MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 27, 2014 Time: 1:40 P.M.	Agenda Item No.: 2
Project Description: Consider a Combined Dev	elopment Permit consisting of: 1) Coastal
Administrative Permit to allow placement of a 1,760	square foot manufactured home, a wastewater
disposal system, a 120 foot long by 15 foot wide dri	veway, and drainage improvements; and 2) a
Coastal Development Permit to allow development	within 100 feet of environmentally sensitive
habitat.	
Project Location: 21 Paradise Road, Castroville	APN: 131-131-009-000
Planning File Number: PLN130545	Owner: Betty R Lee
Training File Number: FLN150343	Agent: Edward Rinehart
Planning Area: North County Land Use Plan	Flagged and staked: Yes
Zoning Designation: Low Density Residential, with	a B-6 Building Site Zoning District Overlay
within the Coastal Zone or "LDR/B-6 (CZ)"	
CEQA Action : Categorically Exempt pursuant to Se	ctions 15303 (a) and 15333 of the CEQA
Guidelines	· · · · · · · · · · · · · · · · · · ·
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (Exhibit C) to:

- 1) Find the project Categorically Exempt from environmental review pursuant to Sections 15303 (a) and 15333 of the CEQA Guidelines; and
- 2) Approve PLN130545, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Applicant proposes placement of a 1,760 square foot manufactured home on an existing vacant parcel, with a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements within 100 feet of environmentally sensitive habitat (ESHA).

The project site is located at 21 Paradise Road, Castroville, in the North County Land Use Plan (LUP) area, Coastal Zone. The parcel is bordered by residential uses to the west, north, and south. The parcel is currently undeveloped. The property is also populated with Coast Live Oak trees and Maritime Chaparral along the western half of the parcel and contains potential riparian vegetation along the eastern property line adjacent to Paradise Canyon Road.

See the attached project discussion for a detailed project overview (Exhibit B).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District
- √ RMA Building Department (Urbanized Area)
 California Coastal Commission

Agencies that submitted comments are noted with a check mark (" $\sqrt{}$ "). Conditions recommended by RMA - Planning Department, RMA - Public Works Department, the Environmental Health

Bureau, Water Resources Agency have been incorporated into the Condition Compliance /Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project does not involve a variance, it does not require a Design Approval subject to the approval of the Zoning Administrator or Planning Commission, and the project is exempt from CEQA.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.

/S/ Joseph Sidor

Joseph Sidor, Associate Planner

(831) 755-5262, SidorJ@co.monterey.ca.us

March 11, 2014

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; RMA-Public Works Department; RMA-Building Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, Planning Services Manager; Joseph Sidor, Project Planner; Betty R Lee, Owner; Edward Rinehart, Agent; The Open Monterey Project; LandWatch; Planning File PLN130545

Attachments: Exhibit A

Exhibit A Project Data Sheet

Exhibit B

Project Discussion

Exhibit C

Draft Resolution, including:

Conditions of Approval

• Site Plan, Floor Plan and Elevations

Exhibit D

Vicinity Map

This report was reviewed by John Ford, Planning Services Mana

EXHIBIT A

Project Information for PLN130545

Application Name: Lee Betty R

Location: 21 Paradise Rd, Castroville

Applicable Plan: North County LCP

Advisory Committee: North County-Coastal Advisory Committee Coastal Zone: Yes

Primary APN: 131-131-009-000

Permit Type: Combined Development Permit Final Action Deadline (884): 3/22/2014

Environmental Status: Categorical Exemption

Zoning: LDR/B-6(CZ)

Land Use Designation: Residential - Low Density

Project Site Data:

Lot Size: 5 Coverage Allowed: 15%

Coverage Proposed: 1% Existing Structures (sf): 0

Proposed Structures (sf): 1760

Total Sq. Ft.: 1760

Height Proposed: 15'

FAR Allowed: NA
Special Setbacks on Parcel: FAR Proposed: NA

Resource Zones and Reports:

Seismic Hazard Zone: IV Soils Report #: NA

Erosion Hazard Zone: High Biological Report #: LIB140095

Fire Hazard Zone: High Forest Management Rpt. #: NA
Flood Hazard Zone: X (unshaded) Geologic Report #: NA

Archaeological Sensitivity: Iow Archaeological Report #: NA

Visual Sensitivity: None Traffic Report #: NA

Other Information:

Water Source: WELL Grading (cubic yds.): 0

Water Purveyor: NA Sewage Disposal (method): SEPTIC

Fire District: North County FPD Sewer District Name: NA

Tree Removal: 0

Date Printed: 3/18/2014

EXHIBIT B DISCUSSION

Project Issues

Environmentally Sensitive Habitat Area (ESHA): The project includes a Coastal Development Permit to allow development within 100 feet of ESHA.

The parcel is located on an undeveloped residential parcel. Per the biological survey conducted by Ed Mercurio, the property contains various ESHA; however, the project has been designed for development within the boundaries of non-native grassland community.

Project work will occur within the mapped area of the non-native grassland, which is not designated as ESHA, but is located within 100 feet of ESHA; however, the existing driveway, which crosses of over an area of potential riparian vegetation, will be improved to accommodate emergency response access. The access is existing and the driveway along with the area required for emergency response access will be re-graveled; only minimal grading will be required for the driveway and no removal of vegetation will not occur.

The biological survey prepared for the project concluded that the home site is situated on a buildable area as far from the riparian vegetation as possible in order to avoid impacts to sensitive species or habitat.

The proposed manufactured home and wastewater disposal system is sited outside of the of the adjacent areas of ESHA, located east of the Coast Live Oak forest area, consistent with LUP Policy 2.3.3.A.4. No tree removal is proposed, and the County has applied Condition No. 5 to ensure protection of the Coast Live Oak forest area adjacent to the construction area. In addition, the County has applied Condition No. 9 to require restoration of the existing degraded riparian/drainage area, which is consistent with North County LUP Policies 2.3, which requires that development adjacent to ESHA shall be protected, maintained, and where possible, enhanced and restored (See Finding No 7).

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), Class 3, categorically exempts one single-family residence in a residential zone. The project consist of the placement of a 1,760 square foot manufactured home, which is the first residence on the property, the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and related drainage improvements in a residentially zoned district. Therefore, the project is consistent with the parameters of the Class 3 categorical exemption.

California Environmental Quality Act (CEQA) Guidelines Section 15333, Class 33, categorically exempts projects not exceeding five acres in size that assure the maintenance, restoration, enhancement, or protection of habitat. The subject property is 5 acres; the project is designed to avoid impacts to sensitive habitat, and a condition of approval which requires restoration of the existing degraded riparian/drainage area has been incorporated (See Finding No. 7). Therefore, the project is consistent with the parameters of the Class 33 categorical exemption.

Recommendation

Staff recommends the Zoning Administrator approve the project as proposed and conditioned.

EXHIBIT C DRAFT RESOLUTION

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

In the matter of the application of:

Betty R Lee (PLN130545) RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt pursuant to Sections 15303 (a) and 15333 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow for the placement of a 1,760 square foot manufactured home, and the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements; and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

[PLN130545, Betty R Lee, 21 Paradise Road, Castroville, North County Land Use Plan (APN: 131-131-009-000)]

The Betty R Lee application (PLN130545) came on for public hearing before the Monterey County Zoning Administrator on March 27, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING: PROJECT DESCRIPTION** – The proposed project is a Combined

Development Permit consisting of: 1) Coastal Administrative Permit to allow for the placement of a 1,760 square foot manufactured home, a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements; and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

EVIDENCE: The application, project plans, and related support materials submitted

by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File

PLN130545.

2. **FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate

for development.

EVIDENCE: a) During the course of review of this application, the project has been

reviewed for consistency with the text, policies, and regulations in:

- North County Land Use Plan
- North County Coastal Implementation Plan (Part 2)
- Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 21 Paradise Road, Castroville (Assessor's Parcel Number 131-131-009-000), North County Land Use Plan. The parcel is zoned Low Density Residential, with a B-6 Building Site Zoning District Overlay within the Coastal Zone or "LDR/B-6 (CZ)", which allows the first single family dwelling per legal lot of record, subject to a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) The parcel zoning includes a Building Site or "B-6" Zoning District overlay, which restricts any further subdivision of the parcel. The subject application does not involve a subdivision.
- d) The proposed project is consistent with applicable policies of the North County Coastal Implementation and Land Use Plans. See Finding No. 7.
- e) The subject parcel is a legal lot of record located within the Spanish Spur Subdivision. The map of the Spanish Spur Subdivision was recorded on August 16, 1974, and can be found in Volume 12, C&T, Page 66.
- f) The project was not referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA, does not involve a lot line adjustment, is not a variance, does not require a Design Approval subject to the approval of the Zoning Administrator or Planning Commission, and is exempt from CEQA.
- g) The project planner conducted a site inspection on August 22, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA Planning Department for the proposed development found in Project File PLN130545.
- 3. **FINDING: SITE SUITABILITY** The site is physically suitable for the use proposed.
 - EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources. The following reports have been prepared:
 - "Biological Survey" (LIB140095) prepared by Ed

Mercurio, Salinas, CA, October 2, 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) See Finding No. 7.
- d) Staff conducted a site inspection on August 22, 2013 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA Planning Department for the proposed development found in Project File PLN130545.
- 4. **FINDING:**

HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) The project was reviewed by the RMA Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available and will be provided. The Environmental Health Bureau reviewed the project application, and recommended conditions. All recommended conditions of approval have been incorporated. The Environmental Health Bureau determined there is adequate area for a primary and secondary septic system. A condition has been placed on the property for Onsite Wastewater Treatment System Design (See Condition No. 10). A source capacity test for onsite well was completed. A condition to collect a perchlorate sample prior to issuance of construction permit has been incorporated (See Condition No. 11).
- c) See Finding Nos. 2, 3, and 5.
- d) Staff conducted a site inspection on August 22, 2013 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA Planning Department for the proposed development found in Project File PLN130545.
- 5. **FINDING:**

NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and

- Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on August 22, 2013 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130545.

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), Class 3, categorically exempts one single-family residence in a residential zone.
- b) The project consist of the placement of a 1,760 square foot manufactured home, which is the first residence on the property, the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and related drainage improvements in a residentially zoned district. Therefore, the project is consistent with the parameters of the Class 3 categorical exemption.
- c) California Environmental Quality Act (CEQA) Guidelines Section 15333, Class 33, categorically exempts projects not exceeding five acres in size that assure the maintenance, restoration, enhancement, or protection of habitat.
- d) The subject property is 5 acres; the project is designed to avoid impacts to sensitive habitat, and a condition of approval which requires restoration of existing degraded riparian/drainage area has been incorporated (See Finding No. 7). Therefore, the project is consistent with the parameters of the Class 33 categorical exemption.
- e) No adverse environmental effects were identified during staff review of the development application during a site visit on August 22, 2013.
- f) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a historical resource, is not located on a scenic highway, and does not have a significant or cumulative impact on the environment.
- g) Staff conducted a site inspection on August 22, 2013 to verify that the site is suitable for this use.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA Planning Department for the proposed development found in Project File PLN130545.

7. **FINDING:**

ESHA – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the North County Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development

- is required and the criteria to grant said permit have been met.
- b) Pursuant to LUP Policy 2.3.2.1, the project avoids development within the identified ESHA areas. The existing access road will be improved to accommodate emergency response access.

 Pursuant to LUP Policy 2.3.3.A.4, the project design avoids development on and disturbance of oak woodland and slopes in excess of 25 percent.
- e) Pursuant to LUP Policy 2.3.3.B.1, the applicant and staff have worked with the biologist to identify the best location for development, including the driveway and wastewater disposal system; however, site limitations do not allow for a fifty foot setback from an area of potential riparian vegetation. The project has been designed to maximally protect ESHA. Condition No.9 has been applied to require restoration of the degraded riparian/drainage area located along the northeastern property line of the subject parcel.
- d) The driveway exists, entering from Paradise Canyon Road and crossing over the potential riparian vegetation to the non-native grassland area, in which the residence will be placed and the required access road will be improved to accommodate emergency response access. Based on the biological survey and staff review, it was determined that improving the existing driveway to accommodate emergency response access would be most appropriate to minimize possible impacts to the potential riparian vegetation.
- e) The biological survey recommends the placement of a conservation easement extending from the edge of Paradise Canyon Road to at least fifty feet into the subject property; however, the indentified area is within an existing 75 foot wide drainage easement measuring from the edge of Paradise Canyon Road, and development is restricted within the easement area.
- c) The project planner conducted a site inspection on August 22, 2013 to verify ESHA locations and potential project impacts to ESHA.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130545.

8. 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) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130545.

e) The project planner conducted a site inspection on August 22, 2013.

9. **FINDING:**

APPEALABILITY - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.80.A.2 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is within County jurisdiction and is located within 100 feet of a wetland.

DECISION

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

- 1. Find the project Categorically Exempt pursuant to Sections 15303 (a) and 15333 of the CEQA Guidelines; and
- 2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow for the placement of a 1,760 square foot manufactured home, and the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements; and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of March, 2014 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
	Jacqueline R. Onciano, Zoning Adn	ninistrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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 the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 11-06-2013

Monterey County Planning Department

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

PLN130545

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

This Combined Development permit (PLN130545) allows the placement of a 1,760 square foot manufactured home on an existing vacant parcel, and the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements. The property is located at 21 Paradise Road, Castroville(Assessor's Parcel Number 131-131-009-000), North County 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:

Planning Department

Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Combined Development Permit (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 131-131-009-000 on March 27, 2014. 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 building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

PLN130545

Print Date: 3/18/2014

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department:

Planning Department

Condition/Mitigation Monitoring Measure:

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning.

PLN130545

Print Date: 3/18/2014 4:16:38PM

4. PD010 - EROSION CONTROL PLAN

Responsible Department:

Planning Department

Condition/Mitigation Monitoring Measure:

The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA -Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA -Building Services. The improvement and aradina plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

PLN130545

Print Date: 3/18/2014

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department:

Planning Department

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 Said protection, approved by certified arborist, shall be demonstrated prior to trees. issuance of building permits subject to the approval of RMA - Director of Planning. 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. 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. PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (Suggested Native Species Landscaping List - North County Coastal Zone) from RMA - Planning. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

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

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department:

Planning Department

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

8. PD016 - NOTICE OF REPORT

Responsible Department:

Planning Department

Condition/Mitigation Monitoring Measure:

Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Biological Survey (Library No. LIB140095), was prepared by Ed Mercurio on October 2, 2013 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

(RMA - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

PLN130545

Print Date: 3/18/2014 4:16:38PM

9. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA -Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA -Planning)

Compliance or Monitoring Action to be Performed:

Prior to issuance of grading or building permit, the Owner/Applicant shall submit a draft restoration plan to RMA - Planning for review and approval.

Prior to final inspection or commencement of use, the Owner/Applicant shall begin implementation of the approved plan.

Within one year of implementation, the Owner/Applicant shall submit evidence from a qualified biologist to RMA - Planning confirming completion of the resotration plan requirements.

The Owner/Applicant shall submit annual monitoring reports from a qualified biologist to RMA - Planning for a period of two years following completion of restoration plan requirements.

10. EHSP01- ONSITE WASTEWATER TREATMENT SYSTEM

Responsible Department:

Health Department

Condition/Mitigation Monitoring Measure:

The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. Control Board.

Compliance or Monitoring Action to be Performed:

Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

11. EHSP02- NEW DOMESTIC WELL WATER QUALITY ANALYSIS

Responsible Department:

Health Department

Condition/Mitigation Monitoring Measure:

A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. The water quality analysis collected on November 13, 2013 and reported by Soil Control Lab did not include the primary standard perchlorate. Perchlorate water quality analysis results shall be submitted to EHB for review and acceptance prior to issuance of a construction permit. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program If water quality results indicate that the well exceeds the primary drinking (ELAP). water standard for perchlorate, a Point-of-Entry treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards.

Compliance or Monitoring Action to be Performed:

Prior to the issuance of a construction permit, the applicant shall submit perchlorate water quality analysis results to the Environmental Health Bureau (EHB) for review. EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of building permits, the applicant shall provide plans prepared by a qualified individual for point-of-entry treatment to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall provide to EHB for review and approval as-built plans prepared by a qualified individual for point-of-entry treatment and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22,CCR primary standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use. this condition shall not be applicable.

12. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure:

The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements constructed in accordance with plans 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 drainage plan with the construction permit application.

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

13. WR010 - COMPLETION CERTIFICATION

Responsible Department:

Water Resources Agency

Condition/Mitigation Monitoring Measure:

The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

14. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: Public Works Department

Condition/Mitigation **Monitoring Measure:**

Obtain an encroachment permit from the Department of Public Works and construct a standard

driveway connection to Paradise Road.

Compliance or Monitoring Action to be Performed:

Building/Grading Prior to Permits Owner/Applicant Issuance, shall obtain

encroachment

permit from DPW prior to issuance of building permits and complete improvement prior

occupancy or commencement of use. Applicant is responsible in obtaining all permits

and

environmental clearances.

15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department:

Public Works Department

Condition/Mitigation Monitoring Measure:

Prior to issuance of building permits, applicant shall pay the Regional Development

Impact Fee

(RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be

determined based on the

parameters adopted in the current fee schedule.

Compliance or Monitorina Action to be Performed:

Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit

proof of payment to the DPW.

FIRE DEPT. NOTES

VICINITY MAP

SITE.

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MANUFACTURED HOME & EXTERIOR ELEVATIONS MANUFACTURED HOME FOUNDATION PLAN AND DETAILS

COZER, SITE PLAN SPECIFICATIONS STATISTICS

USE/SCOPE OF WORK NEW MANUFACTURED HOME

ALN STABLODD ZONIKG LDRABG (CZ) LOT AREA - NO AC MANUFACTURED HOME 101 AL BEILDING AREA-

SHEET INDEX

CODE ANALYSIS

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OWNER

ROOF WATER DISPERSION OUTLET DETAIL

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GENERAL NOTES

MISTY SHIELDS 929 HOLOVUITS COURT MARINA, CA 93933 PHONE: 236-7153

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b. ALL GYYSUM BOARD SHALL BE INSTALLED FENICIBIC, CHAPTER 2

PROJECT DATA

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DRIVEWAY SECTION

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SITE PLAN

14" GRALEL PRINE O/ 95". COMPACTED PAD

6. ALL CONCRETE SHALL BE 25/20 FISH COMPRESSIVE STRENGTH AT 29 DAYS

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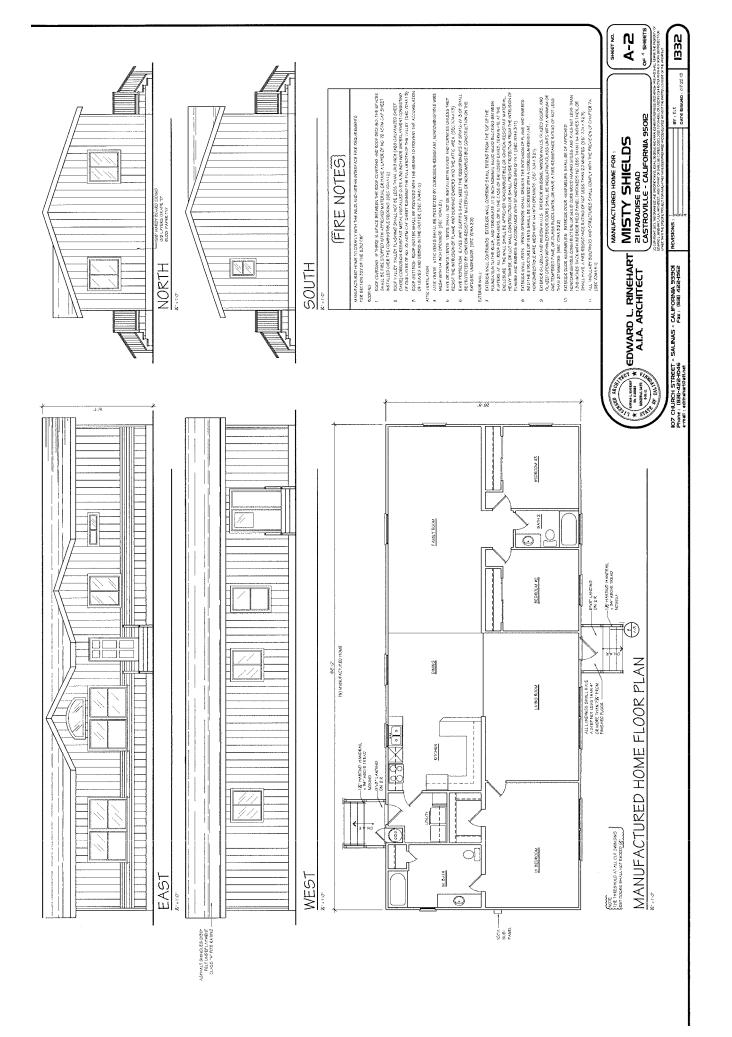
ZI PARADISE ROAD CASTROVILLE - CALIFORNIA 95012 MISTY SHIELDS MANUFACTURED HOME FOR EDWARD L. RINGHART
ALA ARCHITECT

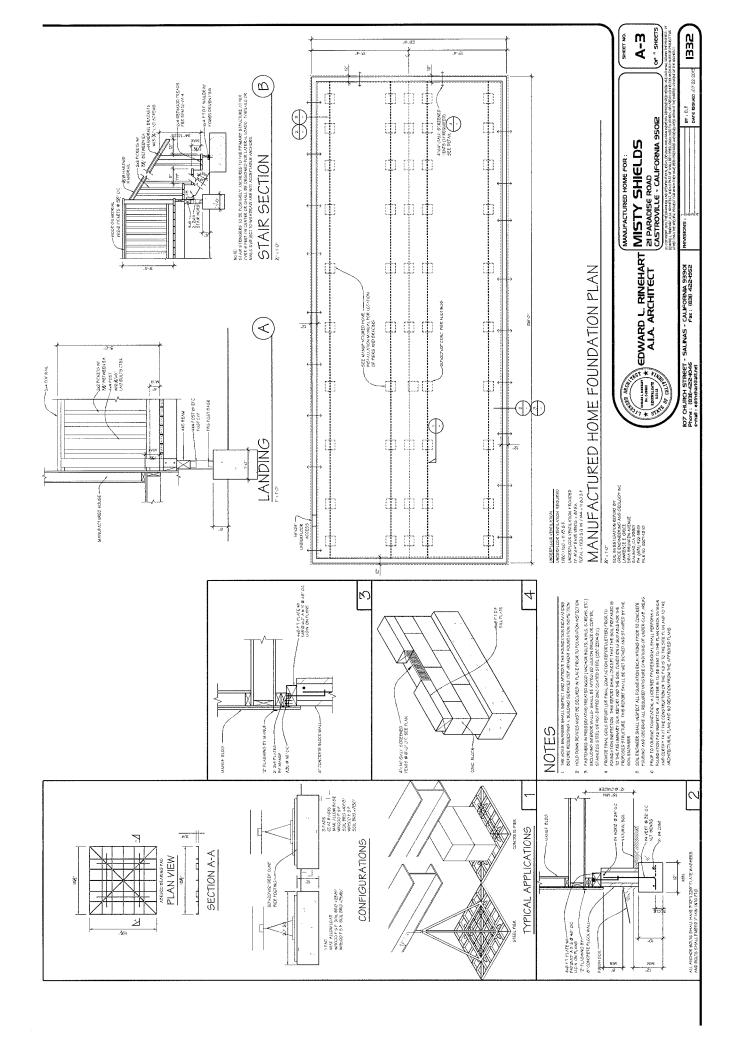
107 CHURCH STREET - SALINAS - CALIFORNIA 93901 Phone : (831)-422-1046 e-mail : edindratikathat

4

OF 4 SHEETS

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GENERAL

A. $\underline{BUILDING\ CODES}$: At construction shall be per 2006 International Building Code (I.B.C.) and any amendments by the :

2007 CALIFORNIA BUILDING CODE 2007 CALIFORNIA MECHANICAL CODE 2007 CALIFORNIA PLUMBING CODE 2007 CALIFORNIA ELECTRICAL CODE

- SIMILAR CONDITIONS: Conditions not specifically detailed shall be built to conform with similar construction.
- <u>DISCREPANCIES</u>. The Contractor shall verify at dimensions, elevations, mate sits and conditions prior is starting provisionation. any discrepancies shall be reported to the Architect prior to critering materials and saturation.
- SHOP DRAWINGS. Prior to tebrication, the Contractor ability abortation to the Architect-Engineer for approved stop drawings for all structural steet, territoring steet, give its immissed bears and referricrated insisses. Shop drawings are not change cacles but retain steet to demonstrate the transferrent transferrent and design concepts of the paint, delais and specifications. Contractor unless statistic requirements and design concepts of the paint, delais and specifications.
- CHANGE ORDERS. No verbal change orders shall become legal and binding LINB approved by writing by the Architect/Engineer.
- CONSTRUCTION_BRACING_AND_SHORING. The Contractor shall be solely responsible for all beards and soler required ending construction that all contractors is completed and entire construction maintains or operate construction maintains or operate construction engineers in an immer such that the design her leasts of the structure are exceeded. No construction makerial shall no enthanging haming
- <u>SAFETY</u>: The Contrador shall be solely responsible for safety on the jobsite and athere to all Federal, Local State and O.S.H.A. safety regulations. $\overline{\text{CONSULTANTS}}$: All werk shall be done in accordance to the plant and specifications of the following consultants:

SOILS ENGINEER

STRUCTURAL ENGINEER

ENERGY CALCULATIONS

LANDSCAPE ARCHITECT

TIMBER

MATERIALS

GRADING: All under shall sortiom to the labering tables unless observes rated or plans. Maximum mediates sortened of unless shall be 19%. A depuglish the training where is exposed to weather shall be presuppressing to protective related in approved alternate metiod. All grading shall conform to the ritles and regulative of a scoppiest's grading whether. No. 1 or better
No. 1 or better
Construction
Pressure-treated
Commercial GRADE SURFACE S S S S S S SPECIES D.F. D.F. O.F. Redwood Joists & Rafters Beams & Posts Studs Mud Sill Decking TEM

- $\overline{\text{PLYMOOD}}$: Plywood shall conform to U.S. Product Standards PWS 1-74 with exterior glue, grade stamped A.P.A. See framing plans for additional specifications.
- NALLS . Nais shall be common wire naits. Nais exposed to the weather shall be galvanzed, All nashing shall conform to the following table : TABLE 2304.9.1 C.6.C.

3-8d 2-8d

Joist to sill or girder, toenat
 Bridging to joist, toenall each end

eń	tx8 subfloor or less to each joist, face nail	2-8d
4	Wider than 1x6 subfloor to each joist, face nail	3-80
vi	2" subfloor to joist or girder, blind and face nail	2-164
ø	Sole plate to joist or blocking, face nail.	16d (1) 15 oc
7.	Top plate to stud, end nail	2.16d
රේ	Stud to sole plate	4 - 8d TN or 2-16d end nail
o;	Double stude, face nail	150 (0 24 00
5	Double top plates, face nail	16d (D) 15 oc
Ë	Top blates, intersections, face nails	2-156
12	Continuous header, two piece, face nail	16d th 16, og too & bottom
13	Ceiling loist to plate, toenail	3.80
Ĭ	Continuous header to stud, toenail	4-90
5	Celling loists, taps over partitions, face nail	3-16d
16	Ceiling loists to parallel raffers, face nail	3.15d
17.	Rafters to piate, foerall	3.00
18	tx - brace to each stud and plate, face nail	2.84
δį	1x8 sheathing or less to each bearing face nall	2.84
ç	wider than 148 cheathing to each heading face neil	100

ERAMING HARDWARE. Framing hardware shall be Simpson Company or approved equal. All mowhore exposed to the weather shall be galvenized or profected from corroson by an approved element method. ď

WORKMANSHIP

- WOOD SILLS. Wood sits shall be set on a smooth, level foundation or on a continuus bed of cement grout, minimum 30° trick. See foundation plan for see and specing of another balls, minimum 2 balls piete.
- CUTTING AND NOTCHING: No structural member shall be out or notched unless specifically abova or noted on planta or approved in whiting by the chirecheding-planes, Where there is a charge of splitting from or noted, ... Debs shall be pre-direct. All spik turner shall be replaced. We see these is a charge of splitting from the chireched of the chireched of the chireched of the property of the chireched of the
 - BOLT HOLES. Belt halse shall be IVIF overtized. Standard sted cut weekers shall be used at all begings or behand and not a folk hall go cross. Bills, rulks and weakers exposed to the weather shall be plantaced. All rulk shall be implemed when proceed and re-injected not project on immediately before frieding of construction which hall make them inscreasible.
- NAIL GUNS: The use of hall guns shall not be permitted unless approved by the Architect/Engineer
- FRAMING HARDWARE: All fourmy harbace shall be Simpson Company. As alternate instruction is becaused by a beganning the control of the special special

CONCRETE

MATERIALS

A. GENERAL: All concrete used in this work shall be regular weight concrete (145 P.C.F.) unless noted. Concrete shall develop a minimum compressive strength at an age of 28 days as fotlows:

- PORTLAND CEMENT: Portland Cement shall be type I and confirm to A.S.T.M. C-150
- C. AGGREGATE: Concrete appregate shall be hardrock and conform to A.S./T.M. C-33: maximum size of aggregate shall be 3¼ inch.
- $D, \ \underline{WATER}$: Water in mixing concrete shall be potable and free from deleterious substances
- E. ADMIXTURES: Admixtures shall not be added to the concrete unless approved in writing by the AcchitectEngineer.
- REINFORGING: All restroncy axel conform to AS.T.M. A-516 Grade 40 unless otherwise noted on plant, determinant shall be as accordante to AS.T.M. A-205 Reinforcement daile free from any diff, concrete, grease, not or other foreign substance had may prevent prose bording.
- G. WELDED WIRE EABRIC: Welded wire fabric shall conform to A.S.T.M. A-185

WORKMANSHIP

- CURING: Mr Operators shall conform to A.S.T.M. C44. During mixing, plecting and curing concele shall be sept at a markinum inerpensation of 40°F and a maximum inerpensation of 40°F and 20°P observed to a sept and a maximum inerpensation of 40°F and 20°P observed a positive curind by septial and a maximum of the object of the presented.
 - B. PLACEMENT OF CONCRETE: Placement of concrete shall be in conformance with A.C.I. specialism 2011. Concrete that not be despeted into the introduction state as to cause the suprement appropriet. Use hopers, chulse of invariging into the inters to that in the size successive field of concrete that and concrete the intersection and an extraction furnisher to make the boots set as a sufficient number to enter the concrete being set it is also as the concrete that the concrete that the concrete that is a sufficient number to enter the concrete being set it is a concrete that the c
- C. DEBRIS: All debris shall be removed from forms prior to placing of concrete.
- D. SHORING. Contractor shall be solely responsible for design and construction of braining and formwork.
 Contract shall design shoring to include any construction hads and loads from shoring above where
 spicially. Solving shall not be removed until contrate has reached design strength or if shoring is needed
 to support shalling above.
- CONSTRUCTION JOINTS: Construction joints shall have the entire surface inmoved to expose dea spragete subject embeded. The Contractor shall obtain the Engineer's within approval for all construction joint predictions on principles.
- MSERTIC. Intern to be called normates such as relationing dreads, both, and/ore, pipel, skewers and contain after search their five from before protection to provide the monitorist of their devent or cheeke costs described on the search for their states dealer of the monitorist in the contained and one search described on the search for their states dealer of the monitorist in the contained are contained and their and assess the search of their search on their search of contained their are search and all how in a store or provide their their to solve the profession in their development.
- $G.\ \underline{CORING}:$ Coring shall not be permitted in any concrete unless approved in writing by the Engineer.
- ARCHITECTURAL ITEMS : Contractor shall reter to Architectural Drawings for mold grooves, romanents, do sy organist required to be cast into the concrete and for the extent of depressions, curbs, roman and shalls items.
- \$\frac{\text{SLECE}}{\text{SEC}} \text{ Function of but the privile and profit in change, where the redect has such as the privile and the profit in change and prompted and profit in change and the profit in change and prompted and profit in change and the profit in change and prompted and profit in the profit in change and prompted and profit in the profit in change and prompted and profit in the prof
- BENDS : All reinforcing bar bends are to be made cold. Reid bending of bars greater than #5 shall not be alowed. At bars are to be bent one time only.
- WELDING: No welding of reinforcing bars is permitted unless authorized in writing by the Architect/Engineer.

REBAR COVER: As dimensions showing the location of rentoring steel not noted as clear, are to center of steel. All dimensions indicated as clear (CLR) shall be held at that dimension. Merimum coverage shall be held at that dimension. Merimum coverage shall be as stoken:

+	1. Cast against and permanent earth :	3 inch
6	Cast in forms but exposed to earth and weather:	2 Inch
e	Slabs, walls and joists not exposed to earth and weather:	3/4 inch
4	Beams, columns, ties, stirrups and spirals not exposed	
		- 1-1/2 Inch
4	0.11	

WALL CLEANING AND PROTECTION. Corcete scum and groot stans shall be removed from the wall immediately. After the well is constructed, the wall shall not be saturated with water for curing or any other purpose. All joints shall be closely for the protection of the production of the product that point and took of march adjacent jointing.

SHORING: Convector shall support walk as required for vertical and betrail back until all masonry until, suitoring and grout are in place and properly cured and walk are securely alteched to surrounding family.

GLUE LAMINATED TIMBER

INSERIS. Where triats, anchordule, restooring, etc. protoute from the wall, the hole in the block shall be call, offered or chippen is specially also being recoporated into the wall. Any book that craces of the call abstration of high shall be discreted.

M. WELDED WIRE FABRIC: Velicide without shall be of gauge and meet size as indicated on plans, why is safe to appear one meets at all plans, and rechise immunity. This is safe the aread to be carrier of the safe by the carrier of the will provide as the pour upograssisated shall be visible at this depth at the tee age of the pour.

MASONRY

MATERIALS

C. <u>SHIPDING AND HANDLING</u>: All beans shall be wrapped for shipping and furnished with a certificate of inspection for manageaether. Compared shall keep beens wrapped and potentied from the weatherunt! B. LAMINATIONS. At harmonions shall be Douglas Fir (Assemun thochees of lamination shall be 1-1/2" and All ed joints shall be examined in 12. Proficios of searts in adjacent laminations and lace and the adjacent laminations are shall be port with extensi type give. Maximum adjacents while lace orders shall be 10%.

<u>CAMBER</u> : All single span gulam beams shall be fabricated with standard camber. Glulam beams continuous over supports shall be fabricated with no camber.

STRUCTURAL STEEL

GENERAL: All glued between letter that cortom to "Standard Specifications for Structural Clue. Laminoted Timber A. J. II. C. 117-17 and U.S. Product Strandard 169 Sep. 73. All beams shall have an abreaded free stores in benefit of the 2 dold pas and have derived institutions up and brothen.

MORTAR: Mortal shall be type 8 contribung to ASTA (C270 with a minimum compressive strongs to 850 ps; in 28 days (Mortal shall be repressed of new quell profited Comment for the past of shall based on 450 ps and with a feet that the one-post of new then other-bits better discussed by the past of shall be limit. The talk also profited in the past of the past of better discussed by the past of better of the sand content of its persent of the comment ordering.

CEMENT: Cement shall be Portland Cement and conform to A.S.T.M. C-150, type I or type II. IME: Hydrated time shall be type S and conform to A.S.T.M. C-207 AGGREGATE: Aggregate for masonry grout shall conform to ASTAL CARA, maximum size shall be 29°28. Sand use in notine shall shall conform to ASTAL CAR4, except that not less than the percent shall be 29°28. To Sand use the shall shall conform to ASTAL.

<u>VATER</u>: All water used shall be potable, dean and free from invirious amounts of oit, acid, alkali, organic maker or any other hamful substance.

GRQUIT: Grout shall contorn to A.S.T.M. C-178 and develop a minimum compressive strength of 2000 to at age 2.6 age, scloud, to take consist of one and on-cloud parts Podiand Cement to no more than three raths sand add not less than one and une-cloud; parts nor more than two parts pos grave, maximum sec 268 inch, based on 6ty, loose volume.

ADMIXTURES : Admetures will not be permitted in montar or grout unless substaining data has been submitted to and approved by the ArchitectEngineer in witing.

REINFORCING. Reinforcement shall conform to A.S.T.M. A-615 grade 40 of size and spacing as influsted on the plans. All interforcing steel shall be lapped as inclusived. Where laps or spices are not included. They shall be a reminant of 40 but dameters and well staggered. Use the lap length of the large but if has at No different score are used.

C. HOLES: All hoke shall be 1/15' oversize, burning of holes is not permitted without writen approval by the ArchitectEnginest.

VELOWG: All wedning shall be performed with E-80 electrodes by welders certified for the welds to be made. All wedning shall conform to the Structural Welding Code of the American Welding Society.

E. <u>INSPECTION</u>: Special inspection as required by section 1704 of the C.B.C. shall be provided.

ABBREVIATIONS

FABRICATION. Fabrication and erection shall be in accordance with ALSC. Specifications for Design species and Enclosed of Stocktural Steel for Buildings. As seef substancian shall be performed in a knop approved by the building describent. Contractor shall submit stoop drawings for approved by the Architect/Engineer prox to Selecation. CORROSION PROTECTION: All sted shall receive one coall of shop paint unless embedded in concrete. This sted exposed to the weather shall be glavantzed or protected into concretion by an approved alternize mathod.

B. $\underline{STUCTURALTUBING}:$ Structural tubing shall conform to A.S.T.M. A-500 grade B.

WORKMANSHIP

A. STRUCTURAL STEEL: Structural steel and all miscellar C. BOLTS : Botts shall conform to A.S.T.M. A-307

MATERIALS

WORKMANSHIP

GENETICAL Accordance has the incremy place and called textured and called before being steel, charges ability accordance and refer from city and controlled to the called before the called and calle

MINING. House well be brooughty makens-nixed with the proportions specified. Where not land shall be the member and the first the member and the first the shall be four mixed. However, and that the first the proportion was discussed in the first the motion and member also also formed to be advantaged by deposition when the motion and member for the motion and member and members and members are not permitted.

CONSTRUCTION JOINTS: Constructor joints shall be formed by alsoping the grout pour for a period running of our advocated finders before to specify and all times when specifing is stopped for a period of one haur of longer. The top surface of the concerte foundation or other bed joints must be elecal smooth concrete with with aggregate exposed before start of laying.

Application of the process of the process of the unit shall be completely covered motive. The process of the unit shall be completely covered motive. The process of the pr

At ... Ancho to that At ... Ancho to that At ... Ancho to the ... At ... Ancho to the ... At ... Ancho to the ... At ...

<u>SROUTING</u>. At onits shall be filed used with grout, maximum height of grout post in shall be four first per parabeth. Before principle, all obstances and delite shall be moved from his raise of the cells and from life introducedy and. Cale and opening of sufficient deep shall be provided and the bottom of all cells are easility in your of grout. Cale and the provided of the provided of the provided and the provided of the proportion and before grouts, the sprud shall be provided with set the maximum of the improvided and the representation and before grouts. We grad shall be provided unless more than the been allowed to set first a provided myspectra and before grouts.

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A-4 OF * SHEETS

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