

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

In the matter of the application of:

ADAMS (PLN170722)

RESOLUTION NO. 18 - 005

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to install a 2,430 square foot manufactured single-family dwelling with an 800 square foot attached deck; an 821 square foot manufactured accessory dwelling unit; a 1,500 square foot detached manufactured garage/workshop; and an on-site wastewater treatment system and associated grading for site utilities.

137 Pine Canyon Road, Salinas, Toro Area Plan (APN: 416-449-016-000)

The Adams application (PLN170722) came on for a public hearing before the Monterey County Zoning Administrator on February 8, 2018. 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 AND EVIDENCE

1. **FINDING:** **CONSISTENCY / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.
EVIDENCE:
 - a) The proposed project involves the installation of a 2,430 square foot manufactured single-family dwelling with an 800 square foot attached deck; an 821 square foot manufactured accessory dwelling unit; a 1,500 square foot detached manufactured garage/workshop; and an on-site wastewater treatment system and associated grading for site utilities.
 - b) The property is located at 137 Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-016-000), Toro Area Plan. The parcel is zoned Rural Density Residential, 5.1 acres per unit, with a Design Control zoning overlay (RDR/5.1-D). Development of single-family dwellings, habitable accessory dwelling units, and non-habitable accessory structures are allowed uses pursuant to MCC Sections 21.16.030.A, E, and S. The Design Control zoning overlay requires

the granting of a Design Approval for the proposed development (see Finding No. 2 below).

- c) The 5.11-acre lot is identified as Parcel A on the Barham Parcel Map filed at Volume 22, Page 5, and recorded on June 30, 2005 (Document No. 2005066513; RMA-Planning File No. PLN020467). Thus, the property is a legal lot of record.
- d) The project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan; and
 - Monterey County Zoning Ordinance (Title 21)
- e) 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 the applicable documents.
- f) Review of Development Standards. The development standards for the RDR zoning district are identified in MCC Section 21.16.060. Required setbacks in the RDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Required setbacks in the RDR district for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). Required setbacks in the RDR district for non-habitable accessory structures are 50 feet (front), 1 foot (rear), and 6 feet (sides).

However, the property has a building envelope designated on the recorded Parcel Map, and the proposed structural development is within, or consistent with, the designated building envelope. Additionally, the building envelope provides for minimum structural setbacks of over 200 feet (front), 30 feet (sides), and 175 feet (rear).

Corresponding maximum structure heights are 30 feet, 15 feet, and 15 feet, respectively. The proposed heights for the single-family dwelling, accessory dwelling unit, and garage/workshop are 18.2 feet, 13.2 feet, and 14.25 feet, respectively.

The allowed site coverage maximum in the RDR district is 25 percent. The property is 5.11 acres or 222,592 square feet, which would allow site coverage of approximately 55,648 square feet. The proposed single-family dwelling, deck (more than 24 inches above grade), garage/workshop, and accessory dwelling unit would result in site coverage of approximately 5,551 square feet or 2.5 percent.

Therefore, as proposed, the project meets all required development standards.

- g) The project has been reviewed for site suitability by RMA-Planning. The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- h) The following technical report has been prepared:

- Geological Hazards Investigation (LIB070072) prepared by Gasch & Associates, Rancho Cordova, California, December 15, 2002.

County staff has independently reviewed this report and concurs with its conclusions.

- i) Necessary public facilities for both habitable structures will be provided by California Water Service Company and a proposed on-site wastewater treatment system. The recorded Parcel Map indicates designated building and septic envelopes for the property. As proposed, the project is consistent with the recorded map. See also Evidence e above.
- j) Design. See Finding No. 2.
- k) Long-Term Sustainable Water Supply and Adequate Water Supply System. See Finding No. 5.
- l) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- m) The project planner conducted a site inspection on November 13, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- n) The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator. The LUAC, at a duly-noticed public meeting on November 13, 2017, voted 7 – 0 to support the project as proposed.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170722.

2. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The Applicant proposes to develop an existing 5.11-acre vacant lot with three manufactured structures - a single-family dwelling, an accessory dwelling unit, and a garage/workshop.
 - b) Pursuant to Section 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
 - c) Material and Color Finishes. The Applicant proposes exterior colors and materials that are consistent with the rural residential setting. The primary colors and materials include black composition shingle roofing, dark gray fiber-cement siding, light gray trim, medium gray accents, and white vinyl windows. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding rural residential neighborhood character, and are

consistent with other dwellings in the neighborhood. Additionally, the structures meet the regulations set forth in Section 21.64.040 of the MCC regarding the placement of manufactured dwellings on permanent foundations. These regulations are set forth to ensure manufactured units meet the test of compatibility with areas of residential use. The colors, materials, and similarity to other residences in the immediate area all conform to subsection C of 21.64.040.

- d) Visual Resources. The project site is within an area of visual sensitivity, as designated on Figure 16 (Toro Visual Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan, due to the potential for impacts to the viewshed along River Road. However, the property is not visible from River Road, and is over 1.3 miles or 6,900 linear feet from River Road. Distance, trees and vegetation, and topography screen the proposed development from River Road. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Toro Area Plan.
- e) The project planner conducted a site inspection on November 13, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.
- f) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding rural residential neighborhood character (i.e., structural design features, colors, and material finishes). The proposed development would also not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

3. **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(a) categorically exempts the construction of new, small facilities or structures, including habitable and non-habitable structures accessory to a single-family dwelling or residential use.
 - b) The subject project consists of the installation of three manufactured structures (i.e.; single-family or main dwelling unit, accessory or second dwelling unit, and garage/workshop), an on-site wastewater treatment system, and associated grading and site improvements for utilities. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303(a).
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the

project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

- d) No adverse environmental effects were identified during staff review of the development application.

4. **FINDING:** **ACCESSORY DWELLING UNIT** – The subject project meets the regulations, standards and circumstances for an accessory dwelling unit in accordance with the applicable goals, policies, and regulations of the applicable land use plan and zoning codes.

- EVIDENCE:**
- a) The establishment of the accessory dwelling unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 1 and supporting evidence).
 - b) The subject property upon which the accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the 2010 Monterey County General Plan, Toro Area Plan, and zoning ordinance (Title 21). The proposed unit is in conformance with 2010 General Plan Policy LU-2.10, which allows development of accessory dwelling units provided the area does not have resource constraints. The property is not within that portion of the Toro Area Plan that limits development to the first single-family dwelling pursuant to Toro Area Plan Policy T-1.7.
 - c) As proposed, the Accessory Dwelling Unit would be 821 square feet, which is less than the maximum allowed of 1,200 square feet. The property is 5.11 acres, which is larger than the minimum lot size required of 2 acres.
 - d) Adequate sewage disposal and water supply facilities exist or are readily available. The property will be served by a public water system (California Water Service Company) and an on-site wastewater treatment system.
 - e) The proposed accessory dwelling unit will not adversely impact traffic conditions in the area. The project involves generation of new traffic; however, the proposed accessory dwelling unit would generate an insignificant amount of new traffic. The roadways in this area are not at degraded levels of service, and the contribution of traffic from the accessory dwelling unit would not cause any roadway or intersection level of service to be degraded. The County reviewed the project application and did not require a traffic technical report. In addition, upon application for the construction permits, the Applicant shall be required to pay applicable traffic impacts fees.
 - f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170722.

5. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM** – The project has an adequate water supply system to serve the development, and the project is not required to provide proof of a Long-Term Sustainable

Water Supply under Monterey County 2010 General Plan Policies PS-3.1 and PS-3.2, respectively.

- EVIDENCE:**
- a) The proposed residence and garage/workshop are not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1 because these structures fall under the exemption as the first single-family dwelling and non-habitable accessory structure/use on an existing lot of record.
 - b) The proposed accessory dwelling unit is also not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1 because this structure falls under the exemption as development within Zone 2C of the Salinas Valley groundwater basin.
 - c) The new development will use or require the use of water. The water source for the proposed development is the California Water Service Company (CWSC), a regulated public utility that is mandated to provide water that meets public health standards and thus has adequate water quality as required by PS-3.2(a). CWSC also has the technical, managerial, and financial capability to provide water to the subject site consistent with PS-3.2(c).
 - d) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. 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 PLN170722.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

- EVIDENCE:**
- a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

- A. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Design Approval to install a 2,430 square foot manufactured single-family dwelling with an 800 square foot attached deck; an 821 square foot manufactured accessory dwelling unit; a 1,500 square foot detached manufactured garage/workshop; and an on-site wastewater treatment system and associated grading for site utilities; in general conformance with the attached plans and subject to the conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of February, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON ~~FEB 08 2018~~

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE ~~FEB 20 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.

Monterey County RMA Planning

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

PLN170722

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN170722) allows the installation of a 2,430 square foot manufactured single-family dwelling with an 800 square foot attached deck; an 821 square foot accessory dwelling unit; a 1,500 square foot detached manufactured garage; septic system; and associated grading. The property is located at 137 Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-016-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of 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. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

3. PW0045 – COUNTYWIDE TRAFFIC FEE

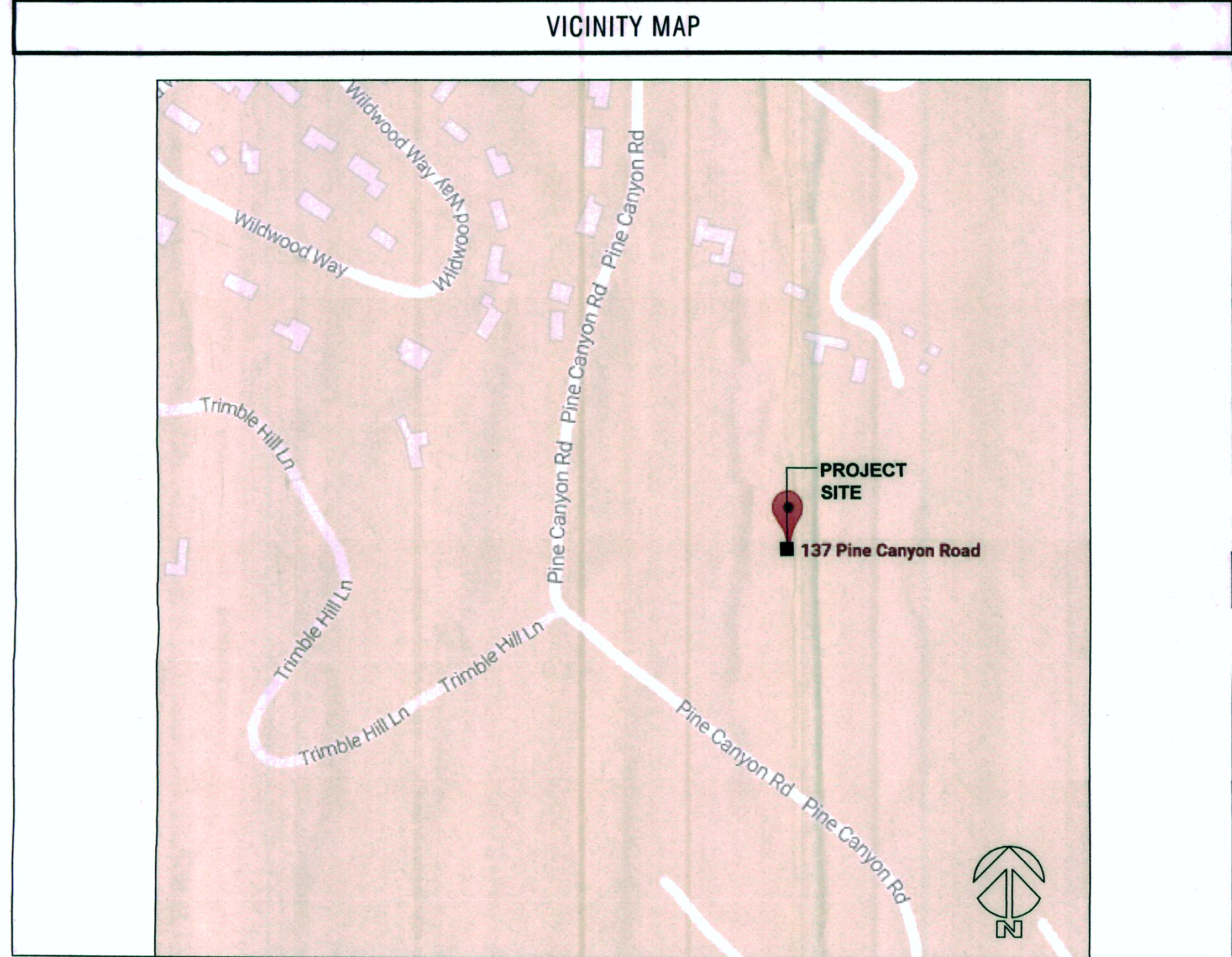
Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the fee schedule. (RMA-Public Works)

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 RMA-PW.

GENERAL CONDITIONS	
1.	Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2.	Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3.	Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4.	Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5.	Materials that are specified by their brand names establish standards of quality and performance. Any request for substitution shall be submitted to Moore Design LLC and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6.	All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7.	All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8.	All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9.	All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10.	All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11.	The use of the word "provide" in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12.	The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13.	The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14.	The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15.	The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16.	All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17.	Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18.	All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19.	Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20.	Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS	
APPROX. BLK. CLO. CONC. CONT. DS DW (E) F.O.C. F.O.S. GALV. GYP. G.W.B. FLR HWDW N.L.C. N.T.S.	APPROXIMATE BLOCK CLOSET CONCRETE CONTINUOUS DOWNSPOUT DISHWASHER EXISTING FACE OF CONCRETE FACE OF STUD GALVANIZED GYPSUM GYPSUM WALLBOARD FLOOR HARDWOOD NOT IN CONTRACT NOT TO SCALE
O.C. O.D. PLYWD REF R.O. SHWR SIM SL T&G T.O.P. TYP. U.O.N. NOTED WP W/O W.I.C.	ON CENTER OUTSIDE DIAMETER PLYWOOD REFRIGERATOR ROUGH OPENING SHOWER SIMILAR SKYLIGHT TONGUE AND GROOVE TOP OF PLATE TYPICAL UNLESS OTHERWISE WATERPROOF WITH WITHOUT WALK IN CLOSET
	WALL LINE NUMBERS VERTICAL LETTERS HORIZONTAL
	DOORS SYMBOL NUMBERS
	WINDOW TYPE-NUMBERS
	DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED
	SHEET NOTE
	SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
	ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
	REVISIONS-NUMBERS CLOUD AROUND REVISION OPTIONAL
	CEILING HEIGHT



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CONTACT: SAM GRICE 561-A BRUNKEN AVE. SALINAS, CA 93901 TEL (831) 422-9619 FAX (831) 422-1886 EMAIL: samgr@sbeglobal.net</td></tr><tr><td>STRUCTURAL ENGINEER:</td><td></td></tr><tr><td>TITLE 24 CONSULTANT:</td><td>MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 227 FOREST AVE., SUITE 5 PACIFIC GROVE, CA. 93950 TEL (831) 372-8328 FAX (831) 372-4613 EMAIL: cadd@meg4.com</td></tr></table>		OWNER:	ERIC & STEPHANIE ADAMS 25 WILGART WAY SALINAS, CA 93901 ----	DESIGNER:	MOORE DESIGN, LLC CONTACT: JOHN MOORE 225 CANNERY ROW, SUITE I MONTEREY, CA. 93940 OFFICE (831) 642-9732 CELL (831) 239-8868 EMAIL: john@mooredesign.org	GENERAL CONTRACTOR:	T.B.D.	GEOTECHNICAL ENGINEER:	GRICE ENGINEERING, INC. CONTACT: SAM GRICE 561-A BRUNKEN AVE. SALINAS, CA 93901 TEL (831) 422-9619 FAX (831) 422-1886 EMAIL: samgr@sbeglobal.net	STRUCTURAL ENGINEER:		TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 227 FOREST AVE., SUITE 5 PACIFIC GROVE, CA. 93950 TEL (831) 372-8328 FAX (831) 372-4613 EMAIL: cadd@meg4.com	<table><tr><td>PROJECT ADDRESS:</td><td>137 PINE CANYON ROAD SALINAS, CA 93908</td></tr><tr><td>A.P.N.</td><td>416-449-016</td></tr><tr><td>PROJECT SCOPE:</td><td>INSTALLATION OF NEW MODULAR HOME (2,430 SF) WITH 800 SF DECK ATTACHED, MODULAR HABITABLE ADU (821 SF), PRE-MANUFACTURED STEEL GARAGE (1,500 SF), NEW SEPTIC SYSTEM</td></tr><tr><td>PROJECT VALUATION:</td><td>T.B.D.</td></tr><tr><td>RELATED PERMIT</td><td>NONE</td></tr><tr><td>PROJECT CODE COMPLIANCE:</td><td>2016 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments</td></tr><tr><td>ZONE:</td><td>RDR/S-1-D</td></tr><tr><td>MAX.BLDG. HT:</td><td>MAIN STRUCTURE - 30'-0"; ACCESSORY - 15'-0"</td></tr><tr><td>CONSTR. TYPE:</td><td>TYPE V-B</td></tr><tr><td>OCCUPANCY:</td><td>R-3 (RESIDENTIAL), U</td></tr><tr><td>FIRE HAZARD SENSITIVITY ZONE</td><td>MODERATE</td></tr><tr><td>FIRE SPRINKLERS</td><td>REQUIRED NFPA-13D</td></tr><tr><td>WATER SYSTEM:</td><td>ALCO WATER SERVICE COMPANY</td></tr><tr><td>SEWER SYSTEM:</td><td>NEW SEPTIC SYSTEM</td></tr><tr><td>TREE REMOVAL:</td><td>NONE</td></tr><tr><td>TOPOGRAPHY:</td><td>GENTLY SLOPING, LESS THAN 10%</td></tr><tr><td>GRADING:</td><td>529 CU YDS CUT / 517 CU YDS FILL</td></tr><tr><td>LOT SIZE:</td><td>5.11 ACRES</td></tr><tr><td>LOT COVERAGE CALCS:</td><td></td></tr><tr><td>ALLOWED</td><td>25% = 55,647 SF</td></tr><tr><td>HABITABLE AREA</td><td>3,251 SF</td></tr><tr><td>NON HABITABLE AREA</td><td>821 SF</td></tr><tr><td>FLOOR AREA CALCS:</td><td></td></tr><tr><td>MAIN RESIDENCE</td><td>2,430 SF</td></tr><tr><td>GUEST HOUSE</td><td>821 SF</td></tr><tr><td>TOTAL HABITABLE</td><td>3,251 SF</td></tr><tr><td>GARAGE</td><td>1,500 SF</td></tr><tr><td>NEW COMBINED TOTAL</td><td>4,751 SF</td></tr></table>		PROJECT ADDRESS:	137 PINE CANYON ROAD SALINAS, CA 93908	A.P.N.	416-449-016	PROJECT SCOPE:	INSTALLATION OF NEW MODULAR HOME (2,430 SF) WITH 800 SF DECK ATTACHED, MODULAR HABITABLE ADU (821 SF), PRE-MANUFACTURED STEEL GARAGE (1,500 SF), NEW SEPTIC SYSTEM	PROJECT VALUATION:	T.B.D.	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OWNER:	ERIC & STEPHANIE ADAMS 25 WILGART WAY SALINAS, CA 93901 ----																																																																																												
DESIGNER:	MOORE DESIGN, LLC CONTACT: JOHN MOORE 225 CANNERY ROW, SUITE I MONTEREY, CA. 93940 OFFICE (831) 642-9732 CELL (831) 239-8868 EMAIL: john@mooredesign.org																																																																																												
GENERAL CONTRACTOR:	T.B.D.																																																																																												
GEOTECHNICAL ENGINEER:	GRICE ENGINEERING, INC. CONTACT: SAM GRICE 561-A BRUNKEN AVE. SALINAS, CA 93901 TEL (831) 422-9619 FAX (831) 422-1886 EMAIL: samgr@sbeglobal.net																																																																																												
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Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.504.1 Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1 Construction Waste Management- Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1 Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1 Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1 Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2 Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for VOC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3 Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4 Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardboard plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5 Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1 Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3 Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidistat capable of adjustment between a relative humidity range of <30% to a maximum of 80%. CGBC 4.506.1 Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.																																																																																													
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PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN 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)																																																																																													
				RECEIVED AUG 25 2017 MONTEREY COUNTY PLANNING DEPARTMENT																																																																																									

PROJECT NAME:

MCMURTRIE RESIDENCE

137 PINE CANYON ROAD
SALINAS, CA 93908

APN: 416-449-016

MOORE DESIGN
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE I
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	8-25-2017

PRINT DATE: 8/24/2017

MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGN

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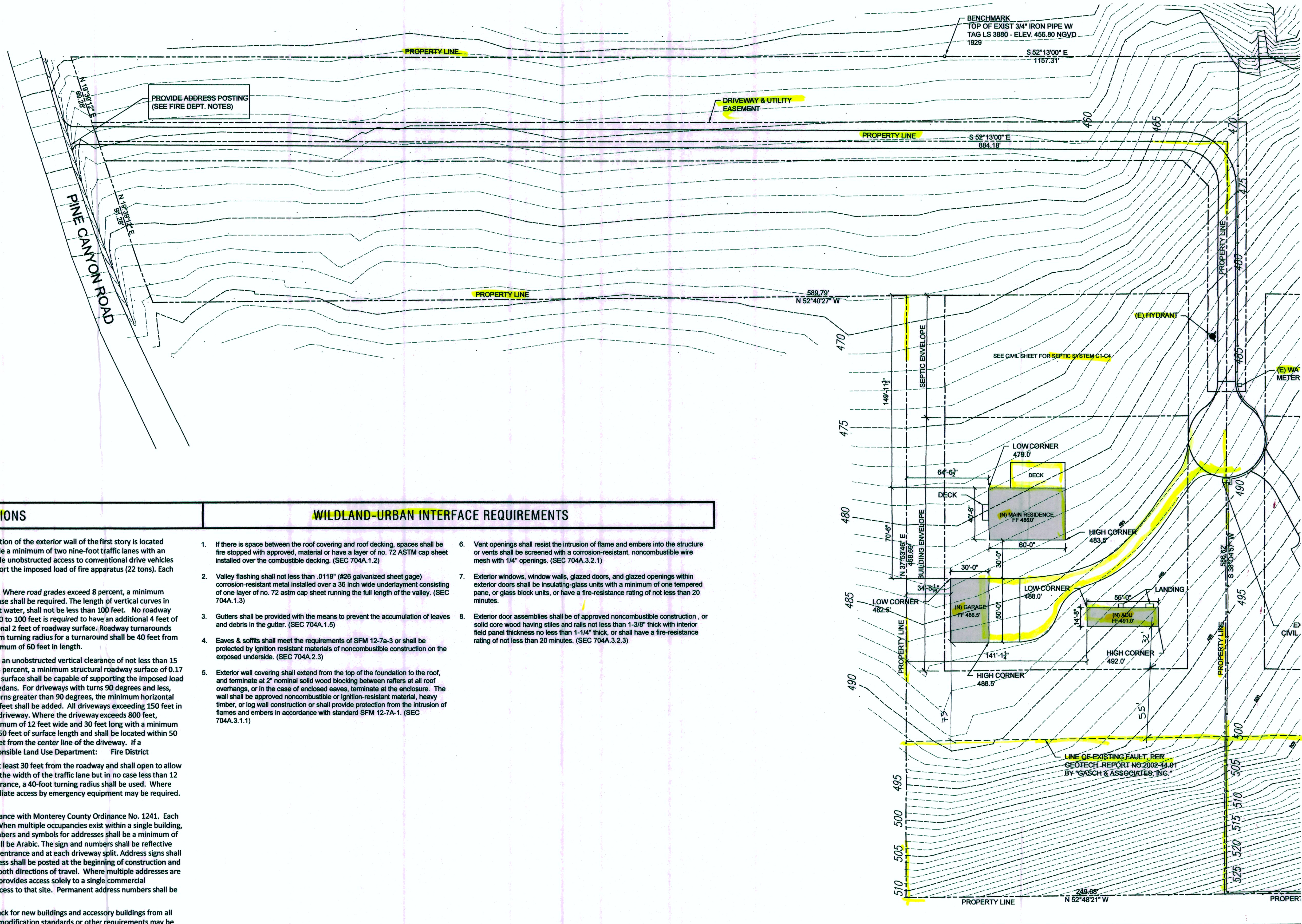
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SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1



FIRE DEPARTMENT CONDITIONS

FIRE001 - ROAD ACCESS - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name.

FIRE002 - ROADWAY ENGINEERING - The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

FIRE007 - DRIVEWAYS - Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways 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 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. Responsible Land Use Department: Fire District

FIRE008 - GATES - All gates providing access from a 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. Responsible Land Use Department:

FIRE011 - ADDRESSES FOR BUILDINGS - All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its 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 of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible 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.

FIRE016 - SETBACKS - 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.

FIRE017 - DISPOSAL OF VEGETATION AND FUELS - 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.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) - Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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.

FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) - The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers.

FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) - 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.

FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING) - Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment.

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction.

WILDLAND-URBAN INTERFACE REQUIREMENTS

- If there is space between the roof covering and roof decking, spaces shall be fire stopped with approved, material or have a layer of no. 72 ASTM cap sheet installed over the combustible decking. (SEC 704A.1.2)
- Valley flashing shall not less than .0119" (#26 galvanized sheet gage) corrosion-resistant metal installed over a 3/8 inch wide underlayment consisting of one layer of no. 72 astm cap sheet running the full length of the valley. (SEC 704A.1.3)
- Gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. (SEC 704A.1.5)
- Eaves & soffits shall meet the requirements of SFM 12-7a-3 or shall be protected by ignition resistant materials of noncombustible construction on the exposed underside. (SEC 704A.2.3)
- Exterior wall covering shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. The wall shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1. (SEC 704A.3.1.1)
- Vent openings shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with 1/4" openings. (SEC 704A.3.2.1)
- Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes.
- Exterior door assemblies shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1-3/8" thick with interior field panel thickness no less than 1-1/4" thick, or shall have a fire-resistance rating of not less than 20 minutes. (SEC 704A.3.2.3)



SITE PLAN
1" = 40'-0"

PROJECT NAME:

MCMURTRIE
RESIDENCE

137 PINE CANYON
ROAD
SALINAS, CA 93908

APN: 416-449-016

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831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	8-25-2017

PRINT DATE: 8/24/2017

MEMBER

A | I
B | D

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SHEET TITLE:

SITE PLAN

MONTEREY COUNTY
PLANNING DEPT

SHEET NUMBER:

A1.1

25 YEAR CLASS 'A' ARCHITECTURAL SHINGLES

2.125/12

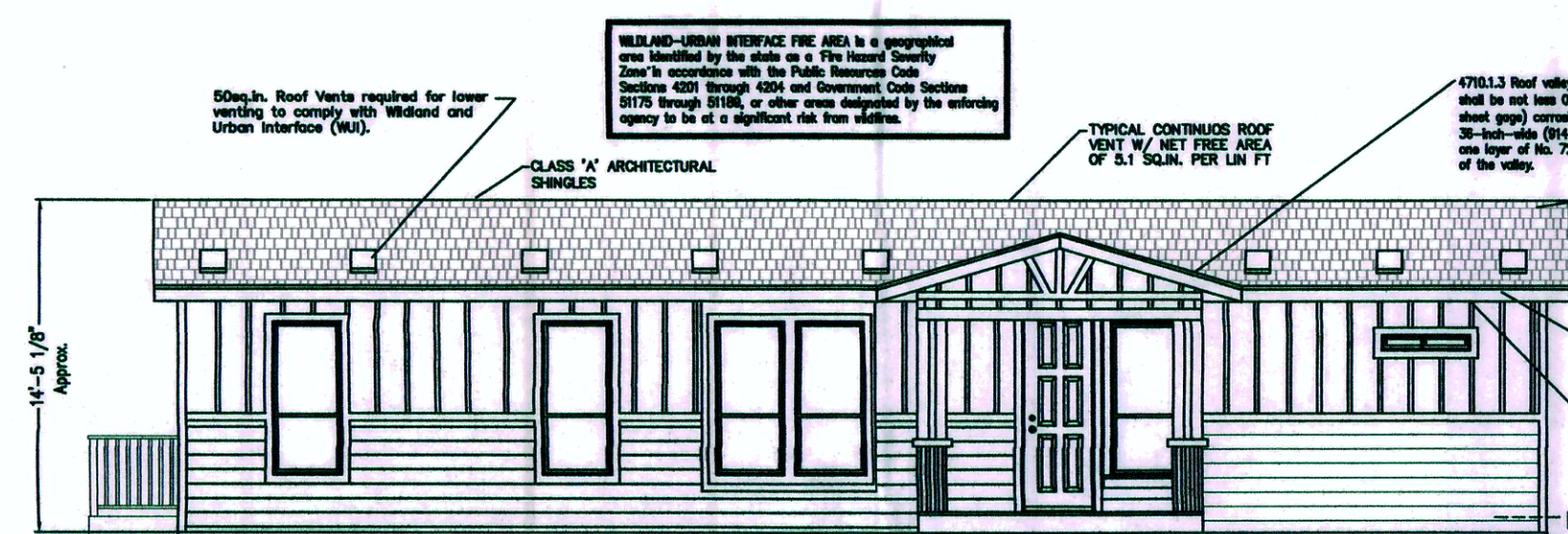
12" OH

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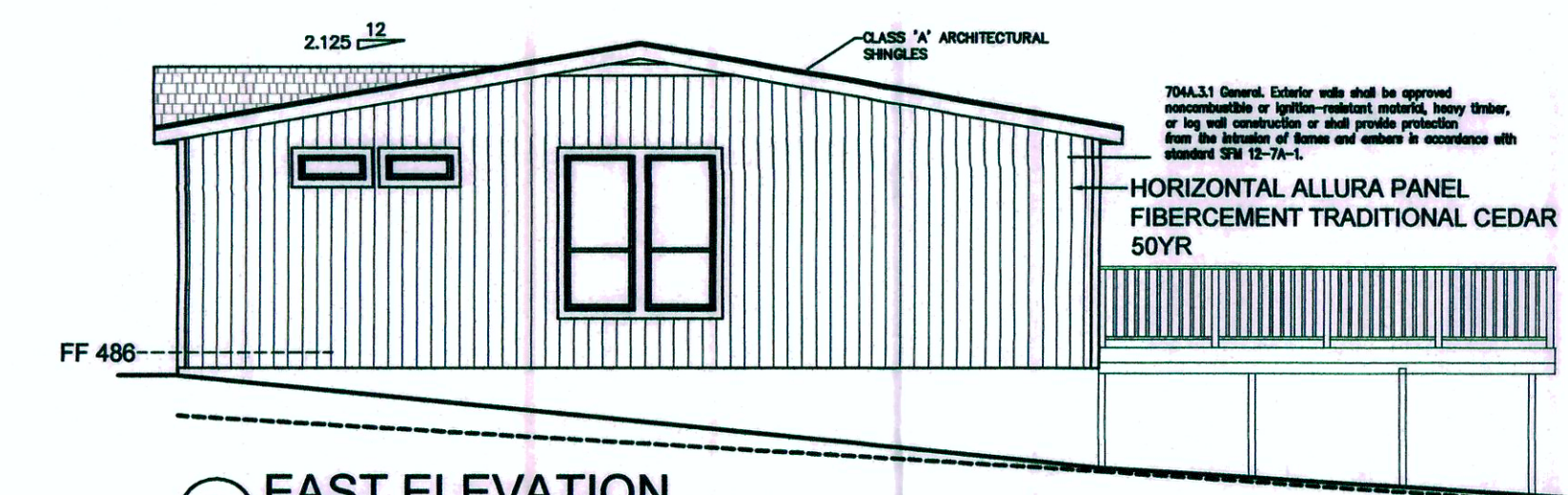
ROOF PLAN

1/8" = 1'-0"



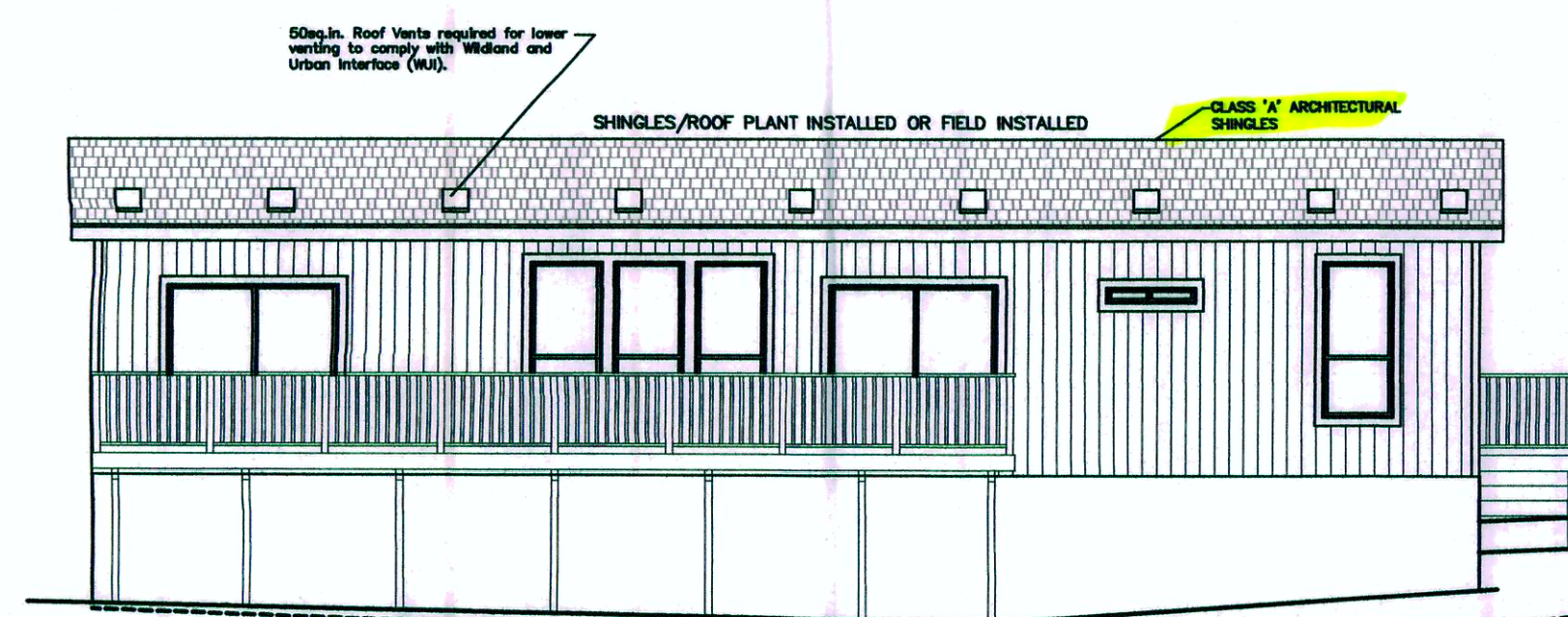
2 SOUTH ELEVATION

1/8" = 1'-0"



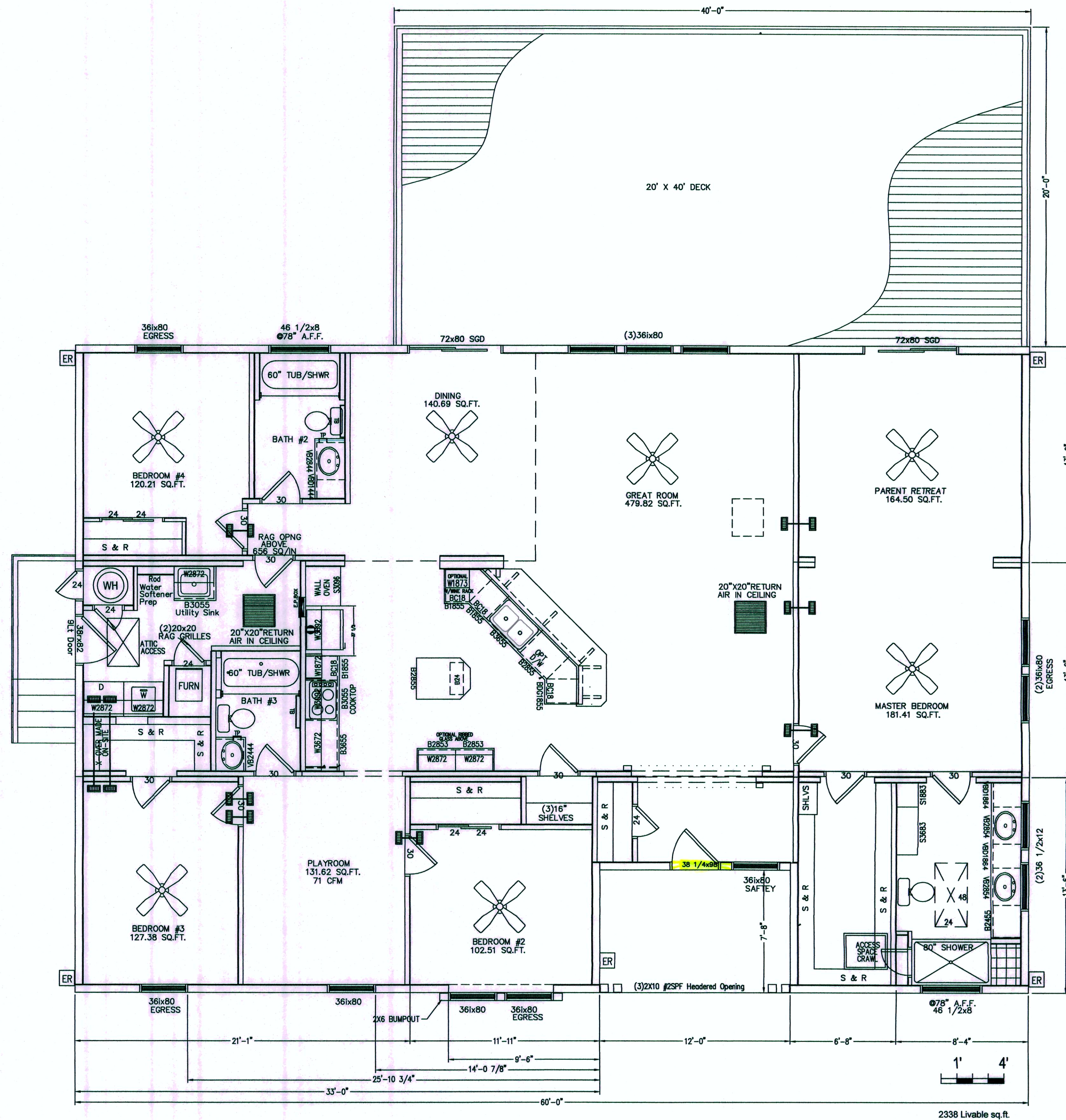
3 EAST ELEVATION

1/8" = 1'-0"



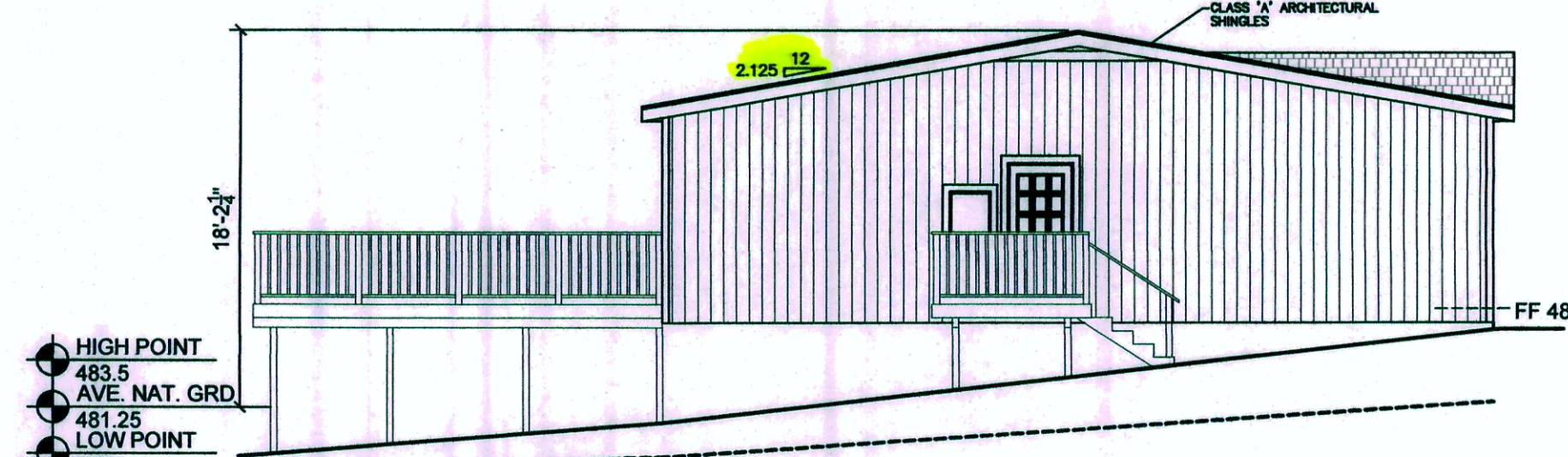
4 NORTH ELEVATION

1/8" = 1'-0"



MAIN HOUSE FLOOR PLAN

1/4" = 1'-0"



5 WEST ELEVATION

1/8" = 1'-0"

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FLOOR PLAN

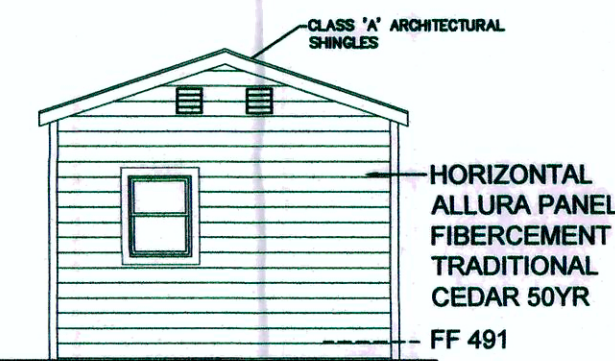
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AUG 25 2017
MONTEREY COUNTY
PLANNING DEPT. 111

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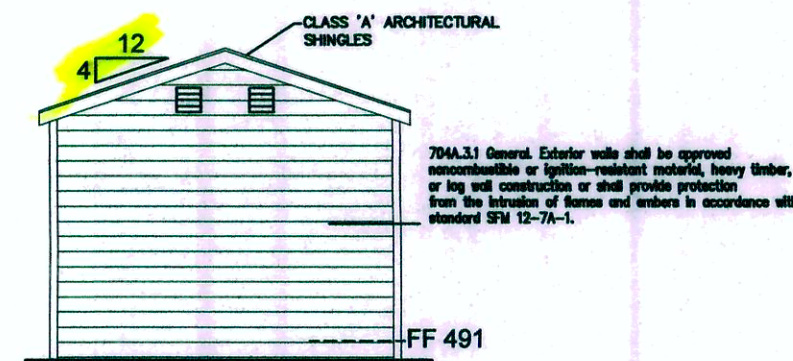
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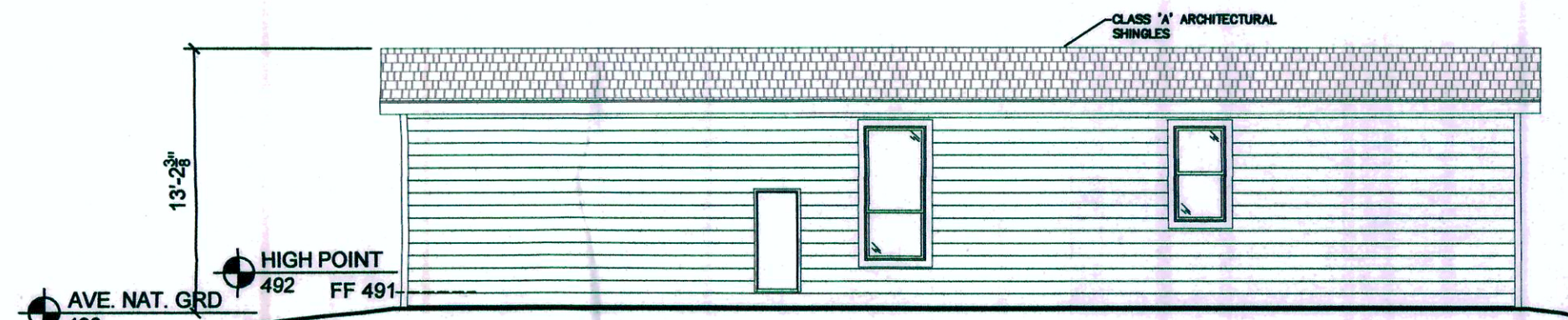
1 NORTH ELEVATION
1/8" = 1'-0"



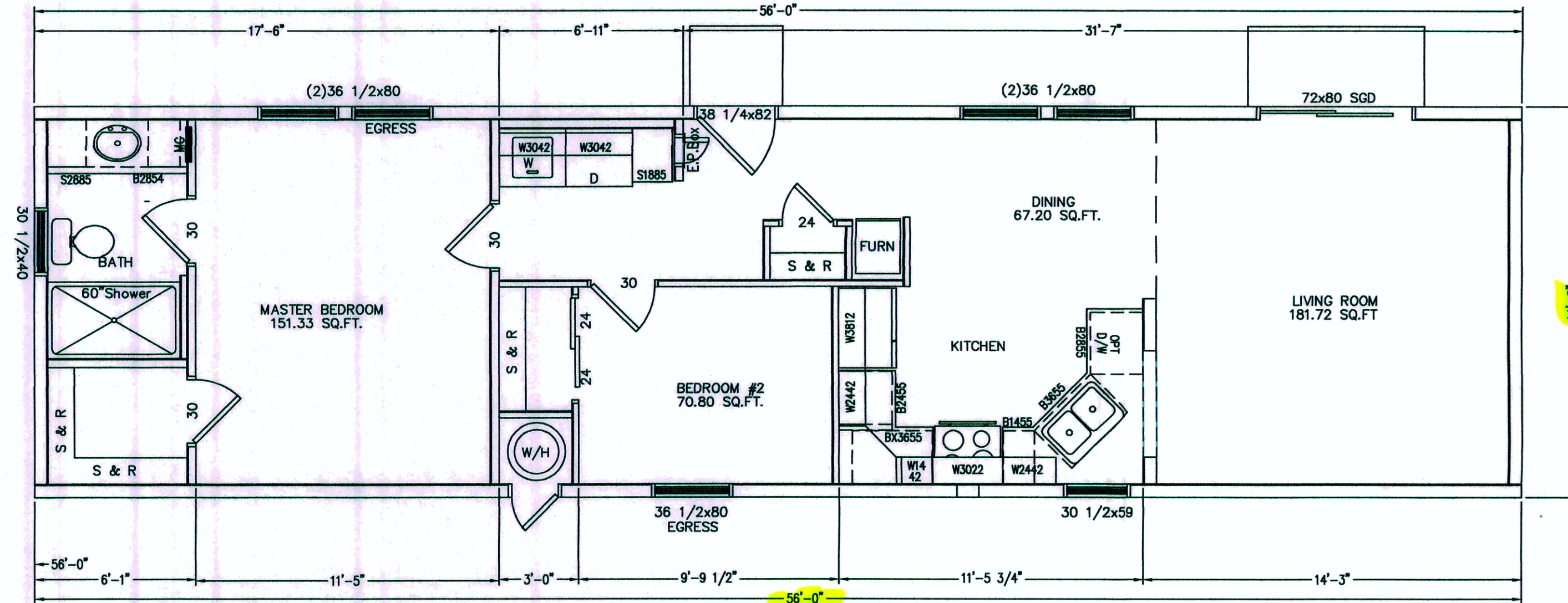
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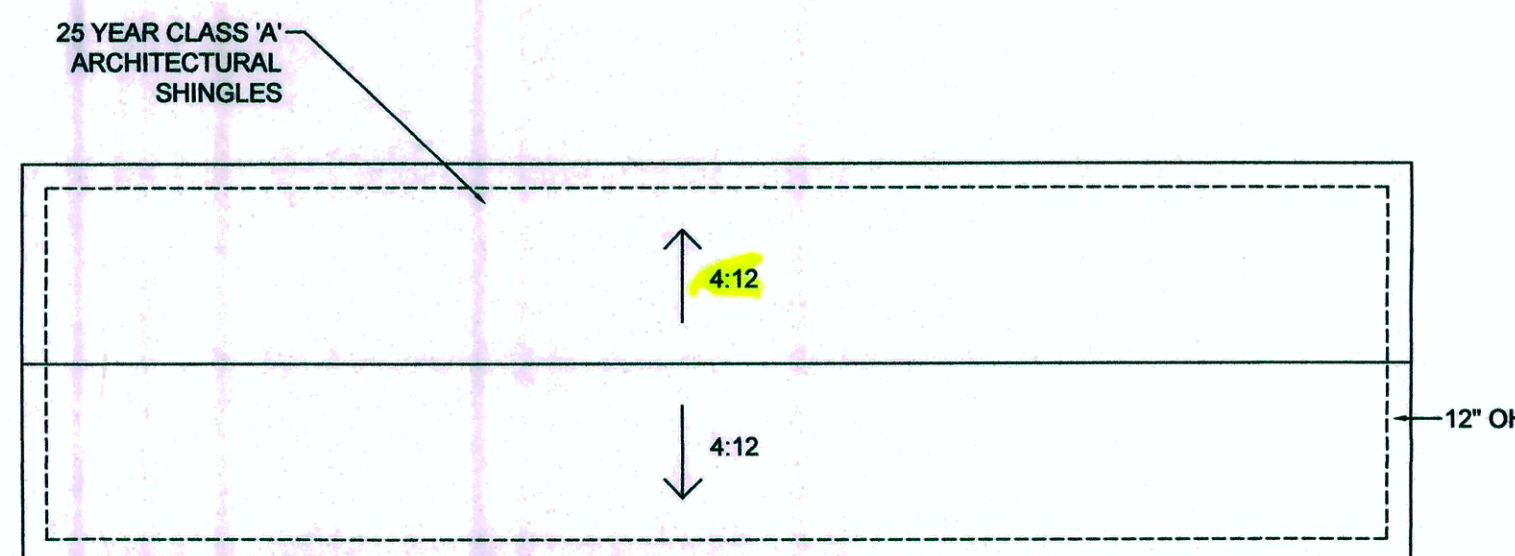
3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



ADU FLOOR PLAN
1/4" = 1'-0"



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

PROJECT NAME:

MCMURTRIE
RESIDENCE

137 PINE CANYON
ROAD
SALINAS, CA 93908

APN: 416-449-016

John
MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE I
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	8-25-2017

PRINT DATE: 8/24/2017

MEMBER

A | I
B | D

AMERICAN INSTITUTE of
BUILDING DESIGN

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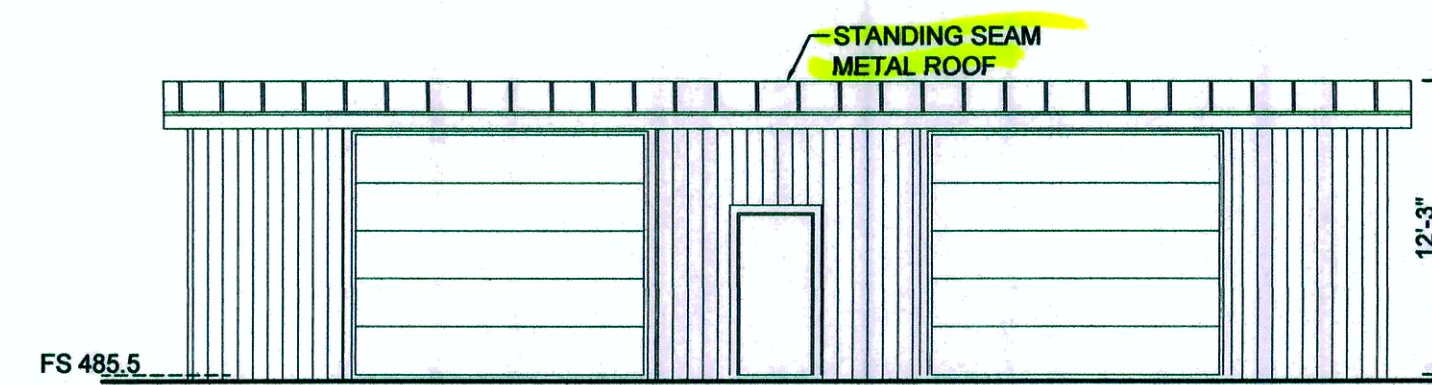
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ADU PLAN

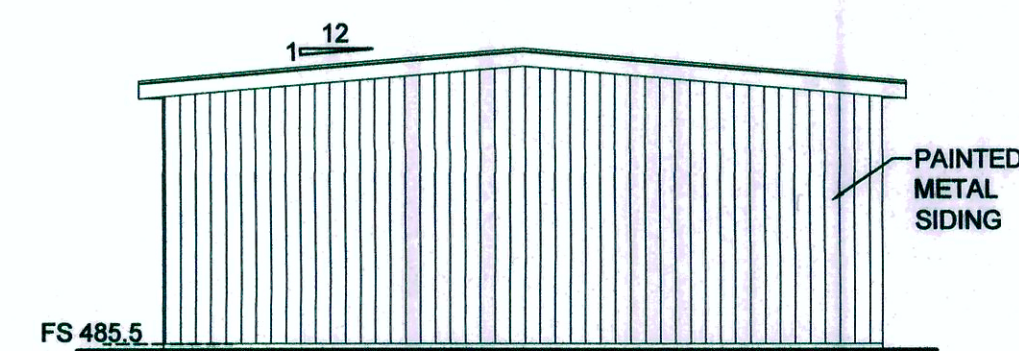
RECEIVED
AUG 25 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

SHEET NUMBER:

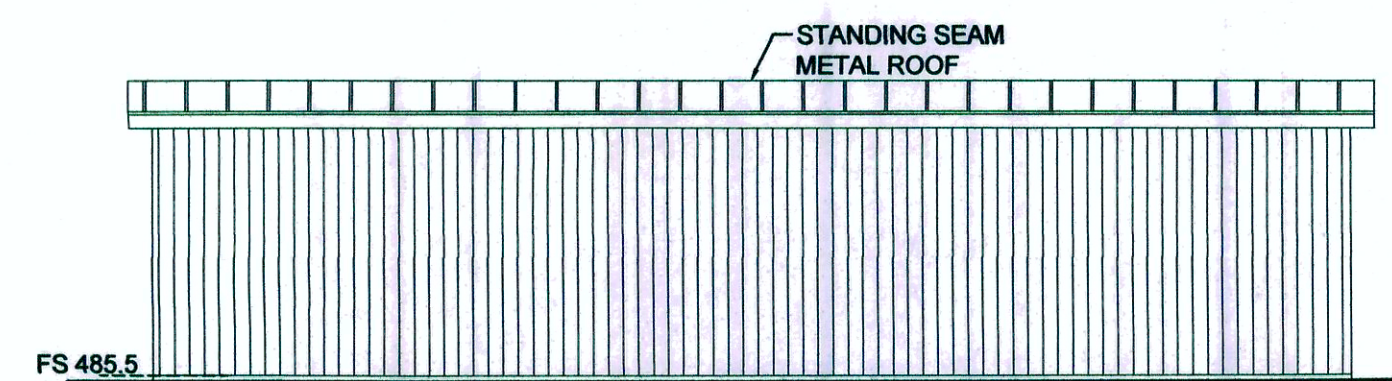
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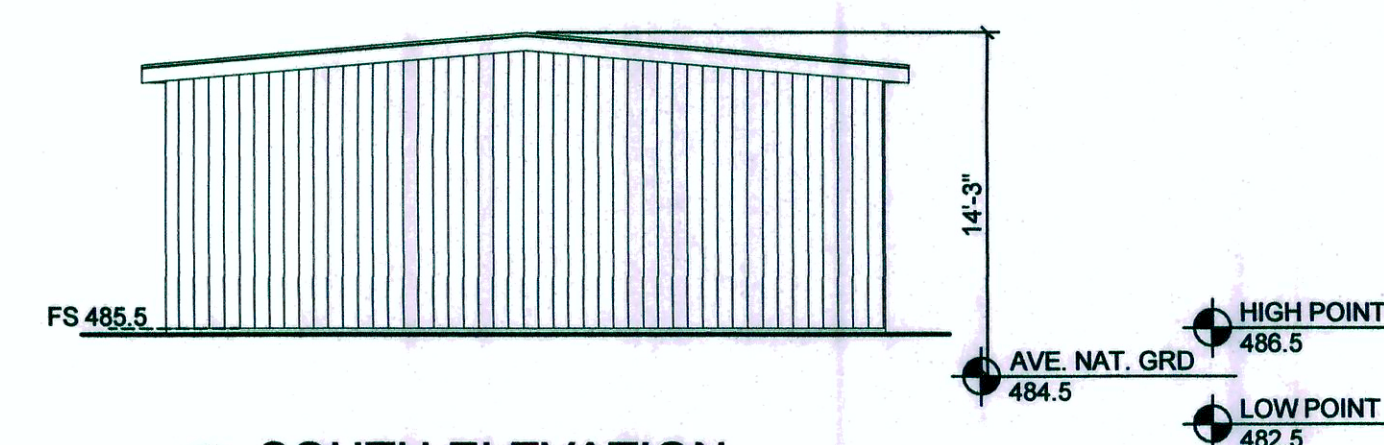
② WEST ELEVATION
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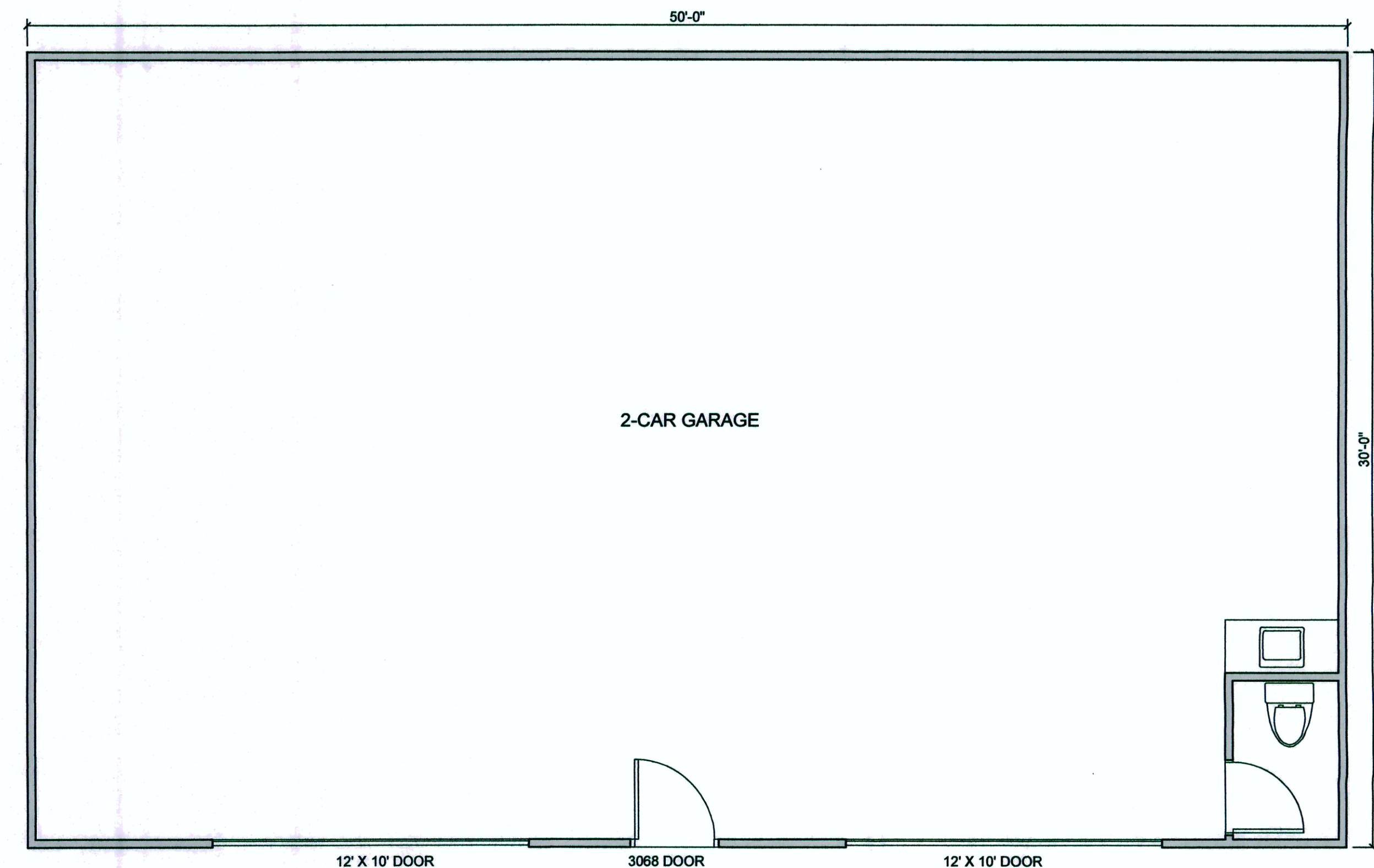
③ NORTH ELEVATION
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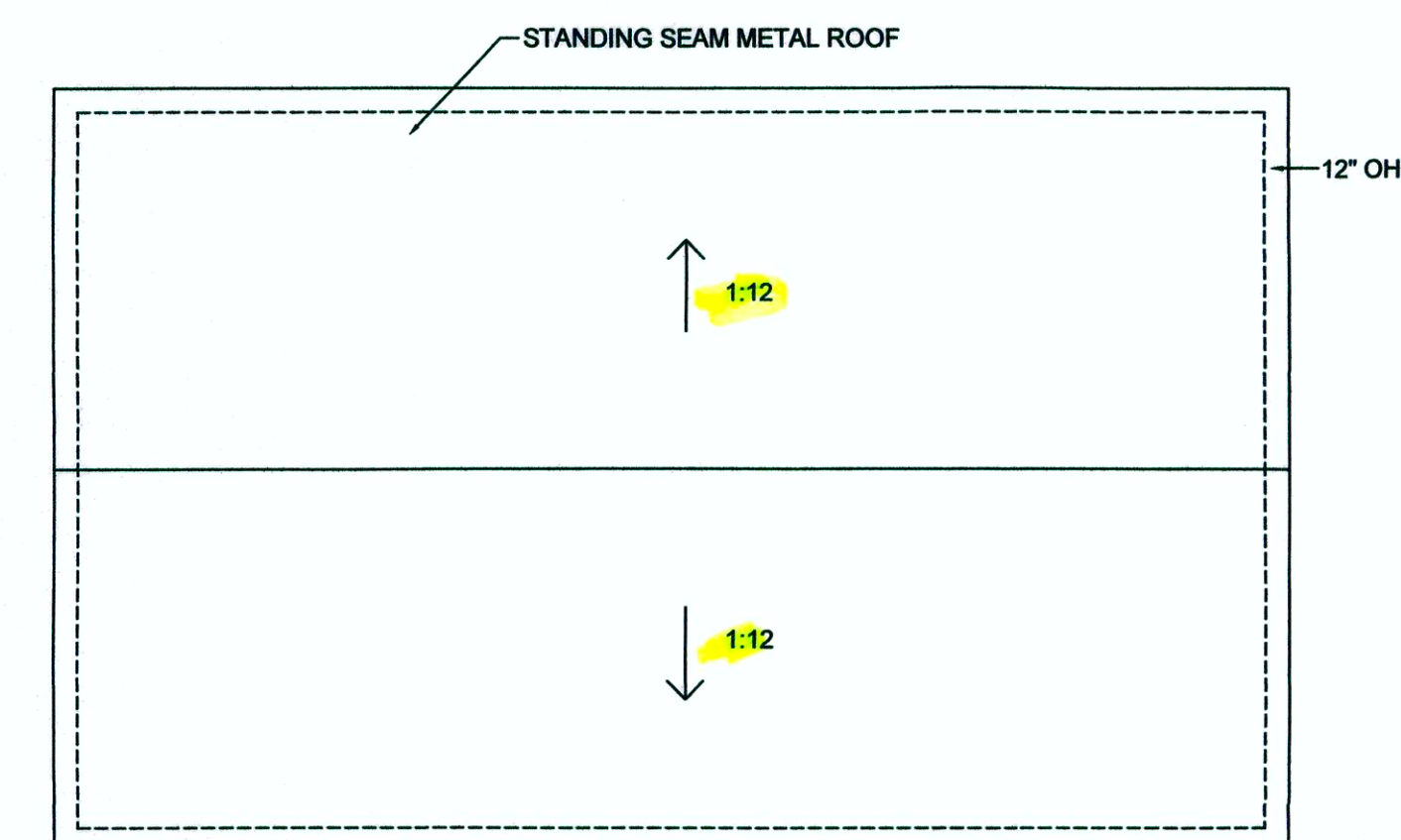
④ EAST ELEVATION
1/8" = 1'-0"



⑤ SOUTH ELEVATION
1/8" = 1'-0"



⊗ GARAGE PLAN
1/4" = 1'-0"



⊗ ROOF PLAN
1/8" = 1'-0"

PROJECT NAME:

**MCMURTRIE
RESIDENCE**

137 PINE CANYON
ROAD
SALINAS, CA 93908

APN: 416-449-016

John Moore
MOORE DESIGN
RESIDENTIAL PLANNING &
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john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	8-25-2017

PRINT DATE: 8/24/2017

MEMBER

**A | I
B | D**

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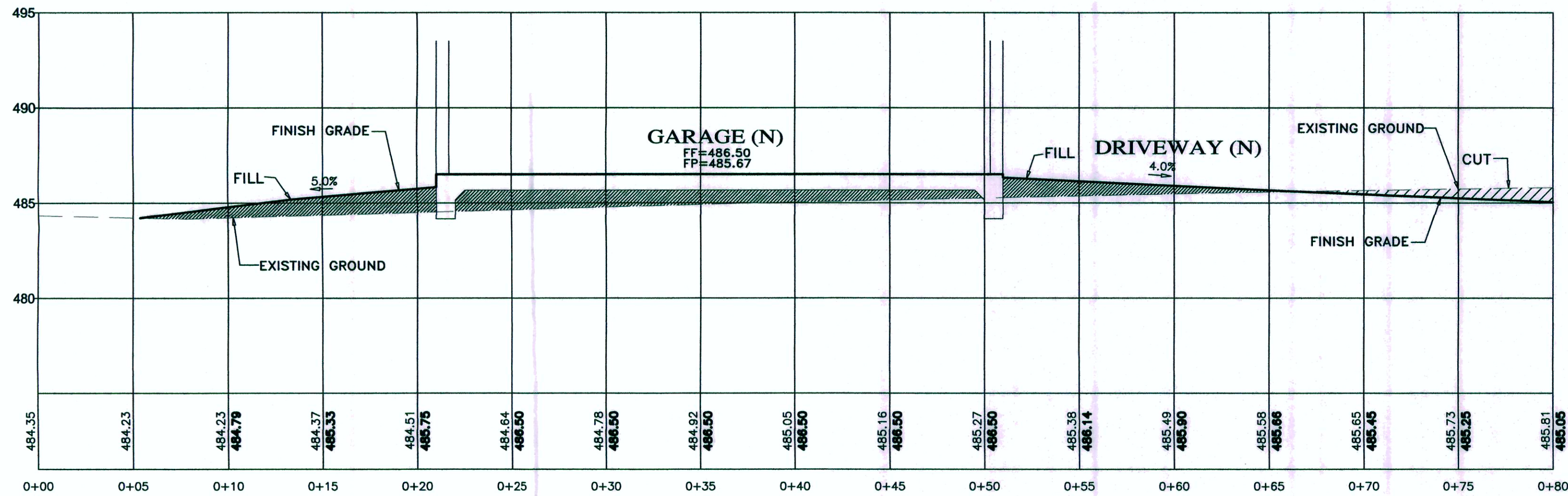
GARAGE PLAN

RECEIVED
AUG 25 2017
MONTEREY COUNTY
PLANNING DEPT.

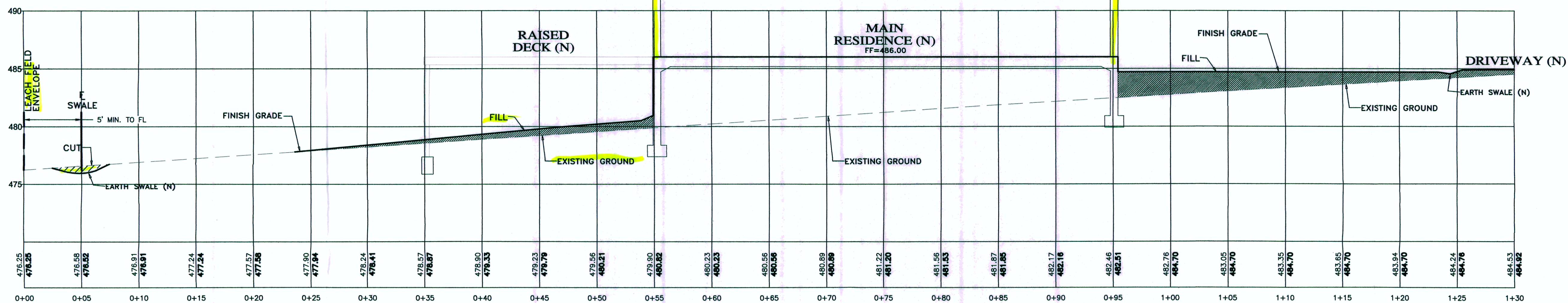
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A2.3

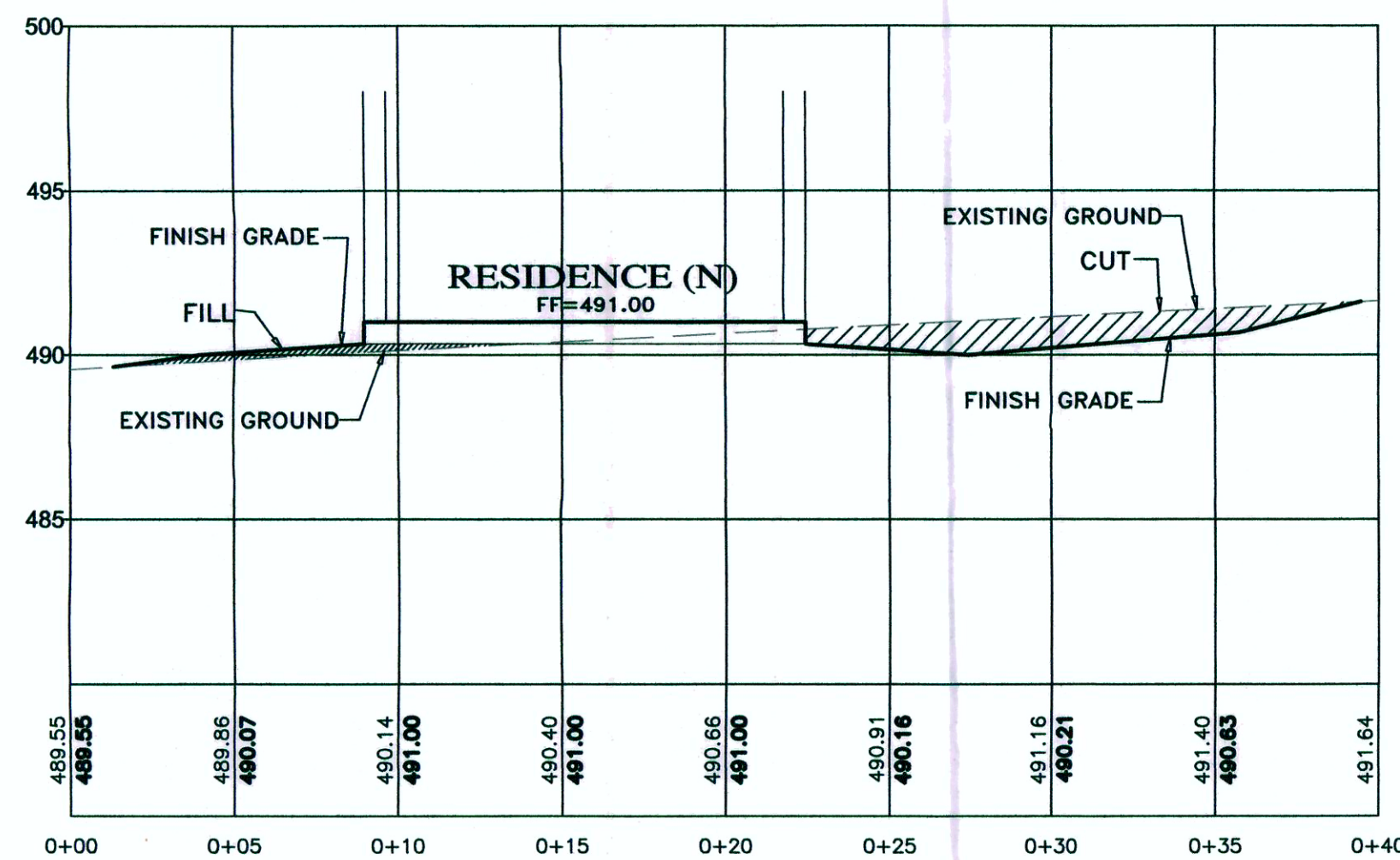




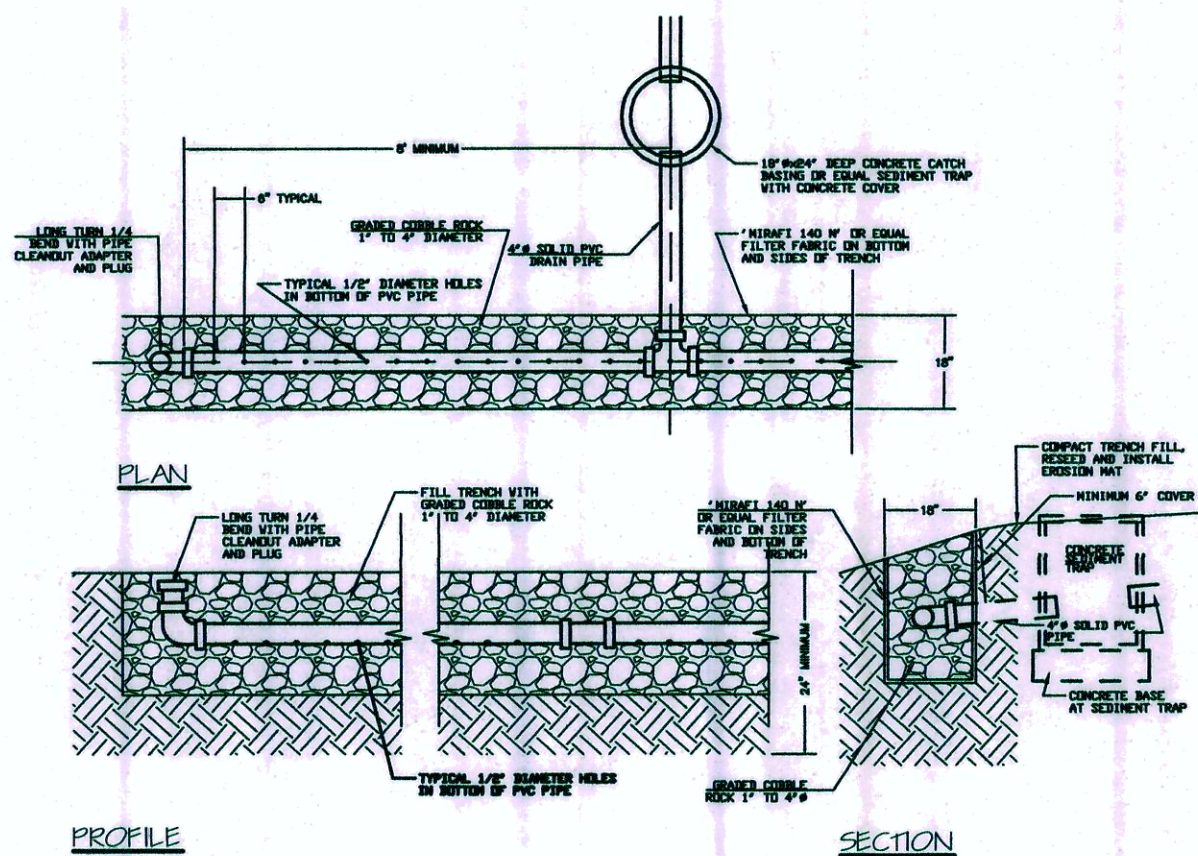
SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V



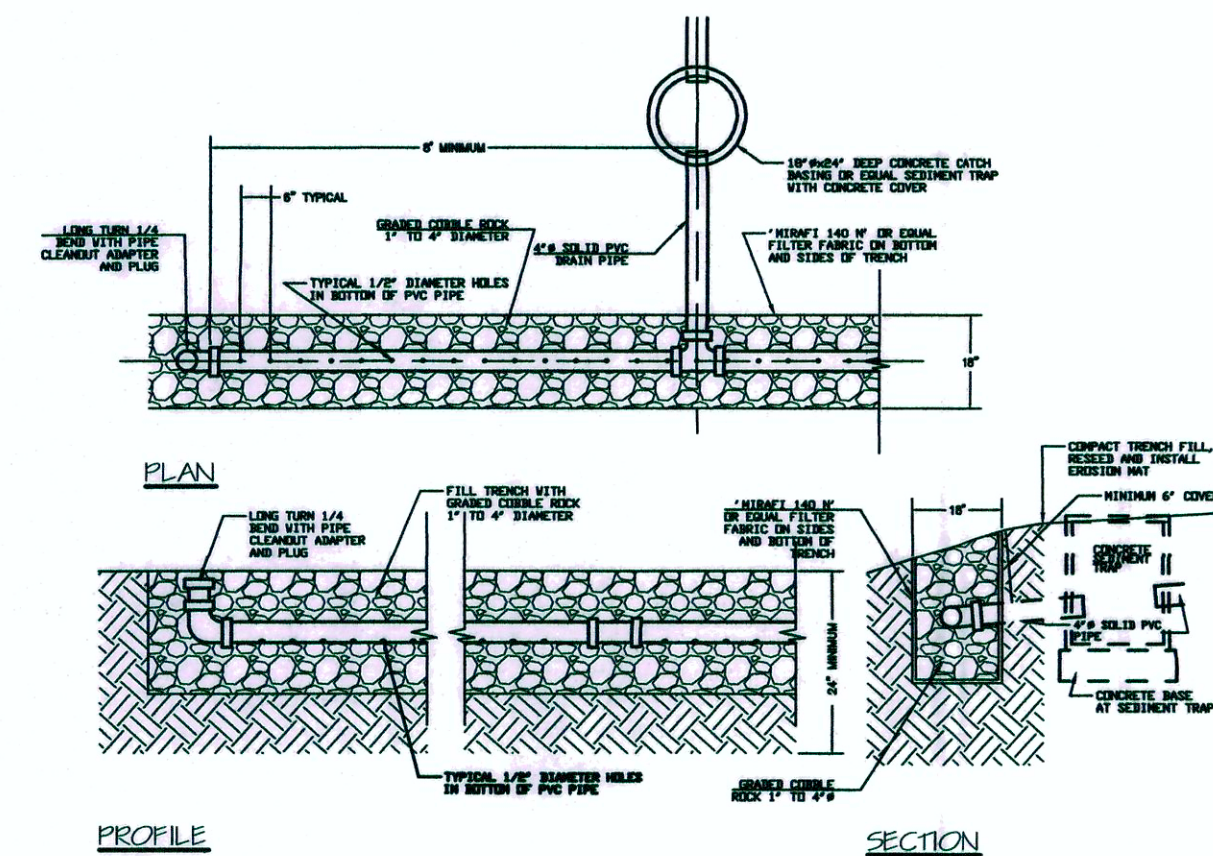
NOTES:

- 1) TRENCH SHALL BE PARALLEL TO CONTOURS.
- 2) TRENCH SHALL BE PARALLEL TO CONTOURS.
- 3) TRENCH SHALL BE AT LEAST 20 FEET WIDE.
- 4) TRENCH SHALL BE ON THE LEAST AVAILABLE SLOPE.

TRENCH NOTES:

SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 750 SF
CONCRETE 1/2"
O=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.087 FT
VOLUME REQ'D
O=2.0
O=(1.0)(0.087)(750) = 51 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
2' WIDE x 3' DEEP x 80' LONG
V=((2'X3'X80')/(0.40)) = 80 CF

ROOFWATER DISPERSION TRENCH #1 DETAIL
NOT TO SCALE



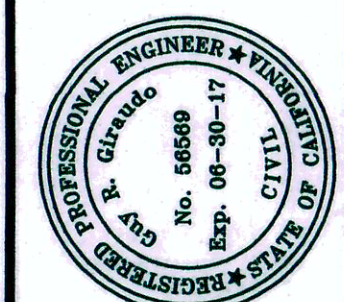
NOTES:

- 1) TRENCH SHALL BE PARALLEL TO CONTOURS.
- 2) TRENCH SHALL BE PARALLEL TO CONTOURS.
- 3) TRENCH SHALL BE AT LEAST 20 FEET WIDE.
- 4) TRENCH SHALL BE ON THE LEAST AVAILABLE SLOPE.

TRENCH NOTES:

SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 3,830 SF
CONCRETE 1/2"
O=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.087 FT
VOLUME REQ'D
O=2.0
O=(1.0)(0.087)(3,830) = 284 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
2' WIDE x 3' DEEP x 80' LONG
V=((2'X3'X80')/(0.40)) = 280 CF

ROOFWATER DISPERSION TRENCH #2 DETAIL
NOT TO SCALE



APPROVED BY:
GUY R. GIRAUDO
R.C.E. No. 56569

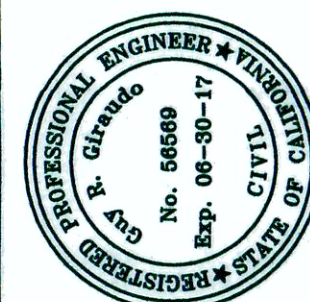


"GRADING SECTIONS & DETAILS"
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MCMURTRIE RESIDENCE
A.P.N.: 416-449-016
MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. ERIC & STEPHANIE ADAMS



No.	DATE	BY	REVISION
07/31/17	FR	SEPTIC PLAN EDIT	
06/19/17	FR	RELEASED TO CLIENT	

SCALE: 1"=5' H&V
DATE: JUNE 2017
JOB NO. 1688-01
SHEET C2
OF 4 SHEETS



APPROVED BY:

LANDSET
ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 95077
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

MCMURTRIE RESIDENCE
A.P.N.: 416-449-016
MONTEREY COUNTY, CALIFORNIA
MR. & MRS. ERIC & STEPHANIE ADAMS



SCALE: 1"=30'
DATE: JUNE 2017
JOB NO. 1688-01

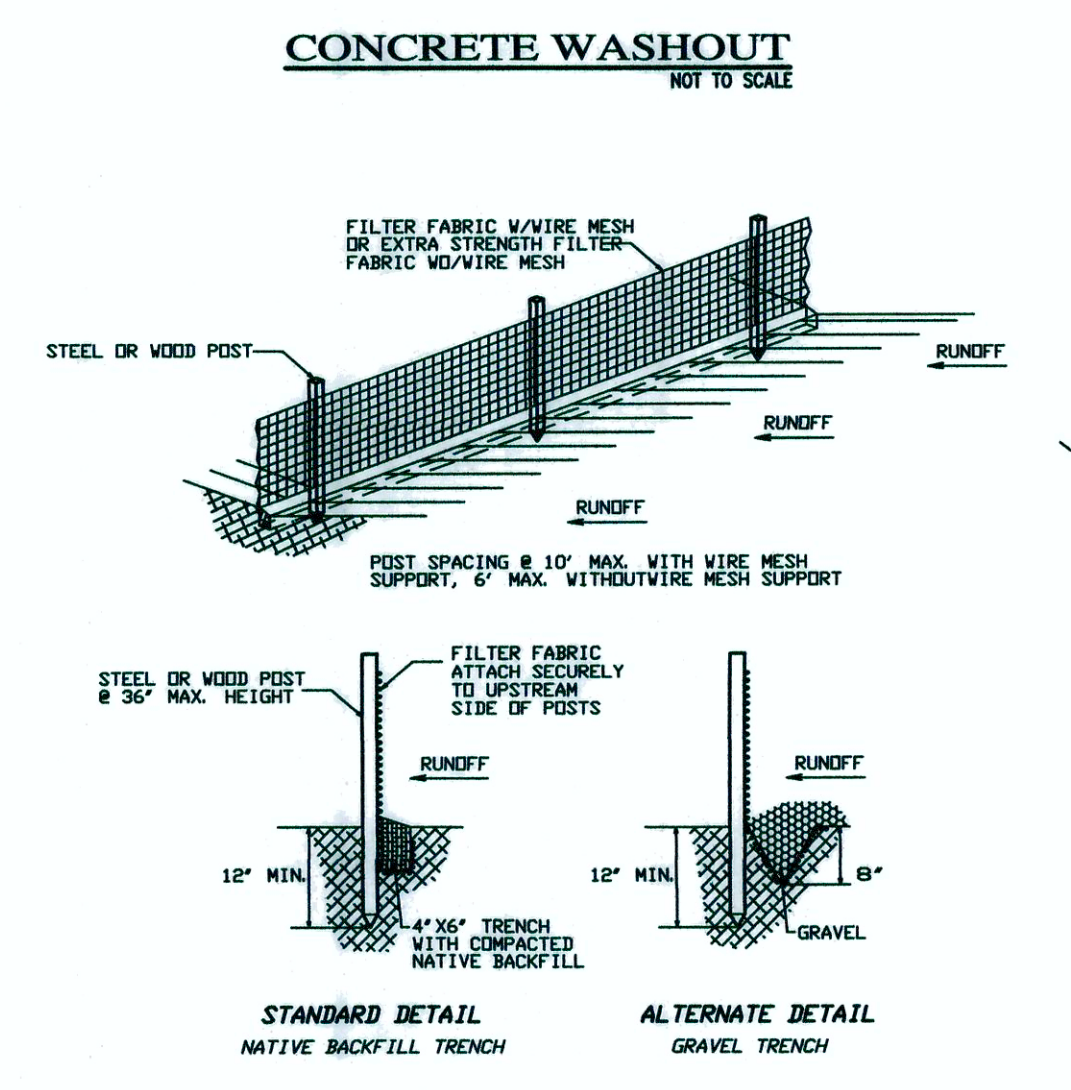
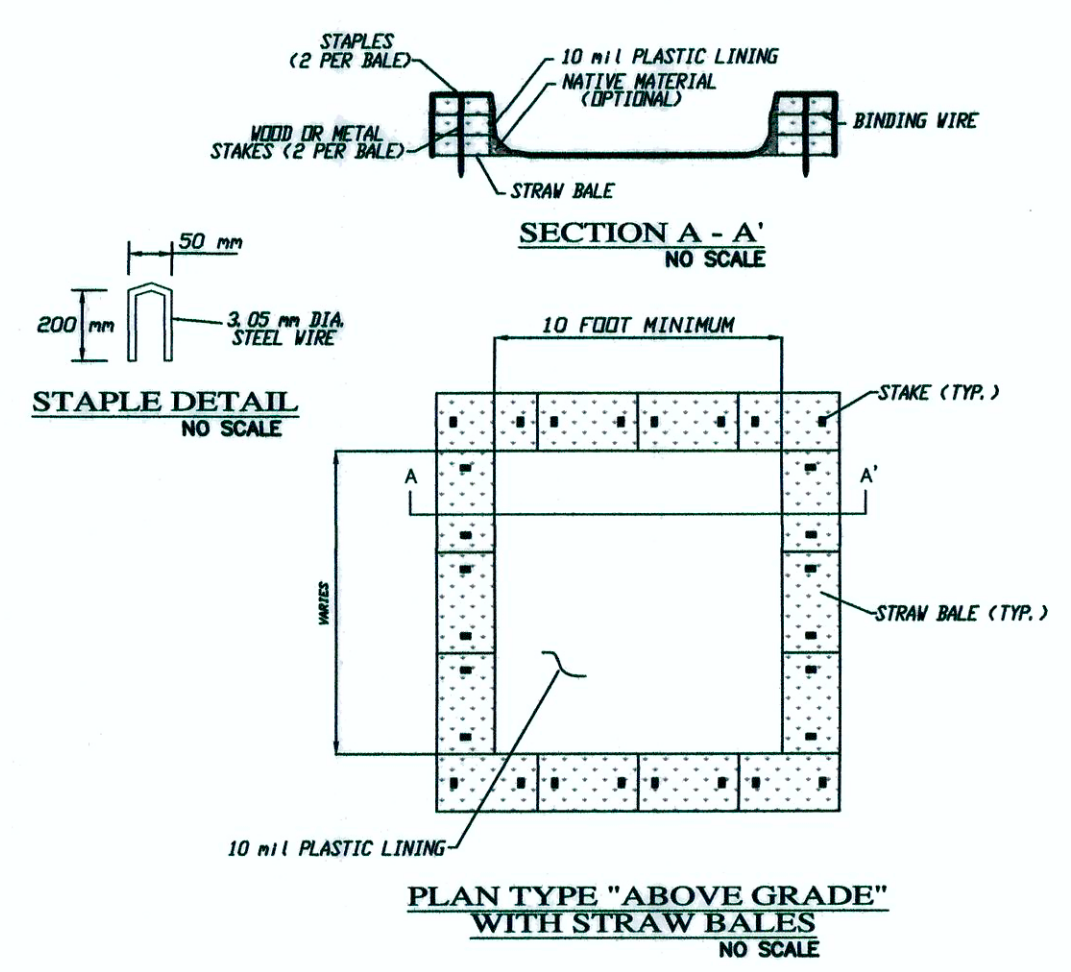
SHEET **C3**
OF 4 SHEETS

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
- 11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.
- 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

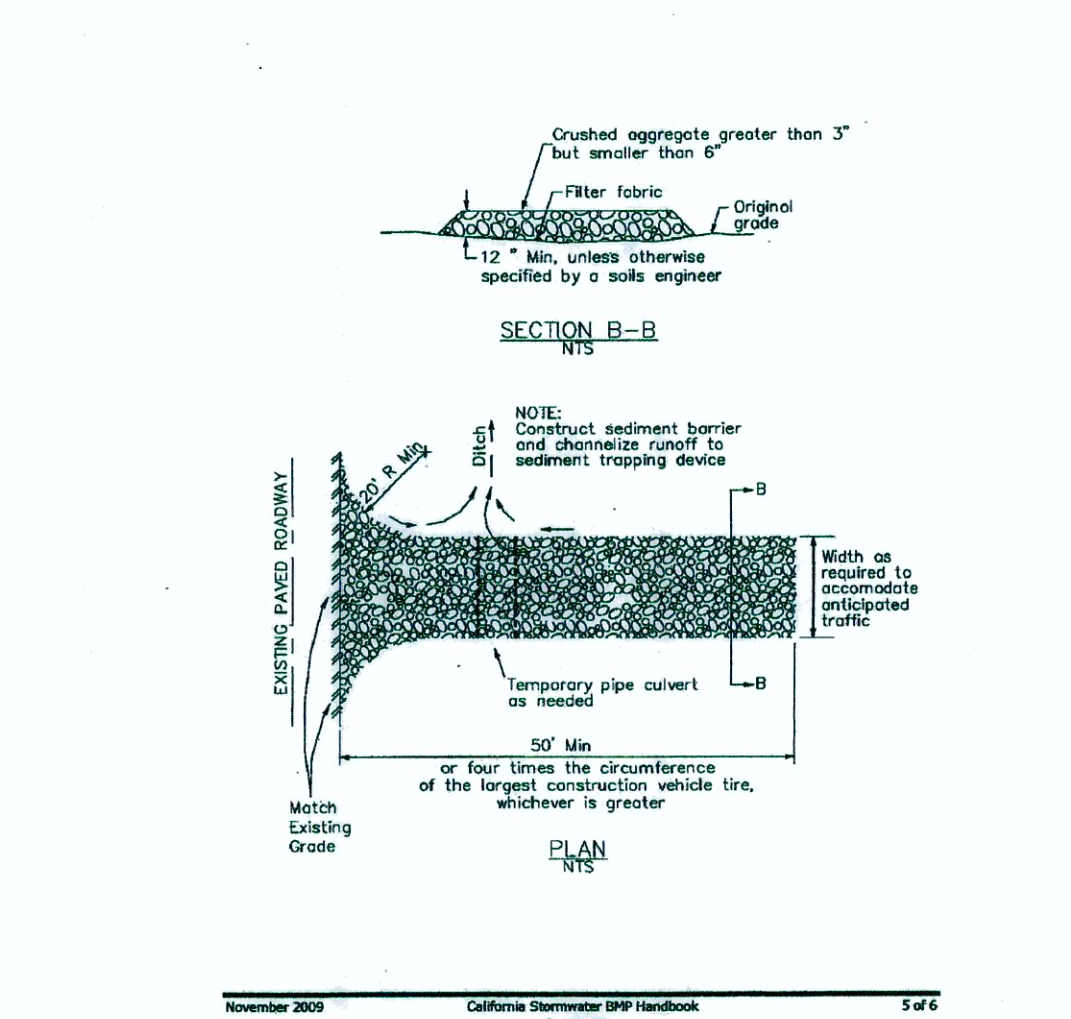
BMP LEGEND:

1. FR N/A FOR INFORMATION ONLY
 2. [Symbol]
 3. [Symbol]
 4. [Symbol]
 5. [Symbol]
 6. [Symbol]
 7. [Symbol]
 8. SF
 9. N/A FOR INFORMATION ONLY
 10. TRASH RECYCLE
 11. [Symbol]
- FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE Drip LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING UNDER THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.
- GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" X 12" X 3" THICK, FILLED WITH 0.5" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.



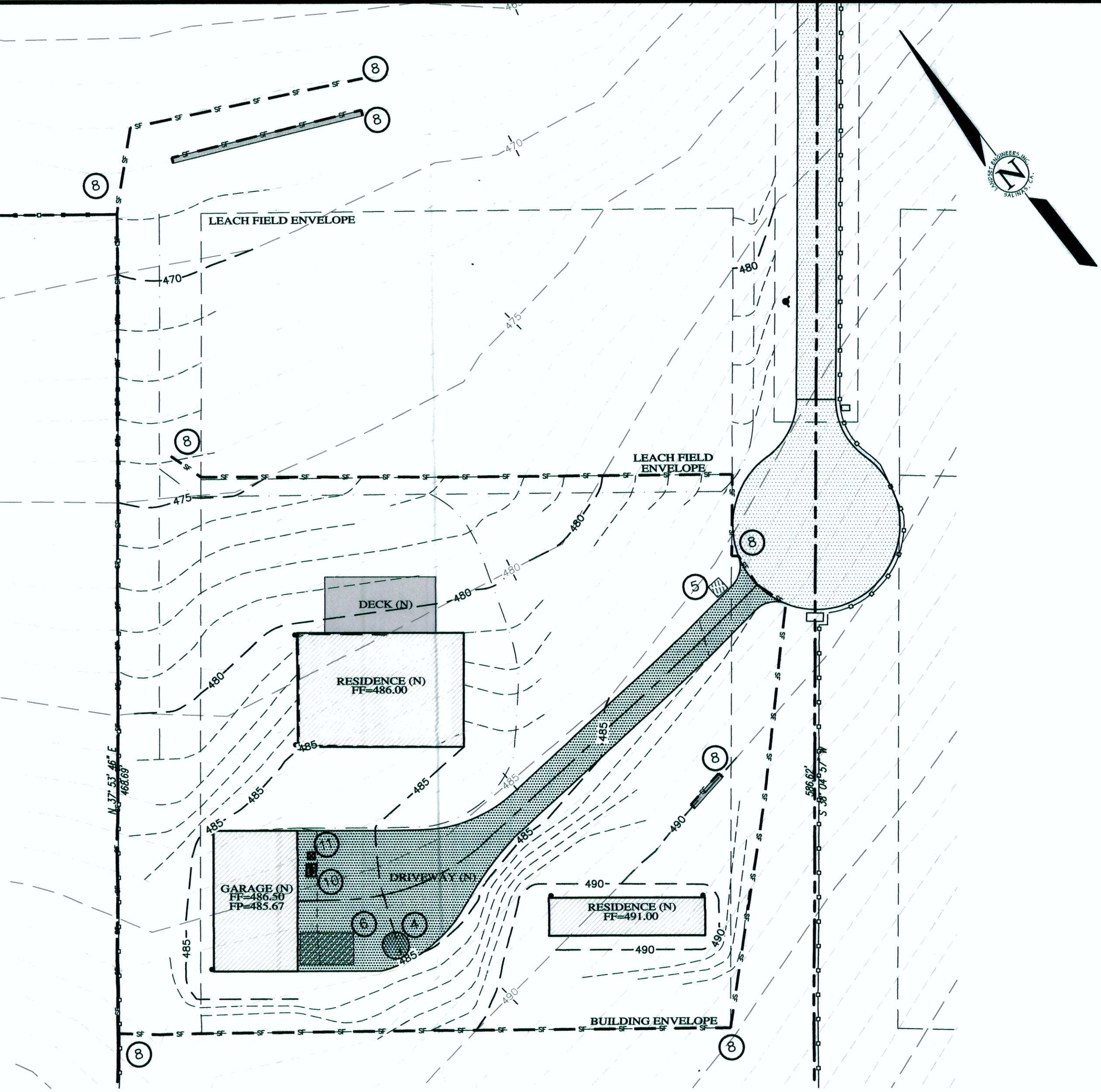
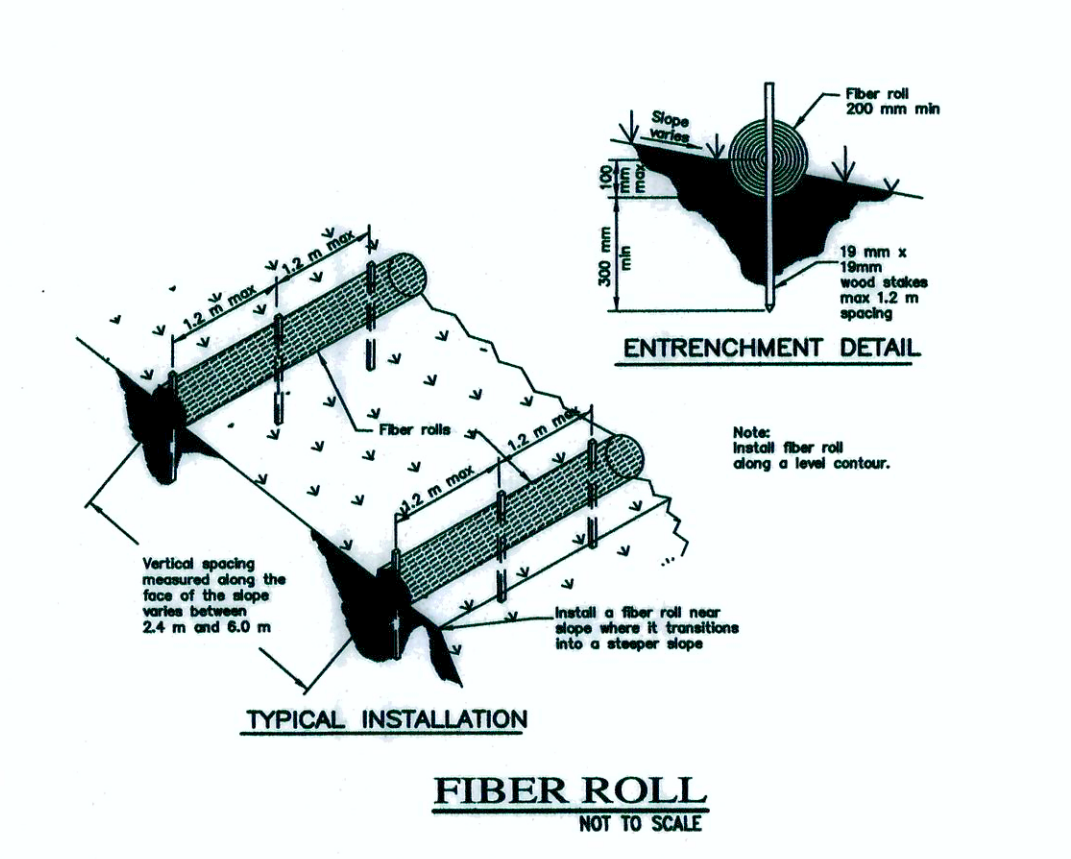
SILT FENCE

Stabilized Construction Entrance/Exit TC-1



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PLAN
SCALE: 1"=30'

Material Delivery and Storage WM-1

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories	Targeted Constituents	Potential Alternatives
EC Erosion Control	Sediment	
SE Sediment Control	Nutrients	
TC Tracking Control	Trash	
WE Wind Erosion Control	Metals	
NS Non-Stormwater Management Control	Bacteria	
WM Waste Management and Materials Pollution Control	Oil and Grease	
	Organics	
Legend:		
Primary Category		
Secondary Category		

Solid Waste Management WM-5

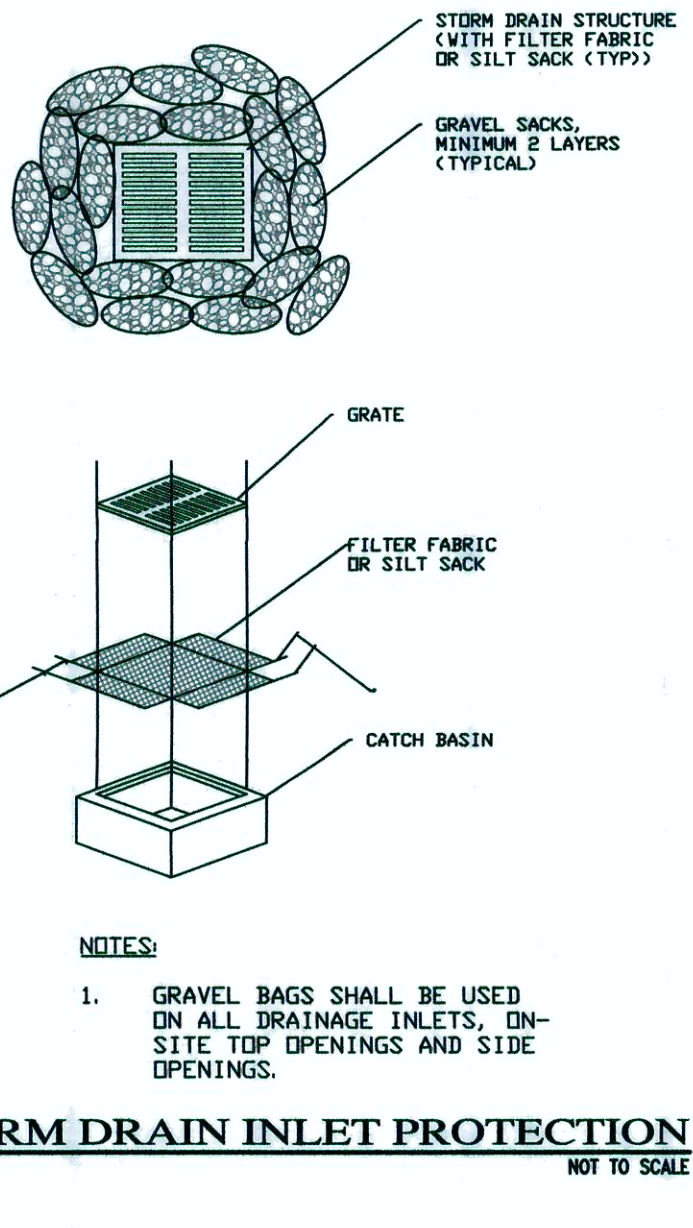
Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories	Targeted Constituents	Potential Alternatives
EC Erosion Control	Sediment	
SE Sediment Control	Nutrients	
TC Tracking Control	Trash	
WE Wind Erosion Control	Metals	
NS Non-Stormwater Management Control	Bacteria	
WM Waste Management and Materials Pollution Control	Oil and Grease	
	Organics	
Legend:		
Primary Objective		
Secondary Objective		

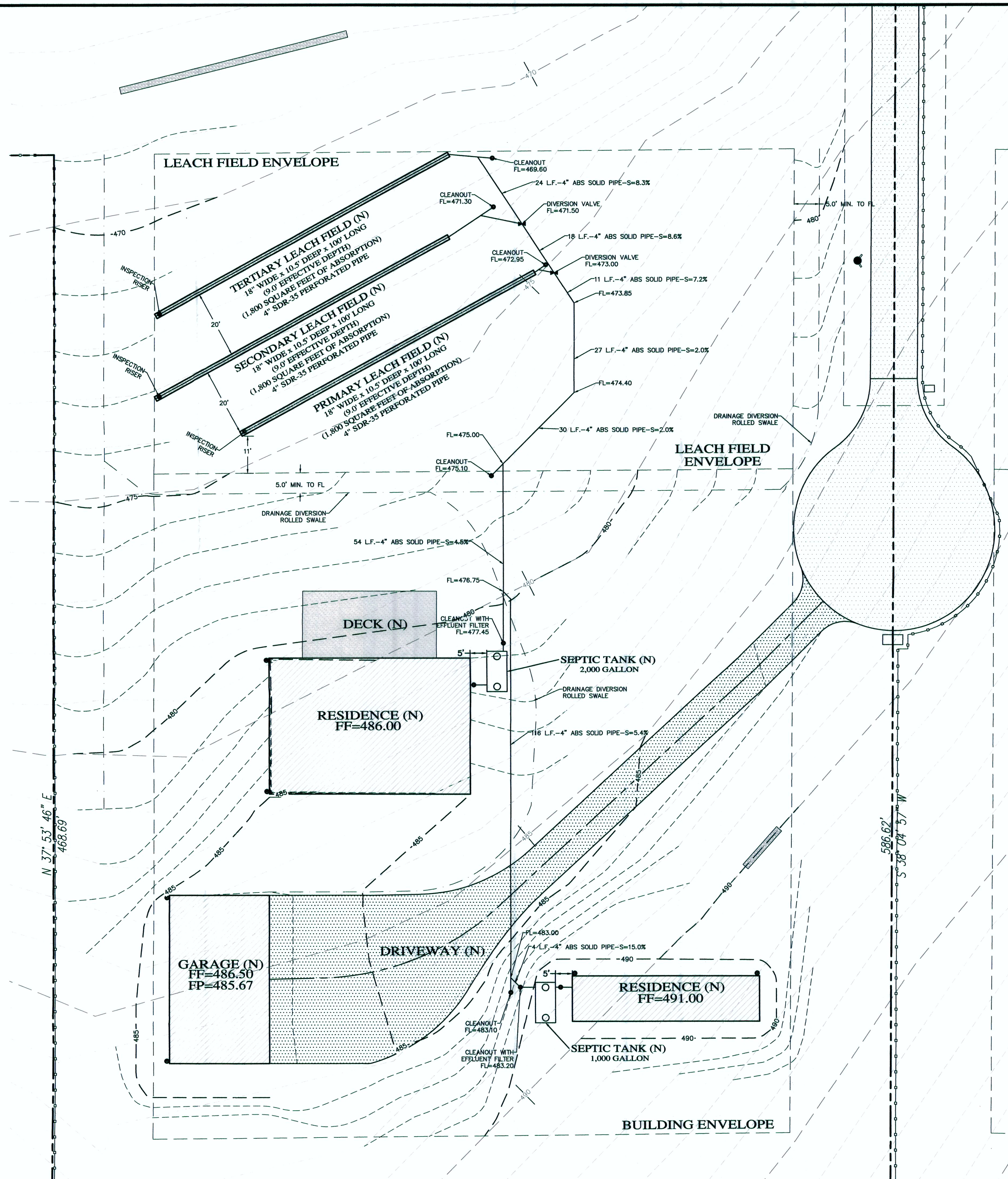
Sanitary/Septic Waste Management WM-9

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories	Targeted Constituents	Potential Alternatives
EC Erosion Control	Sediment	
SE Sediment Control	Nutrients	
TC Tracking Control	Trash	
WE Wind Erosion Control	Metals	
NS Non-Stormwater Management Control	Bacteria	
WM Waste Management and Materials Pollution Control	Oil and Grease	
	Organics	
Legend:		
Primary Category		
Secondary Category		



STORM DRAIN INLET PROTECTION
NOT TO SCALE



SEPTIC SYSTEM NOTES:

- 1) ALL RELATED SEPTIC SYSTEM DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST COUNTY OF MONTEREY HEALTH DEPARTMENT STANDARDS.
- 2) ALL LEACH FIELDS AND SEPTIC TANK SHALL HAVE A MINIMUM OF 18" OF COVER (FIN. GRD TO TOP OF PIPE/NATIVE GRD. TO TOP PIPE), AND MEET ALL MONTEREY COUNTY SETBACK REQUIREMENTS AND CONFORMS TO THE BASIN PLAN VIL03.c. THE PRIMARY AND SECONDARY SYSTEM SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
- 3) CLEANOUTS SHALL BE INSTALLED AT THE EXIT OF ALL BUILDINGS AND AT HORIZONTAL BENDS IN THE CONVEYANCE LINES AND AT INTERVALS NOT EXCEEDING 100 FT.
- 4) THE SITE LAYOUT IS APPROXIMATE ONLY. THE HOUSE FOOTPRINT, SEPTIC TANK AND CORRESPONDING LEACHLINES MAY BE ADJUSTED SLIGHTLY TO BETTER ACCOMMODATE SITE FEATURES AND CONSTRAINTS.
- 5) THE ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) IS DESIGNED BASED UPON A SINGLE SYSTEM, WITH A 4 BEDROOM MAIN RESIDENCE WITH GARBAGE DISPOSAL AND A 2 BEDROOM ACCESSORY DWELLING UNIT WITHOUT A GARBAGE DISPOSAL. EACH UNIT WILL HAVE A SEPERATE SEPTIC TANK CONNECTED INTO A COMMON LEACH FIELD.

"SEPTIC SYSTEM"

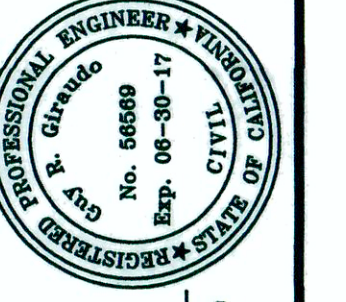
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
MCMURTRIE RESIDENCE
A.P.N.: 416-449-016
MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. ERIC & STEPHANIE ADAMS

SCALE: 1"=16'
DATE: JUNE 2017
JOB NO. 1688-01

SHEET
OF 4 SHEETS

No.	DATE	BY	REVISION
07/31/17	FR		SEPTIC PLAN EDIT
06/19/17	FR		RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRAUDO
R.C.E. No. 56569



McMurtrie Residence

137 Pine Canyon Road, Salinas, CA

APN: 416-449-016-000

Main House & ADU

Siding- Sherwin Williams 7046 Anonymous



PW 170722

Trim - Sherwin Williams Snowbound

Snowbound, SW 7004

Accents - Sherwin Williams Agreeable Grey

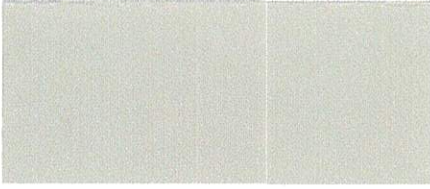


Roof - Owens Corning Supreme 25 year Onyx Black Class 'A' Architectural Shingles

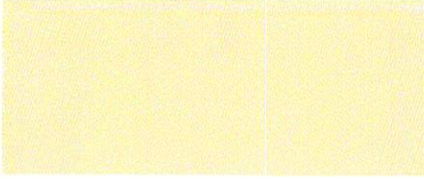
Windows - Milgard white vinyl double pane

Garage

Siding : McElroy Metal Ash Gray



Trim, roof, doors : McElroy Metal Ivory



PCW170722