

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

In the matter of the application of:

MENDOZA (PLN180167)

RESOLUTION NO. 18 - 057

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2, and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit to allow the construction of an approximately 2,939-square foot two-story single family dwelling with an attached approximately 1,100 square foot garage;
 - b. Coastal Development Permit to allow the removal of two (2) Coast Live Oak tree.

17090 Wallace Court, North County Land Use Plan,
Coastal Zone (APN: 181-171-047-000)

The Mendoza application (PLN180167) came on for a public hearing before the Monterey County Zoning Administrator on September 27, 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** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, North County Land Use Plan, North County Implementation Plan – Part 2, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed.

EVIDENCE:
 - a) The proposed project involves the construction of a new single-family residence with attached garage, septic system, and the removal of two (2) Coast live oaks, 22” and 17” in diameter, on an undeveloped lot.
 - b) The property is located at 17090 Wallace Court, Aromas (Assessor's Parcel Numbers 181-171-047-000), North County Land Use Plan (LUP), Coastal Zone. The parcel is zoned Rural Density Residential, 5 acres per unit (Coastal Zone) [RDR/5 (CZ)]. Development of single-family dwellings and non-habitable accessory uses are identified as allowed uses pursuant to MCC Sections 20.16.040.A and E, subject to the granting of the applicable coastal administrative permit. See also Finding Nos. 3 and 5.

- c) The 28.32-acre (1,233,619 square feet) site is identified as Parcel 3 on Assessor's Map Book 181, Page 17.
- d) The project has been reviewed for consistency with the policies and regulations in the:
 - 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - North County Implementation Plan (Part 2); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- e) No conflicts were found to exist with the above standards and policies. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- f) The Property is an undeveloped parcel. The project is proposed is new construction of a single-family dwelling and attached garage, and septic system. The proposed structure would be located on a level portion of the site. The property is zoned for residential uses.
- g) The proposed development is a two-story single-family dwelling with an attached 3-car garage. The front elevation has various elements that break up the vertical plane; the second story accounts for approximately 42 percent of the structural development, and the roof reflects the structural development underneath, creating several elements. The broken vertical planes and articulated roof elements break up the mass of the residential structure and the appearance of bulk mitigated. The proposed development is in character with its setting and the surrounding area.

- 2. FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) Necessary water is available for the property; the property is and will be served by the San Juan Road Water System #17.
 - b) The project application includes a new septic system to serve the residential use. The Environmental Health Bureau imposed a project-specific condition requiring additional soils testing and an OWTS that must meet standards identified in in the Monterey County Local Agency Management Program (LAMP).
- 3. 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) 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 PLN180167.

- 4. FINDING:** **SITE SUITABILITY** - The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Cal Fire District (Fire Protection District), and Water Resources Agency. County staff 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 vicinity.
- EVIDENCE:**
- a) The following technical reports have been prepared:
 - Arborist's Report (LIB140097) prepared by Albert Weisfuss, ISA Certified Arborist, Monterey, California, March 3, 2014.
 - Tree Resource Assessment (LIB180120) prepared by Frank Ono, Urban Forester, ISA Certified Arborist, Pacific Grove, CA
 - Biological report, Maritime Chaparral Assessment (LIB140038) prepared by Tom Mahony, Coast Range Biological, Santa Cruz, California, November 21, 2014.
 - Geologic & Soil Engineering Report (LIB140098) prepared by Landset Engineers, Inc., Salinas, California, January 24, 2014.
 - Soil Investigation Report Design Phase (LIB180121) prepared by GMD Foundation & Soil Engineering, Salinas, California, March 10, 2016

County staff has independently reviewed these reports and concurs with their conclusions.
 - b) The project site is in an area identified in County records as having a low archaeological sensitivity. The property is not within 750 feet of known archaeological resources, therefore an archaeological report was not required.
 - c) The project was 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 warranted referral to the LUAC because the project involved is subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on April 18, 2018, at which all persons had the opportunity to be heard, and voted 8-0 to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180167.
 - e) The Property is an undeveloped parcel. The project proposal is for new construction of a single-family residence, attached garage, and septic system. The building site is relatively level and would require 135 cubic yards of grading to prepare the site for construction.
- 5. FINDING:** **TREE REMOVAL** – Removal of native trees shall be limited to that which is necessary for the development of the structure and access road. Proposed development shall be modified for siting, location, design, size, and bulk where such modifications will result in less removal of healthy trees in a healthy forest condition.

- EVIDENCE:**
- a) The proposed development is sited in such a way as to minimize tree removal. The project is sited on a level portion of the parcel that is characterized by fragmented forestation; the building site is located in a clearing of sorts that limits tree removal to two (2) Coast live oak trees, 22" and 17" in diameter, respectively, to accommodate the development. Despite the loss of these trees, there would not be any adverse environmental impacts associated with the tree loss or development.
 - b) The project is conditioned such that tree protection measures will be designed to prevent inadvertent construction damage by installing fencing along the perimeter of canopy driplines and critical root zones of those trees located in close proximity of the construction and staging activities (Condition 5).
 - c) The project is conditioned such that replacement of the oak tree would be done with two (2) 5-gallon Coast live oak per tree removed, thus four (4) Coast live oak would be planted in the vicinity of the removed trees (Condition 6).

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts new construction of one single-family residence from the requirements of CEQA.
 - b) The proposed project involves the construction of a single-family residence and attached garage.
 - 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, or a hazardous waste site. The project site is located in a rural residential area, east of San Juan Road, in the general vicinity of Aromas. The project site is not located within an ESHA and does not support any plant communities or species listed in the California Natural Diversity Database. Therefore, 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 cumulative significant impacts.
 - d) No adverse environmental effects were identified during staff review of the development application.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180167.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in North County Land Use Plan).
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180167.

8. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; protected tree removal).

DECISION

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

- A. Find that the project qualifies as a Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and
- B. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit to allow the construction of an approximately 2,939-square foot two-story single family dwelling with an attached approximately 1,100 square foot garage;
 - b. Coastal Development Permit to allow the removal of two (2) Coast Live Oak trees

in general conformance with the attached plans and subject to 15 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of September 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON SEP 28 2018.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT 08 2018.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN180167

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180167) allows the construction of a two story, 2,939 sq. ft. single-family residence and attached 1,100 sq. ft. garage, septic system, and removal of two (2) protected trees (oak). The property is located at 17090 Wallace Ct. (Assessor's Parcel Number 181-171-047-000), North County Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-057) was approved by the Zoning Administrator for Assessor's Parcel Number 181-171-047-000 on September 27, 2018. The permit was granted subject to 15 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

4. 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.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

7. STORMWATER RETENTION PLAN - NORTH COUNTY COASTAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate stormwater retention measures to emphasize retention of water on-site in order to maximize groundwater recharge. New development and the resulting impervious surfaces shall include measures to collect and conduct runoff to drainage areas/devices capable of minimizing runoff and allowing for stormwater infiltration (e.g., subsurface infiltration trenches, vegetated swales, bioretention filters, rainwater cisterns, etc). An overflow or high flow bypass system shall be provided. A registered civil engineer or other qualified professional shall design the stormwater retention plan in conformance with the water resources policies set forth in the North County Land Use Plan (2.5.3.A.4 & 2.5.3.C.6.c.). The stormwater retention plan shall be reviewed and approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit a stormwater retention plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the Soil Investigation Report, Design Phase by Geri Martin Daliva Engineers. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

9. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

10. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

11. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

12. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant 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 applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

13. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

14. EHSP01 – ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall complete soils testing and groundwater monitoring, as necessary and submit an OWTS Feasibility Report and OWTS plans for review and approval by EHB. Indicate the location, design layout and size specifications that meet the standards identified in the Monterey County Local Agency Management Program (LAMP) and Monterey County Code, Chapter 15.20, Sewage Disposal.

Compliance or Monitoring Action to be Performed: Prior to issuance of the construction permit, submit an OWTS Feasibility Report, prepared by a qualified consultant and an OWTS design, prepared by a qualified designer, for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

15. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works









Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

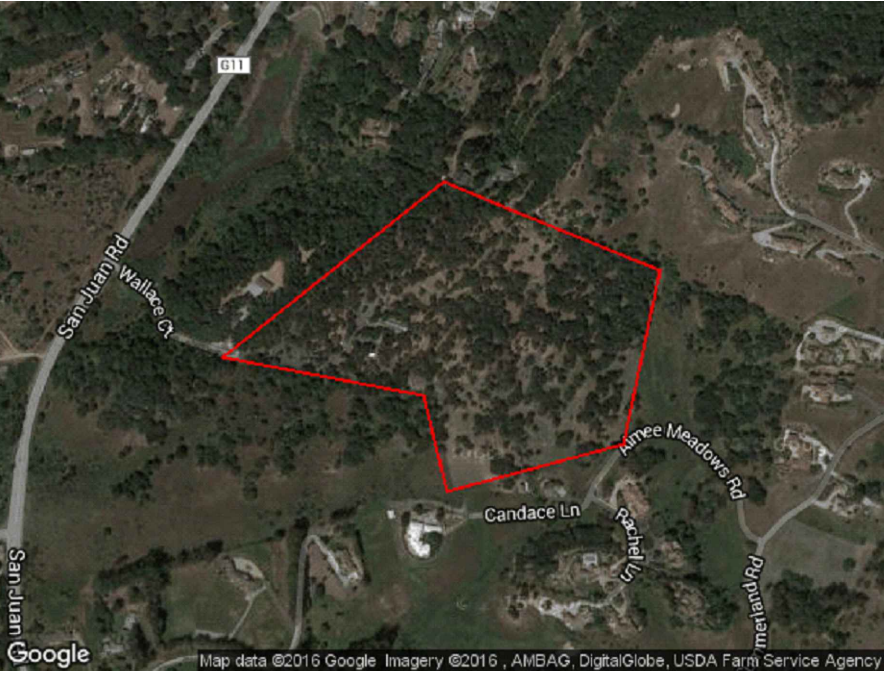
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

SHEET INDEX	
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A-1.1	SITE TOPOGRAPHIC MAP
A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED 2ND FLOOR PLAN
A-3.1	PROPOSED ELEVATIONS
A-3.2	PROPOSED ELEVATIONS
G-1.1	GRADING PLAN

LEGEND

- [illegible]

LEGEND	
	SEWER
	TREE
	OVERHEAD ELECTRICAL SERVICE
	6" DIA. STEEL PIPE FILLED W/ CONCRETE
	230 AMPS ELECTRICAL PANEL
	GAS SERVICE
	ELECTRIC VEHICLE CHARGER
	FENCE



SITE PLAN

SCALE 1"=80'

GMD
Geri M. Daliva
ENGINEERS & DESIGNERS
11 West Laurel Dr. Suite 225,
Salt Lake, CA 93906
Tel: (831) 640-4284,
(831) 800-7671
gmdaliva@engnrcs@gmail.com

REGISTERED PROFESSIONAL ENGINEER
GERI M. DALIVA
No. 065185
EXPIRES 10-30-19
CIVIL
STATE OF CALIFORNIA

Two-Storey Family Dwelling	Address: 17090 WALLACE CT., AROMAS CA 95004
FRANCISCO MENDOZA	

SITE PLAN

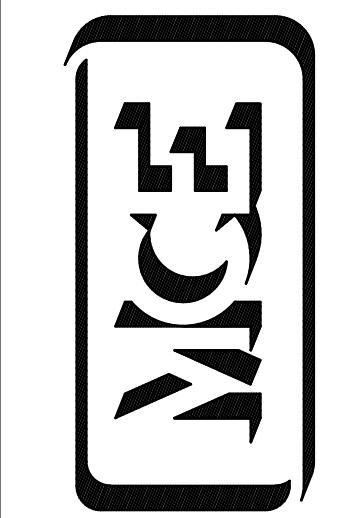
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SHEET # _____ OF _____



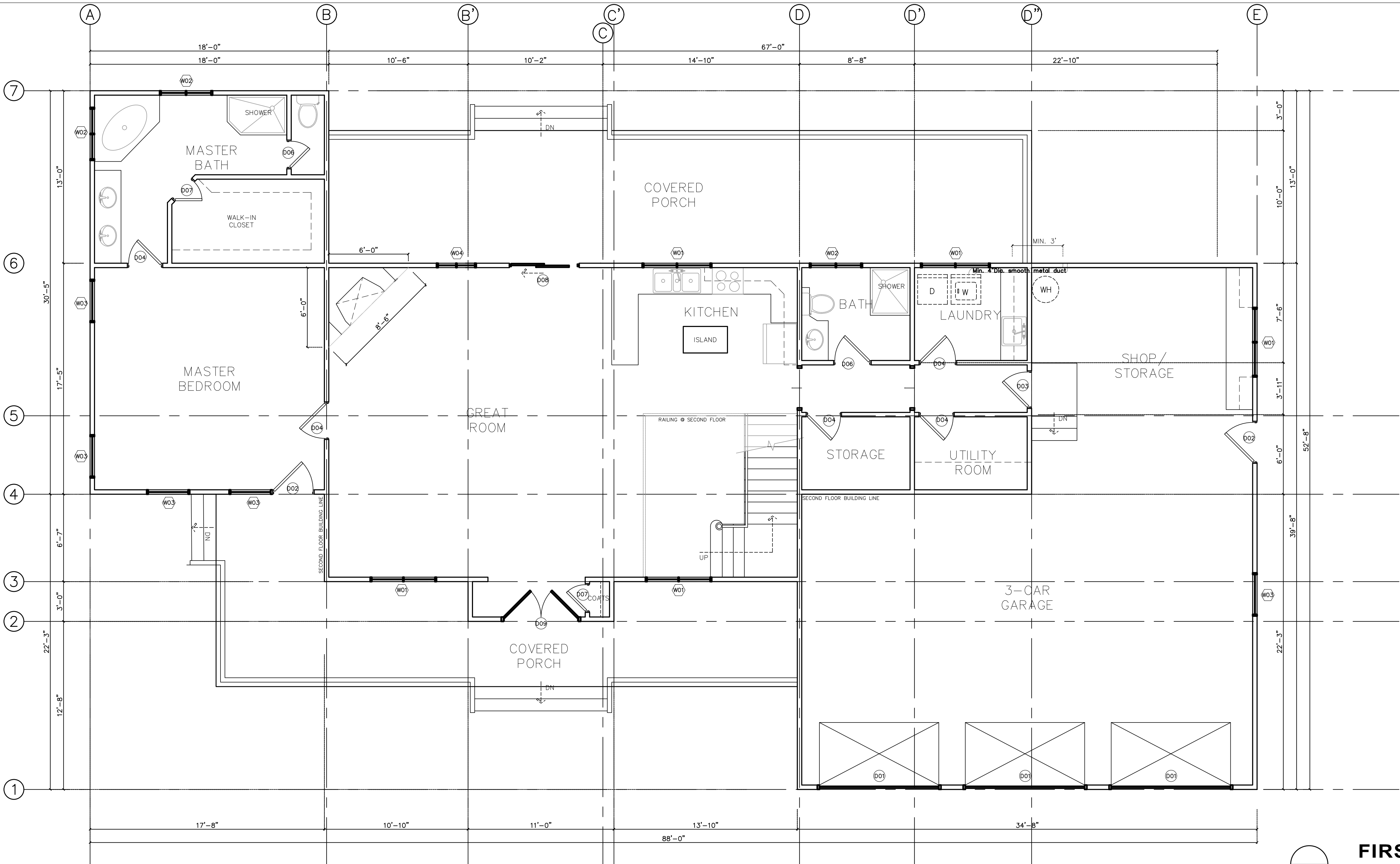
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580



TOPOGRAPHIC SURVEY
FRANCISCO MENDOZA
APN: 181-171-047 MoCo
17090 WALLACE COURT, AROMAS

SCALE:	AS SHOWN
DESIGNED BY:	JSN
DRAWN BY:	JSN
DATE:	JULY 29, 2016
REVISED:	
JOB NO.:	16070
SHEET	

A1.1



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

PLAN NOTES

- A. REQUIRED NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPEN AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED. SEE EXCEPTIONS FOR MECHANICAL VENTILATION. [CRC R303.1]
- B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. [CRC R303.1]
- C. NOTES FOR THE EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS: [CRC R310.1]
C.A. MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
C.B. MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
C.C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
C.D. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- D. A LANDING AT EACH GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MINIMUM 36 INCHES IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- E. FLOOR SURFACES OF GARAGES AND CARPORTS SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. INDICATE ON PLAN THAT THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [CRC R309.1]
- F. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:
A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
VERTICALLY AT THE CEILING AND FLOOR LEVELS.
HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND

- BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. [CBC 717.2.3]
- C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH CRC R302.11 #4.
- D) INSTALL AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTIONS. THE MATERIAL FILLING THE ANNULAR SPACE CAN BE OF COMBUSTIBLE MATERIAL.
- E) ALL CONCEALED SPACES IN FLOORS AND CEILINGS THAT CHIMNEYS PASS THROUGH, THE FIREBLOCKING MUST BE SELF-SUPPORTING OR SUPPORTED BY A NON-COMBUSTIBLE MATERIAL. [CRC R1003.19]
- G. ENVIRONMENTAL AIR DUCT EXHAUST [KITCHEN, BATHROOM, DRYERS] SHALL TERMINATE OUTSIDE THE BUILDING AND A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.1, 504.5 CMC]
- H. NOTES ON THE EXTERIOR ELEVATIONS AND SECTION DETAILS FOR EXTERIOR PLASTER/STUCCO:
A) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN CRC R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. [CRC R703.6]
B) PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. [CRC R703.6.2]
C) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH.
F) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
G) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA. [CRC 703.6.2.1]

WINDOW SCHEDULE									
	QTY	SIZE			R/O			TYPE	MATERIAL
		WD	HGT	THCK	WD	HGT	THCK		
W01	5	5'-0"	4'-0"	1 3/8"	5'-3"	4'-3"	1 3/8"	GLIDER	WOOD/GLASS
W02	3	4'-0"	4'-0"	1 3/8"	4'-3"	4'-3"	1 3/8"	GLIDER	WOOD/GLASS
W03	5	3'-0"	3'-0"	1 3/8"	3'-3"	3'-3"	1 3/8"	GLIDER	WOOD/GLASS
W04	1	3'-0"	5'-0"	1 3/8"	3'-3"	5'-3"	1 3/8"	GLIDER	WOOD/GLASS

DOOR SCHEDULE							
	QTY	SIZE			TYPE	MATERIAL	FINISH
		WD	HGT	THCK			
D01	3	9'-0"	6'-8"	1 3/8"	GARAGE DOOR	WOOD/GLASS	NEW - EXTERIOR
D02	2	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD/GLASS	NEW - EXTERIOR
D03	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD	NEW - EXTERIOR
D04	5	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD	NEW - INTERIOR
D05	0	4'-0"	6'-8"	1 3/8"	DOUBLE BI-FOLD CLOSET DOOR	WOOD	NEW - INTERIOR
D06	2	2'-6"	6'-8"	1 3/8"	BATHROOM SWING DOOR	WOOD	NEW - INTERIOR
D07	2	2'-2"	6'-8"	1 3/8"	CLOSET SWING DOOR	WOOD	NEW - INTERIOR
D08	1	5'-0"	6'-8"	1 3/8"	SLIDING DOOR	TEMPERED GLASS	NEW - EXTERIOR
D09	1	6'-0"	6'-8"	1 3/8"	DBL DOOR	WOOD/GLASS	NEW - EXTERIOR

DATE	REVISIONS



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Project: **Two-Storey Family Dwelling**

Address: 17090 WALLACE CT,
AROMAS CA 95004

Owner: Francisco Mendoza

Sheet Content:

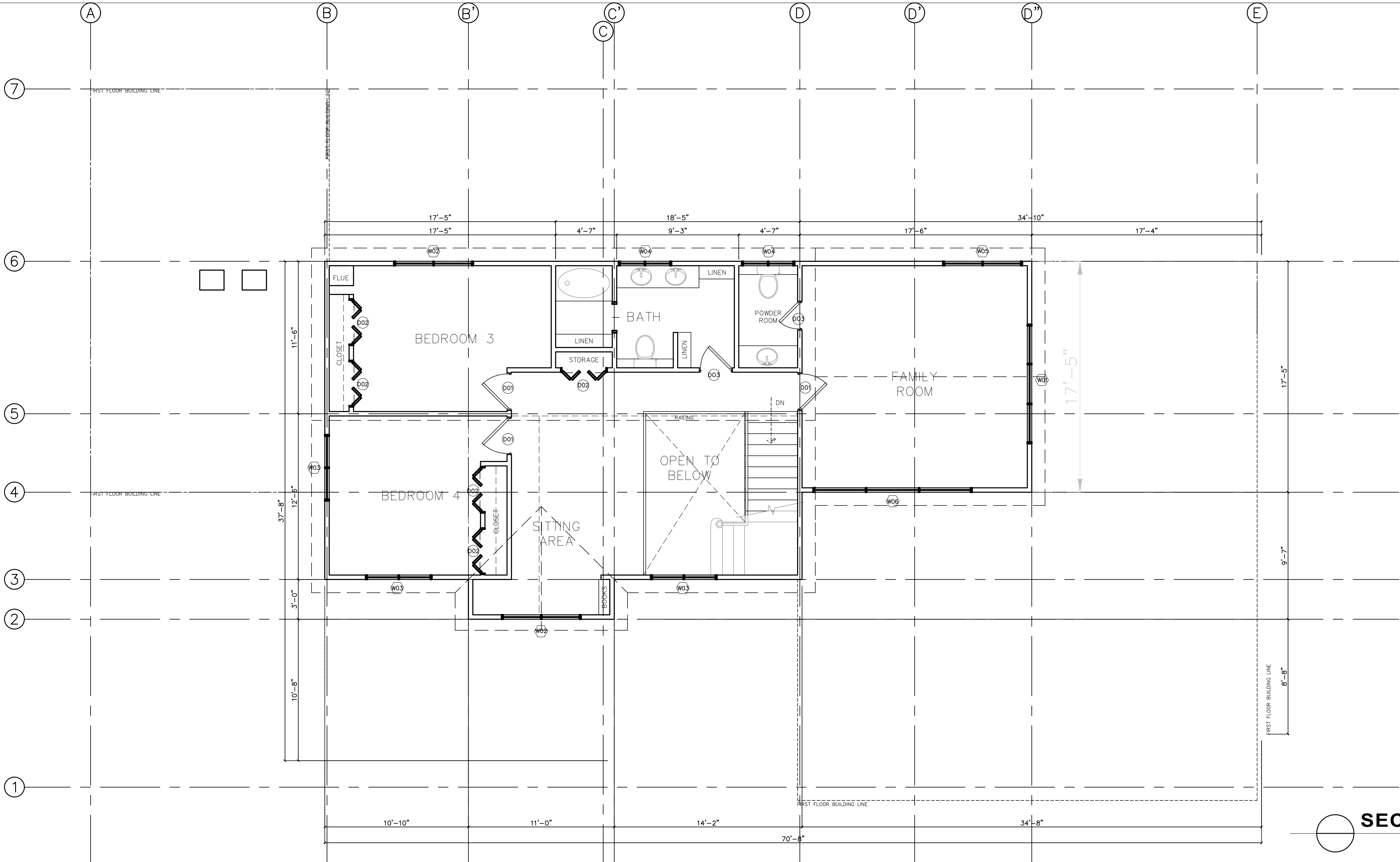
First
Floor Plan

Drawn:


8

A - 2.1

SHEET 1 of 1



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

WINDOW SCHEDULE									
	QTY	SIZE		R/O		TYPE	MATERIAL	FINISH	COMMENTS
		WD	HGT	WD	HGT				
W01	1	9'-0"	4'-0"	9'-3"	4'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W02	2	6'-0"	4'-0"	6'-3"	4'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W03	3	5'-0"	4'-0"	5'-3"	4'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W04	2	4'-0"	4'-0"	4'-3"	3'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W05	1	6'-0"	3'-0"	6'-3"	3'-3"	GLIDER	TEMPERED GLASS	PAINT	NEW
W06	1	12'-0"	2'-0"	12'-3"	2'-3"	GLIDER	TEMPERED GLASS	PAINT	NEW

DOOR SCHEDULE									
○	QTY	SIZE			TYPE	MATERIAL	FINISH	CODE	COMMENTS
		WD	HGT	THCK					
D01	3	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD			NEW - INTERIOR
D02	5	3'-6"	6'-8"	1 3/8"	DOUBLE BI-FOLD CLOSET DOOR	WOOD			NEW - INTERIOR
D03	2	2'-6"	6'-8"	1 3/8"	BATHROOM SWING DOOR	WOOD			NEW - INTERIOR

PLAN NOTES

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NO.	REVISIONS

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Project:	Two-Storey Family Dwelling	
	Address:	17095 WALLACE CT., AROMAS CA 95004
Owner:	Francisco Mendoza	

Second Floor Plan

Drawn: 80



ELEVATIONS PLAN KEYNOTES

- 1 CLAY TILE ROOFING (BOREAL-MONARCH 2-PIECE MISSION) OVER 15/32 PLYWOOD NAILED W/ 8D @ 6" O.C EDGES - 12" O.C. FIELD W/ 30 # FELT UNDERLAYMENT. COLOR: DARK RED
- 2 PAINTED WOOD/GLASS WINDOWS AND DOOR TYP. TRIM COLOR: WHITE
- 3 PAINTED "WOOD" FACIA, TYP. COLOR: WHITE
- 4 7/8" EXTERIOR PAINTED CEMENT PLASTER WALLS WITH SMOOTH TROWEL FINISH. EXTEND AROUND CORNERS WHERE OCCURS. - PAINT COLOR: GRACEFUL GRAY
- 5 PAINTED WOOD RAILING; COLOR: WHITE
- 6 FINISH GRADE. (E) SLOPE AWAY FROM BUILDING.

ROOF COVER

SPECIFICATIONS FOR BOREAL ROOFING: CLAY ROOF TILE
STANDARD WEIGHT DESIGN
CLASS A
MONARCH 2-PIECE MISSION
ASTM D226, UDERLAYMENT TYPE 11(No. 30)
DRY WEIGHT: 10.7 PSF
MAXIMUM WIND SPEED: 160 MPH
ICC ESR-1017
Title 24 COMPLIANT
2016 CBC COMPLIANT
2016 CRC COMPLIANT

FRONT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

NO.	REVISIONS



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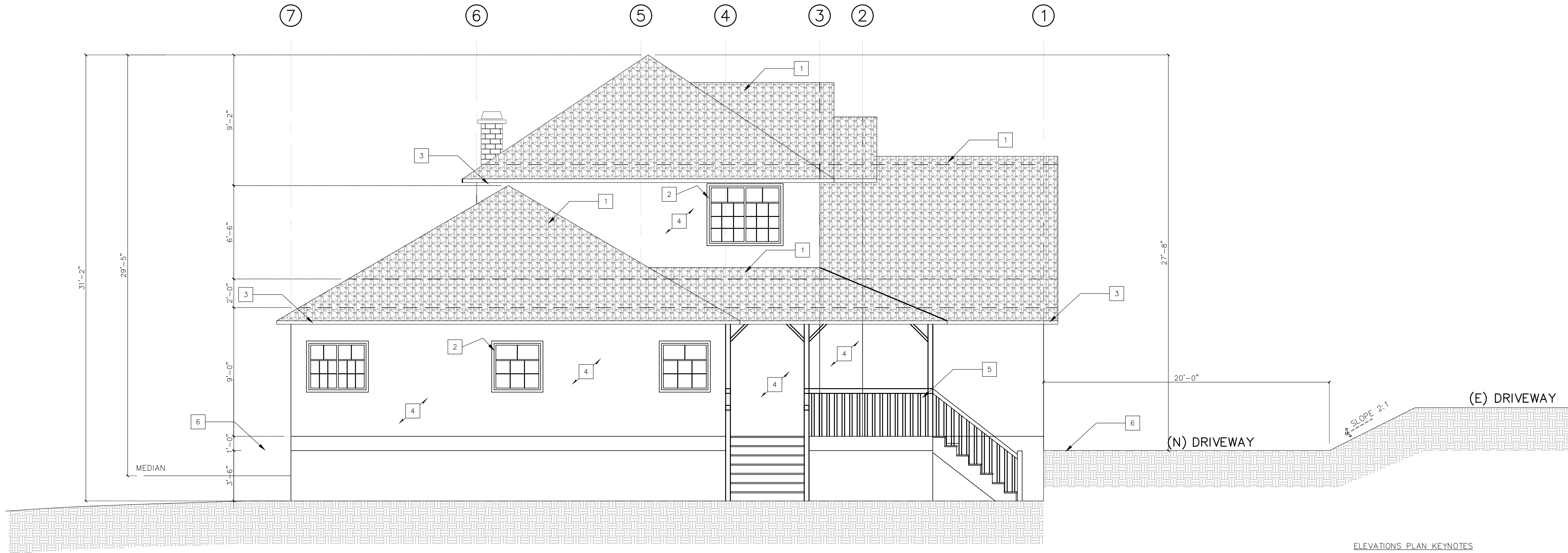
Project: **Two-Story Family Dwelling**
Address: 17080 WALLACE CT, AROMAS CA 95004
Owner: Francisco Mendoza

Sheet Content: **Elevations**

Drawn: **8**

A - 3.1

SHEET 1 OF 1



LEFT ELEVATION

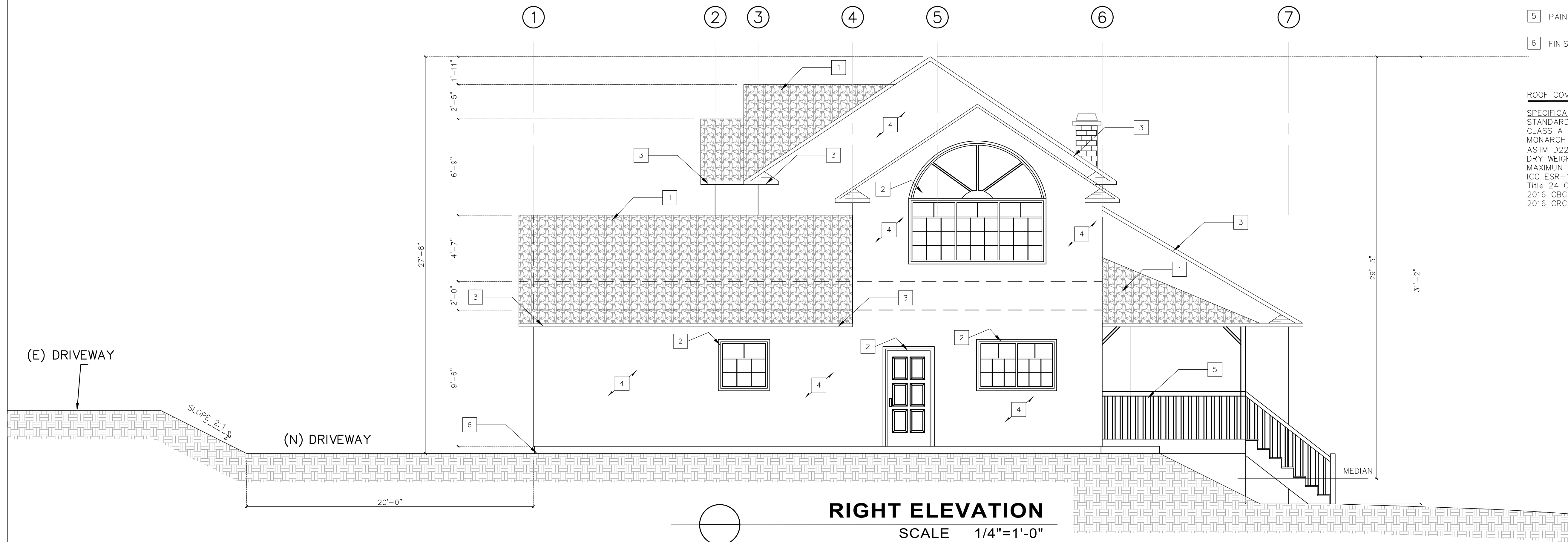
SCALE 1/4"=1'-0"

ELEVATIONS PLAN KEYNOTES

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CLASS A
MONARCH 2-PIECE MISSION
ASTM D226, UDERLAYMENT TYPE 11(No. 30)
DRY WEIGHT: 10.7 PSF
MAXIMUM WIND SPEED: 160 MPH
ICC ESR-1017
Title 24 COMPLIANT
2016 CBC COMPLIANT
2016 CRC COMPLIANT



RIGHT ELEVATION

SCALE 1/4"=1'-0"



Gerri M. Daliva
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Project: Two-Story Family Dwelling

Address: 7090 WALLACE CT,
AROMAS CA 95004

Project:

Owner:

Francisco Mendoza

Sheet Content:

Drawn:

8

A - 3.2

SHEET # OF

GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
3. THE COUNTY OF MONTEREY SHALL BE NOTIFIED 24 HOURS PRIOR TO THE START OF WORK.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED.
2. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS SHOWN ON PLANS.
4. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION.

TYPE OF SEED POUND PER ACRE

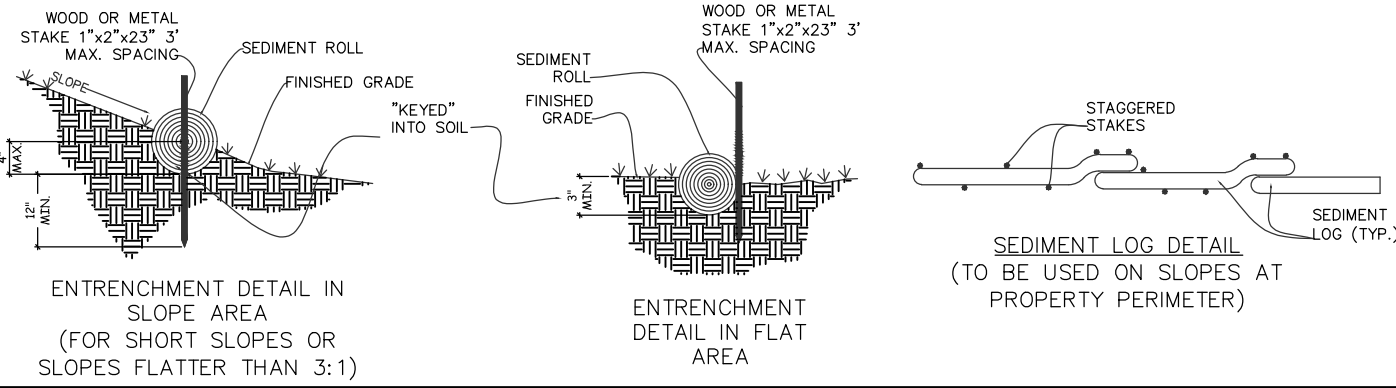
COMMON RYEGRASS 30
WINTER BARLEY 10
BIRDSFOOT TREFOIL 5
POPPY AND LUPIN (CALIFORNIA WILDFLOWER MIC) 3
MANZANITA 3

5. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL PER ACRE (SLOPE MEASUREMENTS)

SEED 51 POUNDS
FERTILIZER 500 POUNDS
STRAW MULCH 1,000 POUNDS
WATER AS REQUIRED

6. RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
7. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



SUMMARY OF EARTHWORK

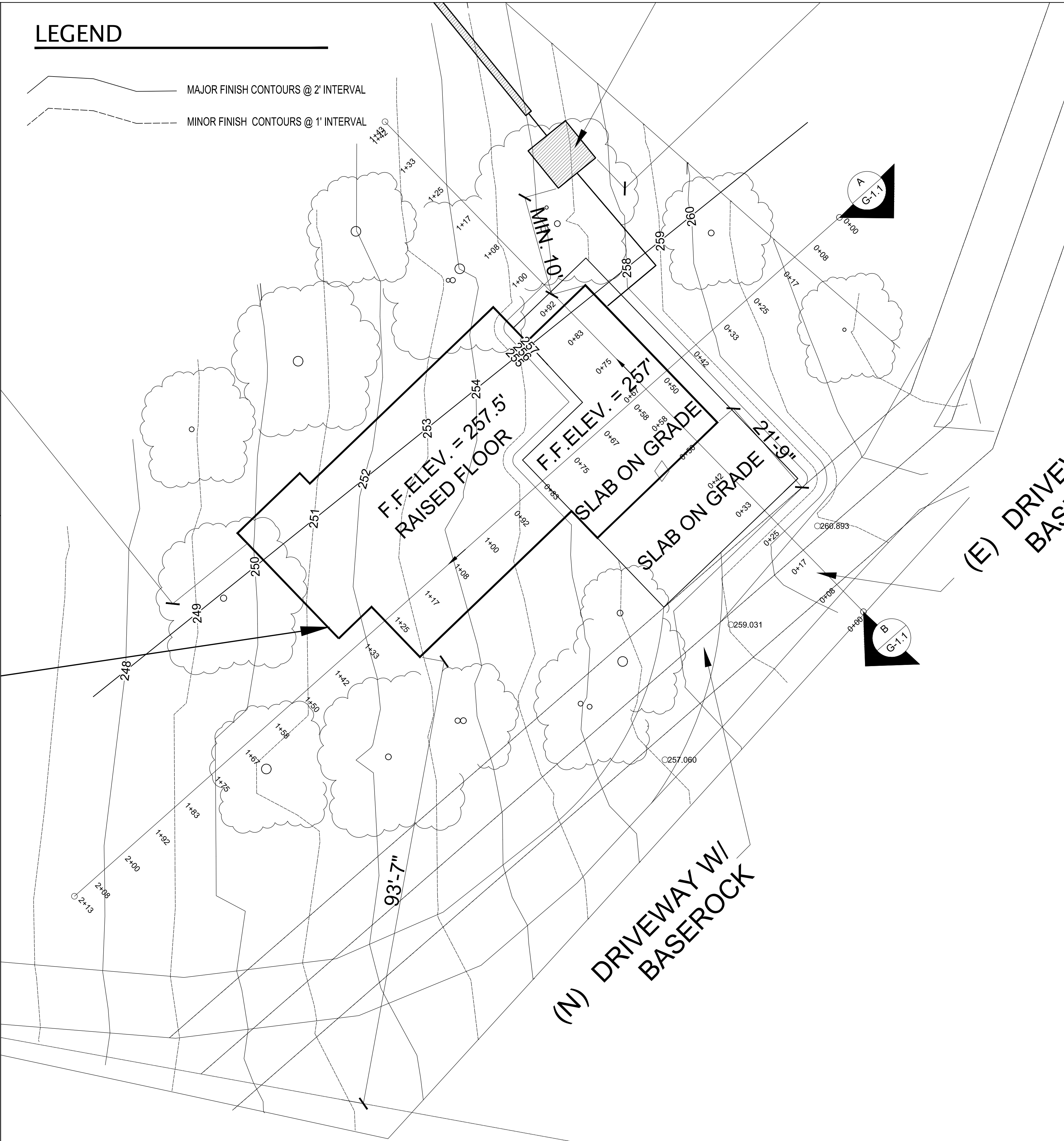
BUILDING	CUT (Cu. Yd)	FILL (Cu. Yd)
GARAGE	110	25
TOTAL	110	25

BACKFILL AND COMPACTION NOTES

1. THE BACKFILLED PORTION OF THE REINFORCED MATERIALS SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATTER AND SHALL CONFORM WITH THE FOLLOWING GRADATION LIMITS AS DETERMINED BY ASTM D-422: (100 PERCENT PASSING THE # 10 IN SIEVE, 0 TO 50 PERCENT PASSING THE NO. 40 SIEVE, 0 TO 30 PERCENT PASSING THE NO. 200 SIEVE), THE PERCENT PASSING THE NO. 200 SIEVE SHALL ALSO HAVE A PLASTICITY INDEX OF LESS THAN 5. IN ADDITION, THE "INFILL MATERIALS" SHALL HAVE A PH BETWEEN 3 AND 9 AND AN ORGANIC CONTENT LESS THAN 5%.
2. THE FILL IN THE BACKFILL ZONE SHALL BE PLACED IN A MAXIMUM 8-INCH LIFTS (LOOSE MEASURE) AND UNIFORMLY COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST (D-698).

LEGEND

- MAJOR FINISH CONTOURS @ 2' INTERVAL
MINOR FINISH CONTOURS @ 1' INTERVAL



GRADING PLAN

SCALE 1"=12'

Elevation

Elevation

Station

SECTION A-A
SCALE: N.T.S.

Station

SECTION B-B
SCALE: N.T.S.

NO.	REVISIONS

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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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HOUSE ADDITION

GRADING PLAN

Drawn: JAMIE BARCELOS
Sheet Content:
Project: FRANCISCO MENDOZA
Owner: 17050 WALLACE CT, AROMAS CA 95004

G-1.1
SHEET # 1 OF 1