0 %)
PROPOSED ADDITIONAL COVERAGE:	1,500 SF	= 0.6 %
PROPOSED TOTAL:	4,700 SF	= 1.8 % +/-
- 1.4 **CODES** : WORK SHALL COMPLY WITH MANUFACTURERS' INSTRUCTIONS (SEE ALSO SHEET I) AND 2016 CODES AS APPROVED BY THE COUNTY OF MONTEREY INCLUDING THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA ENERGY CODE (CEC) (SEE ALSO N. 161), CALIFORNIA ELECTRICAL CODE (CEC), THE 2016 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY FORM, THE AROMAS TRI-COUNTY FIRE PROTECTION DISTRICT REQUIREMENTS, AND CALGREEN (CG). **SEE ALSO GEOTECHNICAL REPORT, NOTE (2)**. CONTRACTOR(S) SHALL CONFIRM THAT AND SITE CONDITIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT TO BE PROVIDED TO INSPECTOR ON DEMAND. OPERATION AND MAINTENANCE MANUALS FOR CONSTRUCTION AND EQUIPMENT TO BE PROVIDED TO OWNER BY TIME OF FINAL INSPECTION AND TO REMAIN WITH THE SITE FOR THE FORESEENABLE FUTURE.
 DIMENSIONS APPROXIMATE. DO NOT SCALE THE PLANS. WHERE PLANS SILENT, MATCH EXISTING AS CLOSELY AS POSSIBLE.
OCCUPANCY GROUP : U. **CONSTRUCTION TYPE** : VB, SPRINKLERED PER NFPA 13D.
- 1.5 **BUILDING HEIGHT** IS ABOUT 25'-3" AS MEASURED PER COUNTY ZONING CODE. **SEE SHEET "C"**
- 1.6 **ROOF ASSEMBLY** TO HAVE CLASS "B" FIRE RATING AS PER ASTM E 108. **SEE ALSO NOTE (2)**

SITE AND GRADING NOTES

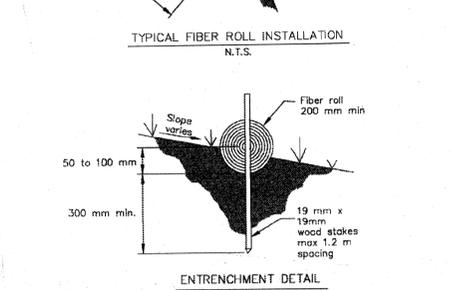
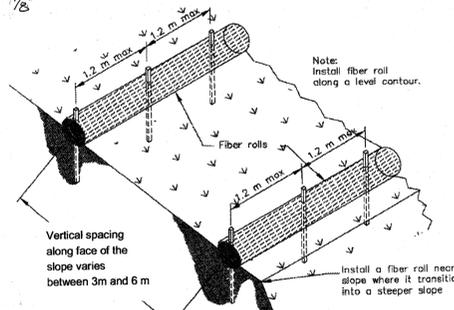
- 2.1 **SEE ALSO GEOTECHNICAL REPORT** BY GRICE ENGINEERING, INC. FILE NO. 6771-17-02 DATED APRIL 11, 2017 WHOSE RECOMMENDATIONS ARE INCORPORATED AS REQUIREMENTS BY REFERENCE. PRIOR TO FINAL INSPECTION, THE G.C. SHALL PROVIDE A LETTER FROM SOILS ENGINEER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. FINISH GRADE SHALL SLOPE AWAY FROM THE NEW FOUNDATION AT A MINIMUM RATE OF 5% FOR A MINIMUM OF 10'.
EROSION CONTROL: PRIOR TO START OF ANY LAND DISTURBANCE, THE APPLICANT SHALL SCHEDULE AN INSPECTION (300-ENVIRONMENTAL SERVICES INITIAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS AND CONCRETE WASHOUT AREA IS IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY ENVIRONMENTAL REGULATIONS.
DURING CONSTRUCTION, THE APPLICANT SHALL SCHEDULE AN INSPECTION (305-ENVIRONMENTAL SERVICES ACTIVE CONSTRUCTION) WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
PRIOR TO FINAL BUILDING INSPECTION, THE APPLICANT SHALL SCHEDULE AN INSPECTION (310-ENVIRONMENTAL SERVICES HOLD FINAL INSPECTION) WITH RMA- ENVIRONMENTAL SERVICES TO ENSURE THAT ANY DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
THE LOCATION OF EROSION CONTROL FACILITIES INCLUDING FIBER ROLLS (PER DETAIL SC-5/C), CONCRETE WASHOUT AREA (PER DETAIL WM-8/C), MATERIAL STOCKPILE AREA(S), MATERIAL STORAGE AREA(S), PORTABLE SANITATION FACILITIES, AND WASTE COLLECTION AREA(S) AS SHOWN ON THE PLAN ARE SUBJECT TO RELOCATION BY AGREEMENT BETWEEN THE GENERAL CONTRACTOR AND THE COUNTY ENVIRONMENTAL SERVICES OFFICE.
- 2.2 **CONSTRUCTION WASTE MANAGEMENT**: RECYCLE AND/OR SALVAGE FOR RE-USE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 4, DIVISION 4.4, THE CALGREEN SECTION 4.408, AND THE COUNTY REQUIREMENTS INCLUDING USE OF THE COUNTY FORMS: GENERAL CONTRACTOR TO SUBMIT COMPLETED FORM TO COUNTY AT TIME OF PERMIT ISSUANCE.
- 2.3 **SEPTIC SYSTEM** INCLUDES 1,500 GALLON TANK WITH 2 LEACH FIELDS AND DIVERTER VALVE.
- 2.4 **THIS SITE IS ARCHEOLOGICALLY SENSITIVE**. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHEOLOGICAL, HISTORICAL OR PALYONTOLOGICAL RESOURCES ARE UNCOVERED ON SITE, WORK WITHIN 165' OF THE FIND SHALL STOP IMMEDIATELY UNTIL A QUALIFIED ARCHEOLOGIST CAN EVALUATE IT. THE PROJECT PLANNER FOR THE COUNTY AND THE ARCHEOLOGIST SHALL VISIT THE SITE AND DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.

WEATHERPROOFING

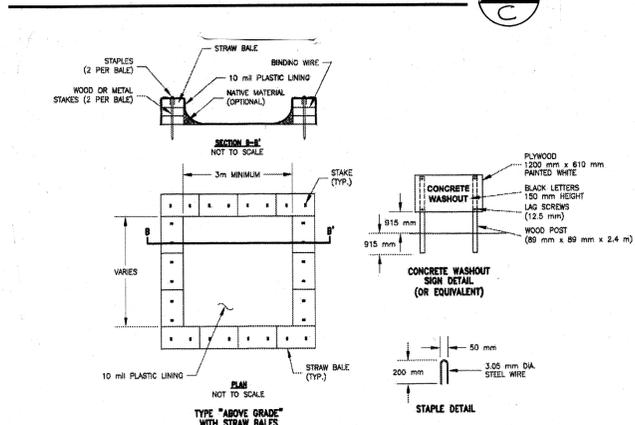
- 7.1 **ROOFING** TO BE 26 GAGE SIMULATED CLAY TILE ROOFING, BY METALSALSALES.US.COM, 'STYLE' COLOR CHARCOAL (17) (ORIGINAL CONCRETE VERSION OF CLAY TILE HAS BEEN DISCONTINUED). INSTALL PER MANUFACTURERS' INSTRUCTIONS AND CRC CH. 9.

DOORS AND WINDOWS

- 8.1 **ALL WINDOWS** TO MATCH (B) VINYL UNITS, DUAL PANE. **SEE SHEET "A"** BY OUTBACK STEEL BUILDINGS FOR DOOR AND WINDOW SPECS. BARN IS TO BE UNCONDITIONED SPACE.



Fiber Rolls

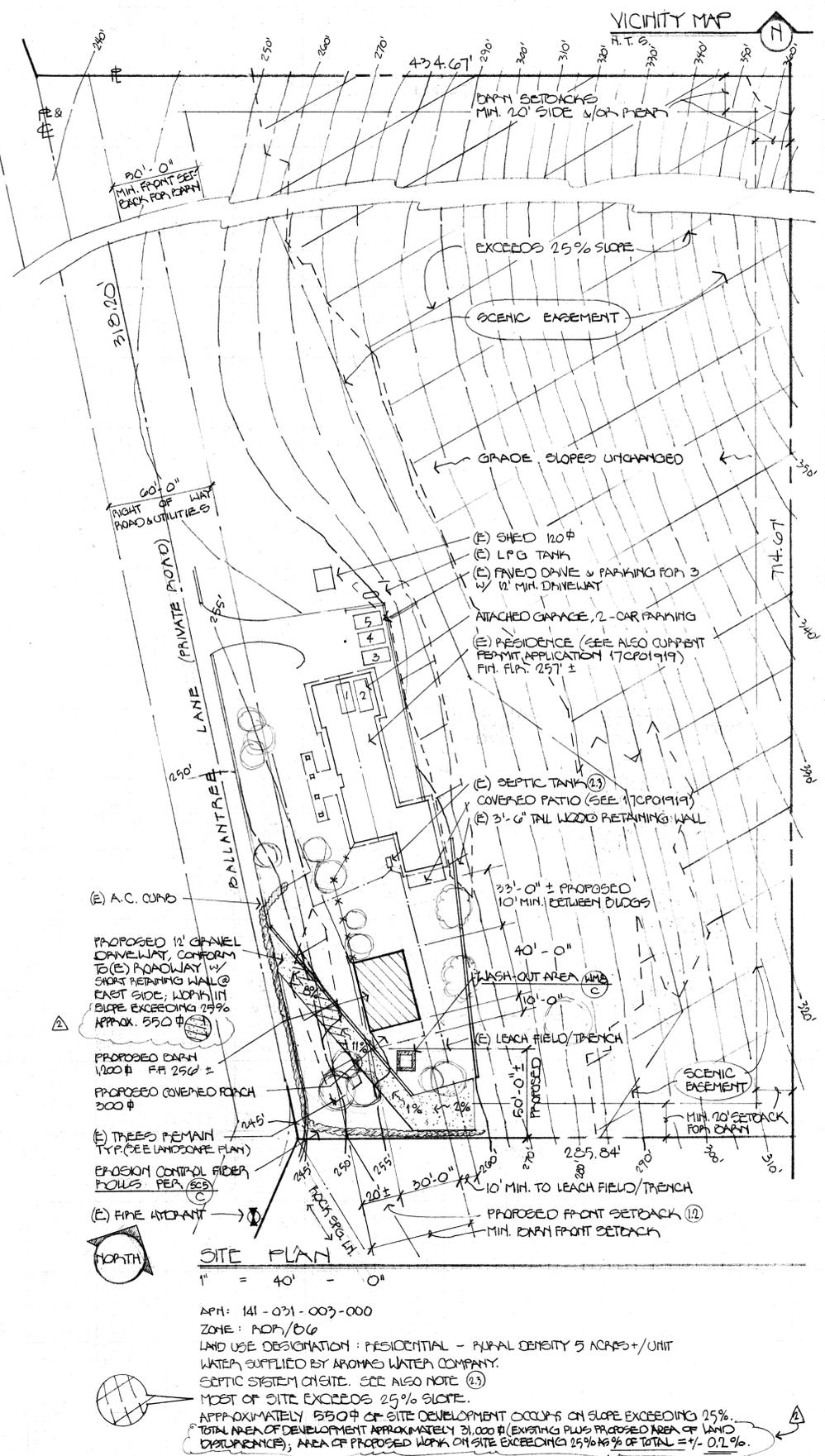
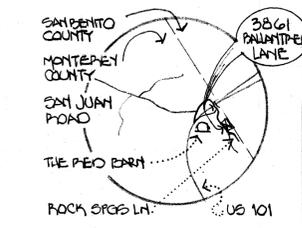


- NOTES**
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- CALTRANS/PS-14-2000 SDC 8-14-02

Concrete Waste Management

PLAN INDEX

SHT.	CONTENTS
C	SITE PLAN, FLOOR PLAN, ELEVATIONS, NOTES
A	STRUCTURAL PLAN & NOTES
L	CONCEPTUAL LANDSCAPE, FUEL MANAGEMENT, AND FENCE ELEVATIONS



SITE PLAN

1" = 40' - 0"

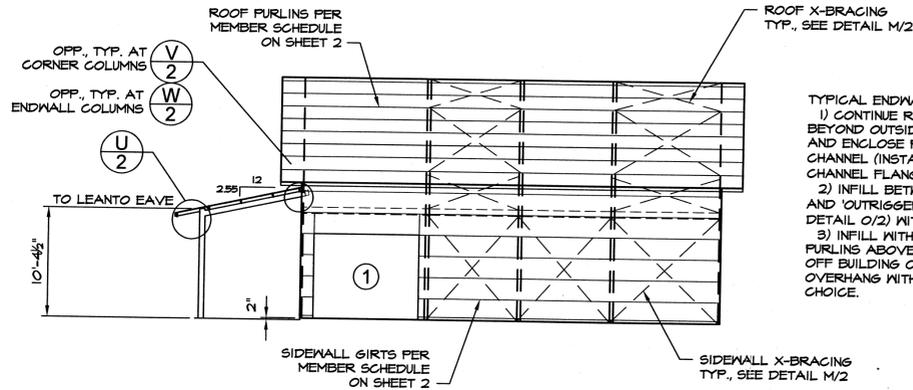
- APN: 141-031-003-000
- ZONE: RDR/B-6
- LAND USE DESIGNATION: RESIDENTIAL - RURAL DENSITY 5 ACRES +/- UNIT
- WATER SUPPLIED BY AROMAS WATER COMPANY.
- SEPTIC SYSTEM ON SITE. **SEE ALSO NOTE (2)**
- MOST OF SITE EXCEEDS 25% SLOPE.
- APPROXIMATELY 1550 SF OF SITE DEVELOPMENT OCCURS ON SLOPE EXCEEDING 25%.
- TOTAL AREA OF DEVELOPMENT APPROXIMATELY 31,000 SF (EXISTING PLUS PROPOSED AREA OF LAND DISTURBANCE); AREA OF PROPOSED WORK ON SITE EXCEEDING 25% SLOPE OF TOTAL = 7% - 0.7%.

DESIGN, DRAFTING & PERMIT EXPEDITIONS

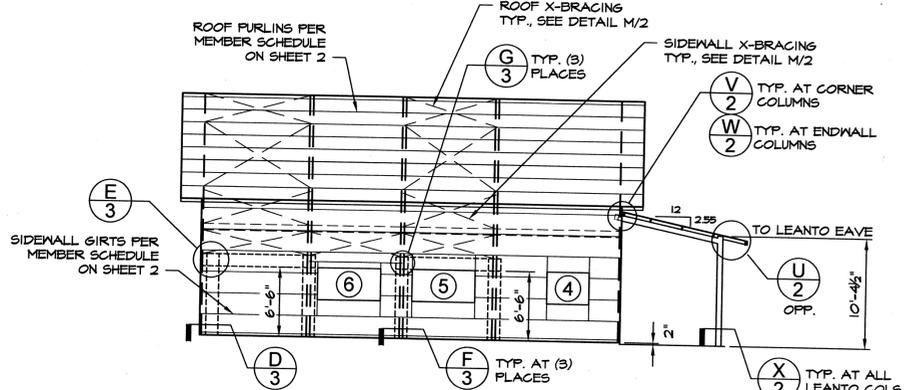
MARK EDWIN MORRIS
182 LINE OAKS WAY - SAUNTAZ - 95065
424-2114 • MORRISDESIGNS@GMAIL.COM

JOB SHEET C OF 3

17021

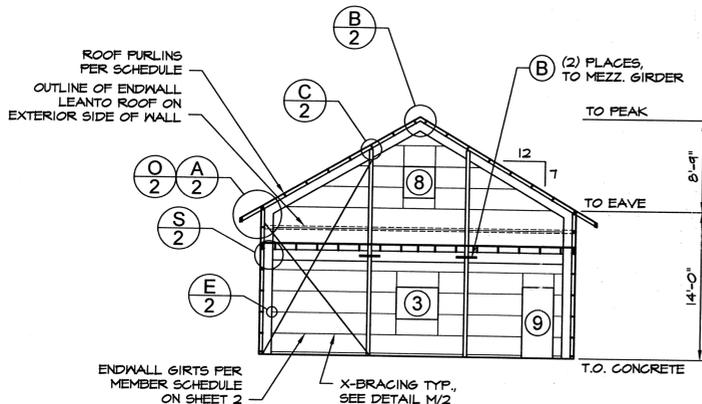


2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

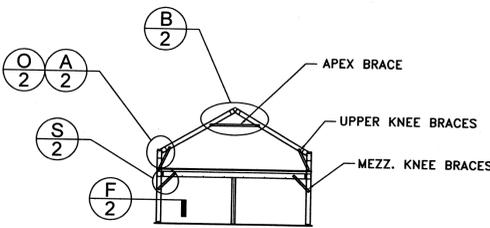


3 SIDEWALL EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

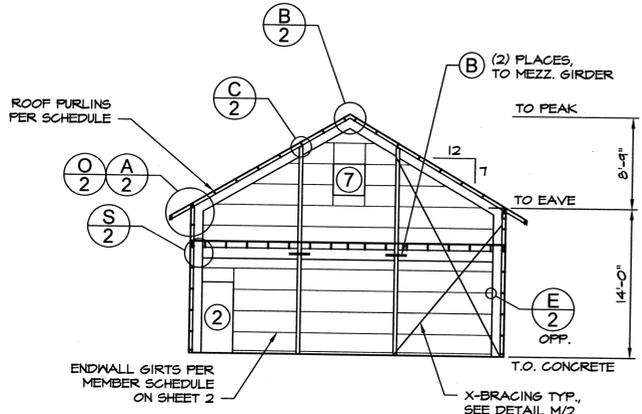
NOTE: IN LIEU OF MOMENT FRAMES SHOWN ON THIS ELEVATION, INSTALL X-BRACING IN SIDEWALL AND ROOF IN BAYS 2, 3, AND 4 AS SHOWN IN ELEVATION 2/1.



4 ENDWALL INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

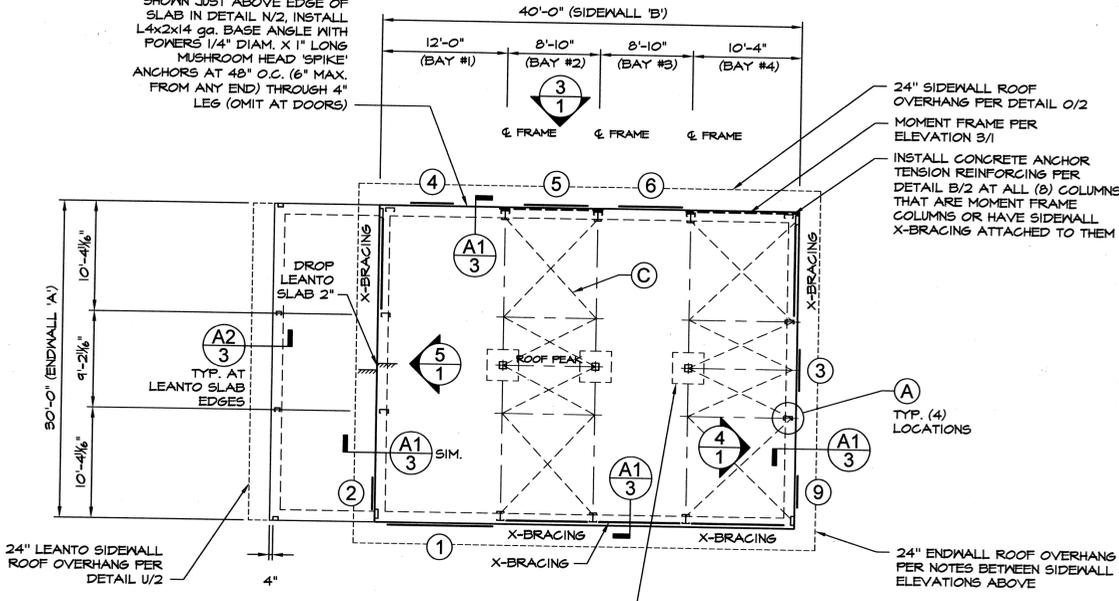


TYP. CROSS-SECTION AT C.S. FRAME
SCALE: NO SCALE



5 ENDWALL INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

IN LIEU OF BOTTOM GIRT SHOWN JUST ABOVE EDGE OF SLAB IN DETAIL N/2, INSTALL L4x2x1/4 ga. BASE ANGLE WITH POWERS 1/4" DIAM. X 1" LONG MUSHROOM HEAD SPIKE ANCHORS AT 48" O.C. (6" MAX. FROM ANY END) THROUGH 4" LEG (OMIT AT DOORS)



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

NOTE: SEE "TYP. CROSS-SECTION AT C.S. FRAME" ABOVE FOR SPECIFIC CLEARSPAN FRAME DETAIL INFORMATION.

PROJECT DESIGN CRITERIA

GROUND SNOW LOAD: 0.0 psf
 ROOF SNOW LOAD: N/A
 ROOF LIVE LOAD: 20.0 psf
 WIND SPEED: 110 mph
 WIND EXPOSURE: C
 Ss: 2.241 Sds: 1.494
 Sl: 0.920 Sdl: 0.920
 SEISMIC DESIGN CATEGORY:
 E ('short' period) E ('1-sec.' period)
 R transverse: 3.0 R longitudinal: 3.0
 SOIL BEARING PRESSURE: 1500 psf
 BUILDING RISK CATEGORY: I

WIND DESIGN IS BASED ON THE 'RAPID-SOLUTIONS METHODOLOGY FOR WIND DESIGN' (BY STRUCTURAL ENGINEERS WASHINGTON) BASED ON THE DIRECTIONAL DESIGN PROCEDURE (ASCE 7, CHAPTER 27).
 SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:
 -- TRANSVERSE: ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE 7, SECTIONS 12.12.1 - 12.12.3)
 -- LONGITUDINAL: ORDINARY STEEL BRACED FRAME. (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 7, SECTION 12.14).
 DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.

DETAIL KEYS

- (A) ENDWALL COLUMN (SEE DETAIL C/2 FOR TOP CONNECTION AND G/2 FOR BASE CONNECTION)
- (B) ENDWALL COLUMN FLYBRACING PER DETAIL K/2
- (C) X-BRACING IN ROOF ABOVE (SEE DETAIL M/2)

WALL OPENING SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS
1	10'-0"	8'-0"	CUSTOM DOOR	SEE NOTE #4	CHN4 X3X16
2	3'-0"	6'-8"	PERSONNEL DOOR	SINGLE	CHN4 X3X18
3	4'-0"	3'-0"	WINDOW	SINGLE	CHN4 X3X18
4	4'-0"	3'-0"	WINDOW	SINGLE	CHN4 X3X18
5	6'-0"	3'-0"	WINDOW	SINGLE	CHN4 X3X18
6	6'-0"	3'-0"	WINDOW	SINGLE	CHN4 X3X18
7	3'-0"	3'-0"	LOUVER VENT	SINGLE	CHN4 X3X18
8	3'-0"	3'-0"	LOUVER VENT	SINGLE	CHN4 X3X18
9	3'-0"	6'-8"	PERSONNEL DOOR	SINGLE	CHN4 X3X18

NOTES:
 1) JAMB MEMBERS SHOWN AS "CHN" ARE CHANNEL MEMBERS (WITHOUT STIFFENER LIPS). FIRST NUMBER IS WEB DEPTH IN INCHES, SECOND NUMBER IS FLANGE WIDTH IN INCHES, AND THIRD NUMBER IS MATERIAL THICKNESS (GAUGE).
 2) SEE DETAIL J/2 FOR DOOR OPENING FRAMING INFORMATION WITH CHANNEL JAMBS.
 3) SIZE OF HEADER GIRT MEMBER TO BE SAME AS SIDEWALL OR ENDWALL GIRT, AS APPROPRIATE, PER MEMBER SCHEDULE ON SHEET 2. AT WINDOWS, INSTALL HEADER GIRT SPECIFIED ABOVE AND BELOW WINDOWS, U.N.O.
 4) AT OPENINGS NOTED, INSTEAD OF ATTACHING DOOR JAMBS TO HEADER GIRT ABOVE OPENING, ATTACH DOOR JAMBS TO UNDERSIDE OF MEZZANINE EDGE JOIST.



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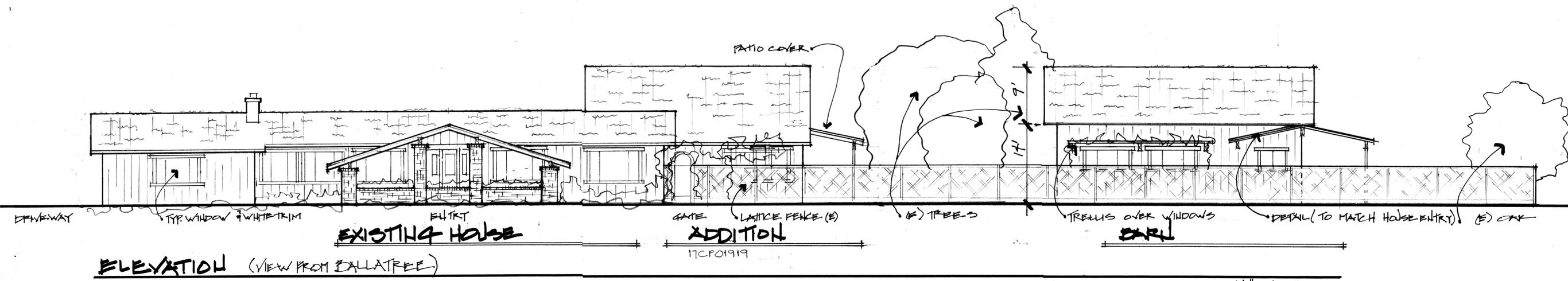
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 424 - 2114

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 2061 BALLANTREE LANE

JOB SHEET 17021 OF 3



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	DBH/Size
		(E) = Existing	gc = gallon can
+	Dietes (E)	Lily shrub	
Rr	Rosemary shrub (E)		
A	Aloe shrub (E)		
Aj	Acer japonica	Green Japanese Maple	4"
Fr	Fruit Tree (E)		6"
La	Liquidambar s.	Liquidambar	8 & 6"
M	Magnolia shrub (E)	Saucer magnolia	3"
R	Sequoia sempervirens (E)	Coast Redwood	6 - 12"
P	Plumbago shrub (E)		
Sa	Salix s. (E)	Red Willow	1 - 12"
Sc	Salix s. (E)	Corkscrew Willow	1"
S	Sequoia sempervirens (4 TOTAL)	Coast Redwood	5 gc
Per	Percimon tree (E)		4"
Qp	Quercus (E)	Pin oak	4"
Qa	Quercus agrifolia (E)	Coast live oak	12 - 14"

IMPERVIOUS AREAS

All numbers in square feet

Existing structures:

Shed: 10x12	120
House: 92x29	2668
Driveway: 40x80	3200
Walks: 5x60	300
Existing total:	6288

Proposed structures:

House addition:	790
Barn: 30x50 (INCLUDED G.R.)	1500
Gravel and/or Paver	
Walks 4x90	360
Driveway 84x20	
+120x12	
+32x20	
+10x24	= 4000
Proposed total added:	6650

Add existing: 6288

Total: 12,938 sq. ft.

