

Exhibit D

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**EXHIBIT D
DRAFT RESOLUTION**

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

In the matter of the application of:

PANATTONI (PLN170689)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is a construction of a well, replacing one (1) connection currently under an existing water system, which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302, of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval for the construction of a new well and appurtenant structures to secure a potable water source to serve an existing single family residence on the subject parcel.

(PLN170689), Panattoni, 797 Rebecca Circle,
Aromas, North County Area Plan (APN: 267-141-013-000)

The Panattoni application (PLN170689) came on for a public hearing before the Monterey County Zoning Administrator on April 26, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. Communications have been received during the course of review of the project contending that the project may be inconsistent with the text, policies, and regulations in these documents. The contentions have been considered and the project has been found consistent with the applicable text, policies, and regulations (See Finding 2).
 - b) The property is located at 797 Rebecca Circle, Aromas, North County Area Plan. The parcel is a legal lot of record. The parcel is zoned Low Density Residential, with a maximum gross density of 2.5 acres

per unit, in a Design Control area [LDR/2.5-D] which allows for water system facilities, including wells and storage tanks serving four or fewer connections as an allowed use. However, North County Policy 5.4 requires a discretionary permit for all new wells proposed to be developed in the North County Area Plan so that the County can address serious public health concerns regarding water quality and quantity and in addition to the permit process required by Policy NC-3.8, should the project be located in fractured rock or hard rock.

- c) In November of 2017, the agent for three property owners (Ortega, Panattoni and the subject Fernandez application), J.T. Robinett & Sons, a local well driller, made three separate applications for Administrative and Design Approval permits (File Nos. PLN170688, PLN170689 and PLN170690) for the drilling of a new domestic wells and appurtenant well structures (tanks) on each of the parcels. By receiving approval of the Administrative Permit and Design Approvals and following the construction of the wells, the property owners, Ortega, Panattoni and Fernandez, would separate from the MHWS2 water system.
- d) The purpose of the application is to drill a new domestic water well due to the fact that for the past few years, their existing water source (MHWS2) has had the following issues:
 - Dark-brown colored water (dirty and sandy)
 - Sulfur smell
 - Unpleasant taste
 - Staining of clothes when washing in washing machinesStained toilets, sinks and appliances
- e) Policy NC-3.8 requires a permit for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. The project includes a new well that would provide water to an existing single connection in place of the well that currently serves the same connection. There will be no increase in demand on the over- drafted water conditions in the area.
- f) Currently, the parcel is connected to a water system (community well) located on a neighboring parcel. However, that water system (community well) that currently serves 14 connections is failing. Rather than investing in the failing water system (community well) the property owners want to drill their own private well. On February 7, 2018, the Environmental Health Bureau deemed the project application complete, allowing the application to move forward.
- g) Design Approval. Chapter 21.44 of the inland zoning ordinance (Title 21) contains standards for development in the “D” district including review of the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposal includes a Design Approval entitlement for above-ground well appurtenant structures, in this case, a pressure tank. The proposed pressure tank and its proposed location, assures protection of viewshed and blends in with the neighborhood character

- h) The project planner conducted a site inspection on February 5, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not for a Design Approval subject to the review of the Zoning Administrator or Planning Commission.
- 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 PLN170689.

2. **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, North County Fire Protection District, 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 by Environmental Health Bureau include a new well source capacity test and Title 22 Water quality sample have been incorporated.
 - b) The well is proposed to be constructed within 200 feet from the septic system so as to ensure proper clearances from surrounding septic and seepage pits. The site location has been reviewed and accepted by the County's Environmental Health Bureau. Therefore, the site is physically suitable for the use proposed.
 - c) The Water Resources Agency has, in accordance with Monterey County 2010 General Plan Policy PS-3.3, completed a domestic well impact assessment and found that the proposed wells do not indicate potential for significant adverse impact to existing domestic/ water system wells or in-stream flows.
 - d) This application has been referred to the Zoning Administrator because of public controversy. This application was originally scheduled for administrative approval on March 7, 2018, but subsequently pulled from this administrative approval agenda when the County received letters of opposition from neighbors and administrators of the Murphy Hill Mutual Water Association No. 2 (MHWS2), objecting to the project and requesting a public hearing to address the following concerns:
 - 1) Opposition letter describes that the County's General Plan encourages connection of development to existing water providers, as opposed to creating new water wells.
 - 2) Opposition letter states that unregulated wells may overtax the aquifer and threaten water resources.

- 3) Opposition letter contends approving wells in the MHWS2 area will “splinter” the existing MHWS2 system, decreasing its paying members and therefore jeopardizing the funds needed to pay for an upgrade to the MHWS2 system.
- 4) Opposition letter contends that only MHWS2 has the ability to drill anywhere in MHWS2 service area to get manganese-free water for the entire region area. The proposed wells are likely to still have large manganese deposits.

Response to Concern No. 1): PS-2.3, a policy of the 2010 Monterey County General Plan, states the following: “New development shall be required to connect to existing water service providers where feasible. Connection to public utilities is preferable to other providers.” In the case of the subject parcel, the parcel is connected to the MHWS2 system, but for the past years, the system has been in and out of compliance with health standards. County staff, including EHB, has reviewed the subject application in light of the situation with the existing water source (MHWS2) and has determined that in this particular case, MHWS2 has been non-compliant with high levels of manganese and coliform bacteria contamination since 2004. Therefore, the County is in support of the proposed well.

Response to Concern No. 2): Wells approved by the County are subject to water quality and quantity testing and therefore, regulated. The subject project have been analyzed in accordance to the 2010 Monterey County General Plan stated policies by the County departments, including the EHB and the Monterey County Water Resources Agency. The Water Resources Agency has, in accordance with Monterey County 2010 General Plan Policy PS-3.3, completed a domestic well impact assessment on each project and found that the proposed well does not indicate potential for significant adverse impact to existing domestic / water system wells or in-stream flows.

Response to Concern No. 3): This matter is of a civil issue. The County does not regulate the costs associated with water systems.

Response to Concern No. 4): County staff reviewed the bylaws document for the MHWS2. The bylaws do not preclude a current member (or parcel) from leaving the water system. At this moment, it is unknown if the proposed wells will have manganese deposits. The required testing will be done and reviewed by the Monterey County Environmental Health Bureau.

- e) Staff conducted a site inspection on February 5, 2018 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 PLN170689.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances

of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, North County Fire Protection District, RMA-Environmental Services, Environmental Health Bureau, 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) Removing the connection from the existing water system (community well), it was determined that the proposed well does not increase demand on the over drafted groundwater aquifers.
 - c) Monterey County Environmental Health Bureau (MC-EHB) records show that the MHWS2 has been in and out of compliance with potable water standards since 2004 because of high levels of manganese exceeding the primary Maximum Contaminant Levels (MCL) and with coliform bacteria contamination. A special investigation survey/notice was distributed by the MC-EHB in 2006 to the residents of MHWS2. The survey/notice explained that manganese over 0.500 mg/L may cause neurological effects such as motor skill disturbances, weakness, fatigue, anxiety, and sleeplessness. It further explained that in 2004 the manganese level for MHWS2 tested at 0.570 mg/L and that manganese is known to deposit on the interior of distribution lines, having the potential to interfere with disinfection of the water system and creating a coliform bacteria contamination, which later, it was determined that this also occurred with the MHWS2. Ten (10) residents responded to the survey, collaborating the recent information given by the applicants as to the issues with their water.
 - d) County staff, including members of the MC-EHB have reviewed the concerns noted, analyzed the project and continue to recommend approval of the subject applications for the following reasons:
 - 1) MHWS2 has been in and out of compliance since 2004 because of the high levels of manganese exceeding the primary Maximum Contaminant Levels (MCLs) and coliform bacteria contamination;
 - 2) The Monterey County Water Resources Agency has, in accordance with Monterey County 2010 General Plan Policy PS-3.3, completed a domestic well impact assessment and found that the proposed wells do not indicate potential for significant adverse impact to existing domestic/water system wells or in-stream flows;
 - 3) The bylaws of the MHWS2 do not preclude a current member from leaving the water system.
 - e) The MC-EHB has recently received an application for a replacement well by the MHWS2. The MHWS2 has stated that it desires to replace their existing well in an effort to provide adequate water to its

residents. The applicants are aware of this application, and have opted to continue pursuing individual wells outside of the MHWS2.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 2, 2018 to verify that the site has no violations.
 - 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 PLN170689.
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 15302 categorically exempts replacement of existing facilities.
 - b) The subject Administrative Permit and Design Approval is for the installation of a new residential well to secure a potable water source to serve an existing single family residence on the subject parcel. The construction of a well will replace one (1) connection currently under an existing water system.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 2, 2018.
 - 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) 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 PLN170689.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Zoning Administrator.
- EVIDENCE:**
- a) The project is appealable to the Zoning Administrator pursuant to Section 21.70.060.A. of the Monterey County Zoning Ordinance, Title 21.

DECISION

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

- A. Find that the project is a construction of a well, replacing one (1) connection currently under an existing water system, which qualifies as a Class 2, Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve an Administrative Permit and Design Approval for the construction of a new residential well and appurtenant structures to secure a potable water source to serve an existing single family residence on the subject parcel, 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 26th day of April 2018.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE MONTEREY COUNTY PLANNING COMMISSION.

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

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.

Monterey County RMA Planning

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

PLN170689

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative and Design Approval permit (PLN170689) allows the construction of a new water well and appurtenant structures (pressure tank) to secure a potable water source to serve an existing single family residence on the subject parcel. The property is located at 797 Rebecca Circle, Aromas, North County Area Plan (APN: 267-141-013-000). 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:
"An Administrative Permit (Resolution Number ***) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 267-141-013-000 on April 26, 2018. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County 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. EHSP01 - WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the property owner.

5. EHSP02 - NEW WELL SOURCE CAPACITY TEST

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells that are proposed to serve as the sole source or be added to a potable water distribution system shall first undergo a source capacity test, witnessed by the Environmental Health Bureau (EHB). The testing shall conform to Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by the EHB. The applicant shall pay all associated fees to the EHB.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit OR prior to the EHB recommending approval of the production well, contact the Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure. Submit the report to EHB for review and acceptance. The well yield shall meet minimum standards as determined by EHB.

6. EHSP03 – TITLE 22 WATER QUALITY TESTING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: An approved professional (water quality sampler) shall collect Title 22 Water Quality samples as determined by the EHB and provide to an accredited laboratory for testing. The laboratory report shall be submitted to the EHB for review and approval.

Compliance or Monitoring Action to be Performed: After drilling and developing the well, an approved professional (water quality sampler)) shall collect Title 22 Water Quality samples as determined by the EHB and provide to an accredited laboratory for testing. The laboratory report shall be submitted to the EHB for review and approval.

PROJECT ANALYSIS

PROPERTY OWNER:	STEPHEN PANATONI 797 REBECCA CIRCLE AROMAS, CA 95004
JURISDICTION:	COUNTY OF MONTEREY
BUILDING CODE:	BUILDING :2016 C.B.C. FIRE :2016 C.F.C. MECHANICAL :2016 C.M.C. PLUMBING :2016 C.P.C. ELECTRICAL :2016 C.E.C. ENERGY CODE :2016 C.En.C. RESIDENTIAL :2016 C.R.C.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPES:	R3 - RESIDENTIAL U - GARAGE
ASSESSORS PARCEL NO:	267-141-013-000
DESCRIPTION:	797 REBECCA CIRCLE, AROMAS, CA
ZONING:	LDR / 2.5D
TREE REMOVAL:	NONE
AREA OF DISTURBANCE:	400 SF
LOT AREA:	109,772 SF (2.52 AC)
LOT COVERAGE:	4928/109772 = 4.49% (APPROX.)

STRUCTURAL DESIGN VALUES

LATITUDE	36.9025
LONGITUDE	-121.6588
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	0
BASIC WIND SPEED	110 MPH
WIND EXPOSURE	C
WIND IMPORTANCE FACTOR	1
SEISMIC DEISGN CATEGORY	D
SITE CLASS	D
MAPPED SPECTRAL RESP Ss	2.290
MAPPED SPECTRAL RESP S1	1.097
SPECTRAL RESPONSE COEF Sds	1.527
SPECTRAL RESPONSE COEF Sd1	1.097
SEISMIC RESPONSE COEF Cs	0.23
RESPONSE MOD. FACTOR R	6.5
FLOOD DESIGN	N/A



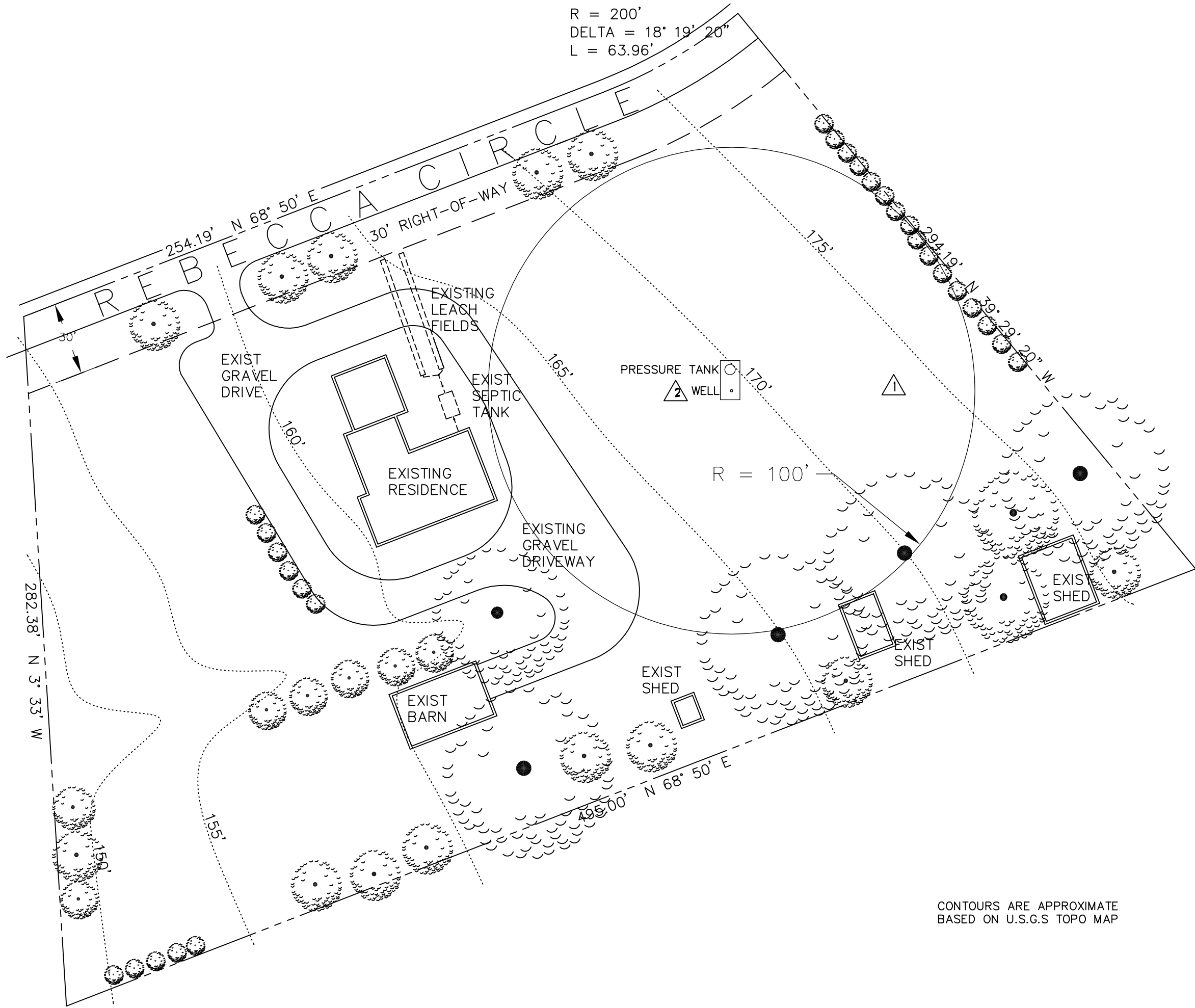
VICINITY MAP
NOT TO SCALE

SPECIAL INSPECTIONS

- NONE

DEFERRED SUBMITTALS

- NONE



SITE PLAN

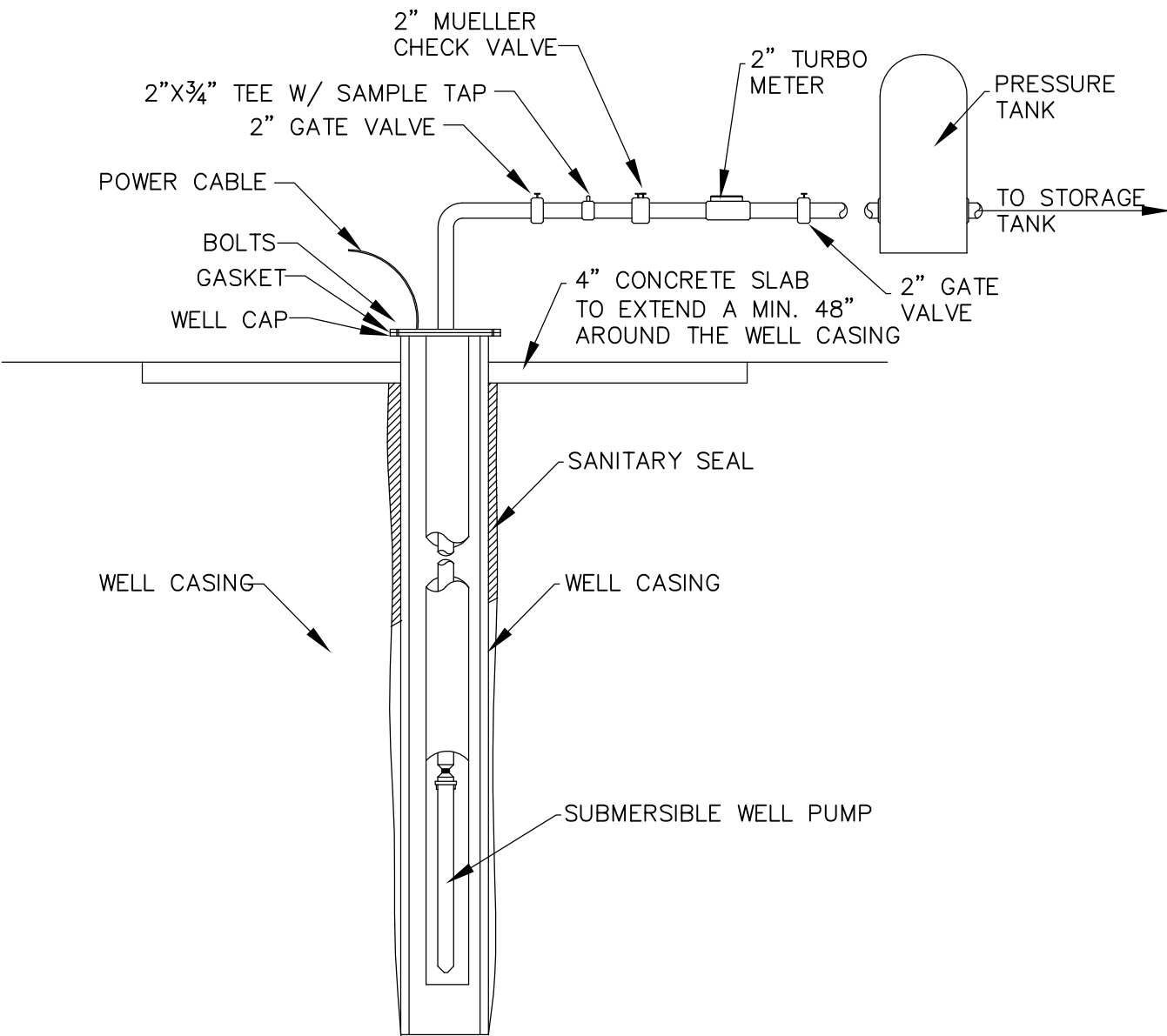
SCALE: 1" = 40'0"

RMA - INSPECTION NOTES:

- DURING CONSTRUCTION, THE OWNER/CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE OWNER/CONTRACTOR SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO THE FINAL INSPECTION, THE OWNER/CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- PRIOR TO LAND DISTURBANCE, THE OWNER/CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

PLANNING NOTES:

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE, WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST 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.



WELLHEAD DETAIL
NOT TO SCALE

BUILDING ANALYSIS

OCCUPANCY GROUP:	R- 3 / U
TYPE OF CONSTRUCTION:	V-B
OPENINGS	N.A. LESS THAN 3 FT; PROT 3 TO 5 FT.
BEARING WALLS	1 HR LESS THAN 5 FT
NON-BEARING WALLS	1 HR LESS THAN 5 FT
FIRE SPRINKLERS	UNKNOWN
STORIES	UNKNOWN
HEIGHT	UNKNOWN

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), PLUMBING (CPC), MECHANICAL (CMC), ELECTRICAL (CEC), FIRE (CFC), GREEN (CGC), ENERGY (CENC) AND RESIDENTIAL (CRC) CODE.

CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.
REINFORCING STEEL SHALL BE GRADE 40 FOR #4 BARS AND SMALLER GRADE 60 FOR #5 BARS AND LARGER.

FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.

NAILING TO BE IN COMPLIANCE WITH TABLE 2304.9.1.

LIST OF DRAWINGS

C.1	SITE PLAN - WELL SITING PLAN
C.2	EROSION CONTROL PLAN

FIRE NOTES:

- DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.
- ALL GATES PROVIDED ACCESS FROM THE ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
- EACH OCCUPANCY SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY IT OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OR THE SIGN AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN, WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE AN ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS B MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT. THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.
- A FIRE HYDRANT OR FIRE VALVE IS REQUIRED. THE HYDRANT OR FIRE VALVE SHALL BE 18 INCHES ABOVE GRADE, 8 FEET FROM FLAMMABLE VEGETATION, NO CLOSER THAN 4 FEET NOR FURTHER THAN 12 FEET FROM A ROADWAY, AND IN A LOCATION WHERE FIRE APPARATUS USING IT WILL NOT BLOCK THE ROADWAY. THE HYDRANT SERVING ANY BUILDING SHALL BE NOT LESS THAN 50 FEET AND NOT MORE THEN 1000 FEET BY ROAD FROM THE BUILDING IT IS TO SERVE. MINIMUM HYDRANT STANDARDS SHALL INCLUDE A BRASS HEAD AND VALVE WITH AT LEAST ONE 2 1/2 INCH NATIONAL HOSE OUTLET SUPPLIED BY A MINIMUM 4 INCH MAIN AND AND RISER. MORE RESTRICTIVE HYDRANT REQUIREMENTS MAY BE APPLIED BY THE REVIEWING AUTHORITY. EACH HYDRANT/VALVE SHALL BE IDENTIFIED WITH A REFLECTORIZED BLUE MARKER, WITH MINIMUM DIMENSIONS OF 3 INCHES, LOCATED ON THE DRIVEWAY ADDRESS SIGN, NON-COMBUSTIBLE POST OR FIRE HYDRANT RISER. IF USED, THE POST SHALL BE WITHIN 3 FEET OF THE HYDRANT/VALVE, WITH THE BLUE MARKER NOT LESS THAN 3 FEET OR GREATER THAN 5 FEET ABOVE THE GROUND, VISIBLE FROM THE DRIVEWAY. ON PAVED ROADS OR DRIVEWAYS, REFLECTORIZED BLUE MARKERS SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH THE STATE FIRE MARSHAL'S GUIDELINES FOR FIRE HYDRANT MARKINGS ALONG STATE HIGHWAYS AND FREEWAYS, MAY 1988.
- ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, ALTERNATE FUEL MODIFICATION STANDARDS OR OTHER REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.
- DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.
- MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE). LIMB TREES 8 FEET UP FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS, ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. (STANDARD)
- WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. (SFD)
- THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE SPRINKLER STANDARDS. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. (STANDARD)
- THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. (SFD)
- WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. (SFD)

GENERAL / GRADING NOTES

- SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
- INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
- PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
- DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.
- ALL STRUCTURAL FILL TO BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION. ALL ROADWAY FILL SHALL BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION EXCEPT THE UPPER 12 INCHES OF FINISHED SOIL, SUBGRADE AND BASE/ROCK SHALL BE 95% RELATIVE COMPACTION.
- GRADING QUANTITIES: EXCAVATION = 20 CY FILL = 20 CY
- EXCESS EXCAVATION TO BE DEPOSITED ON SITE. DEPOSITED MATERIAL SHALL NOT EXCEED 12 INCHES DEPTH UNLESS COMPACTION TESTED TO VERIFY A MINIMUM COMPACTION REQUIREMENTS PER NOTE # 5.
- THE DRIVEWAY EXISTS AND WILL REMAIN UNCHANGED. THE SLOPE DOES NOT EXCEED 15 PERCENT.
- THE GRADE ADJACENT TO ALL STRUCTURES SHALL BE SLOPED A MINIMUM OF 5 PERCENT AWAY FROM THE FOUNDATION FOR A MINIMUM HORIZONTAL DISTANCE OF 10 FEET.
- ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

SCOPE OF WORK

INSTALL A DOMESTIC WELL ON THE PARCEL

REVISIONS

01/10/18	BT
04/10/18	BT

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SITE PLAN - WELL SITING PLAN

PANATONI RESIDENCE
797 REBECCA CIRCLE
AROMAS, CALIFORNIA 95004

DATE: 11/13/17

SCALE: AS SHOWN

DRAWN: BT

JOB: 17-044C

APN: 267-141-013-000

SHEET

C.1

OF

SHEETS

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