



**STAFF REPORT**  
**Monterey County Administrative Permit**  
**Resource Management Agency - Planning Department**  
168 W. Alisal St. 2<sup>nd</sup> Floor, Salinas, CA 93901  
(831) 755-5025; FAX (831) 757-9516

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Date: August 28, 2012

To: Thomas Darrel Fowler, Property Owners  
Jim Zaben, Applicant/Agent

From: Fernando Vargas (831) 755-5229  
vargasf@co.monterey.ca.us *F.V.*

cc: Front Counter Copy; Art Black Fire Department; Juan Hernandez, Public Works;  
Bronwyn Feikert Environmental Health Bureau; Mike Logsdon, Water Resources  
Agency; Fernando Vargas, Planner; Wanda Hickman, Planning Services Manager;  
Thomas Darrel Fowler, Property Owner; Jim Zaben, Agent; The Open Monterey  
Project; LandWatch; Planning File PLN120466

Re: Thomas D. Fowler (PLN120466) Administrative Permit and General Development  
Plan to allow the relocation of a 1,440 square foot Commercial Trailer that will be  
utilized as offices for a manufacture tools business with the associate signage,  
parking and landscaping.

Location: Assessor's Parcel Number: 237-051-001-000  
62177 Railroad Street, San Ardo CA 93450.  
South County Land Use Plan.

Staff is recommending approval of the Administrative Permit and General Development Plan subject to the findings and evidence in the attached draft Resolution and conditions attached as **Exhibit 1** to the draft Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On September 5, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 4, 2012. The permit will be administratively approved the following day, if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County RMA-Zoning Administrator if objections are received. The decision on this project is appealable to the Planning Commission because the original permit was appealable.

Attachments:

Exhibit 1: Resolution, Condition Compliance

Exhibit 2: Site Plan, Floor Plans, and Elevations

This report was reviewed by Wanda Hickman, Planning Services Manager.

**EXHIBIT "1"**

**Before the Director of the RMA-Planning Department  
in and for the County of Monterey, State of California**

In the matter of the application of:

**THOMAS DARREL FOWLER RESOLUTION NO. (PLN120466)**

**RESOLUTION NO.**

Resolution by the Monterey County Director of the RMA-Planning Department:

- 1) Finding the project exempt from CEQA per CEQA guidelines Section 15303(c).
- 2) Approving an Administrative Permit and a General Development Plan to allow the relocation of 1,440 square feet Commercial Trailer that will be utilized as offices for a manufacture tools business with the associate signage, parking and landscaping.

[(PLN120466), Fowler, 62177 Railroad Street, San Ardo CA 93450, South County Land Use Plan (Assessor's Parcel Number 237-051-001-000).]

**The Thomas Darrel Fowler application (PLN120466) came on for an administrative hearing before the Monterey County Director of the RMA-Planning Department on September 5, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of the RMA-Planning Department finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the Process of review of these applications, the project has been review for consistency with the text, policies and regulations in:
    - the 2010 Monterey County General Plan
    - South County Land Use Plan
    - Monterey County Zoning Ordinance (Title 21)No conflicts were to 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 project planner conducted a site inspection on March 27, 2012 to verify that the project on the subject parcel conforms with the plans listed above.
  - c) The project is located at 62177 Railroad Street, San Ardo (Assessor's Parcel Number 237-051-001-000), South County Land Use Plan. The parcel is zoned High Commercial, (HC), which allows

an Administrative Permit and a General Development Plan for a office use. The project as proposed is consistent with the previously approved permit PLN070027; however, staff discovered that the location of the previously approved commercial trailer was relocate to a new location under a different assessor's, parcel number.

- d) On November 7, 2007, the RMA Director of Planning approved PLN070027 for an Administrative Permit to allow the construction of a 1,440 square foot Commercial Office Trailer. This permit was approved under Parcel Number 237-081-006-000. On July 16, 2012, applicant applied for an Administrative Permit and a General Development Plan to allow the relocation of a 1,440 square feet commercial trailer that will be utilized as offices for a manufacture tools business. No current expansion of operations is proposed and future expansion or change of use will require a Use permit application. See condition No. 12.
- e) These modifications shall be in addition to the previously applied findings, evidence and conditions of PLN070027 incorporated into **Exhibit 1**. Except new conditions 11 and 12.
- f) The General Development Plan includes that the commercial trailer is to be use as offices for an established business that manufacture tools. The hours of operation are Monday through Friday from 8:00 AM to 5:00 PM; 10 (ten) employees, parking facilities including five (5) uncovered parking stalls, and new landscaped area per plans.
- g) The previous conditions of approval from previously approved PLN070027 have been carried forward to this permit with the exception of a new condition No. 11 (Regional Development Impact Fee).
- 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 PL20466.
- i) No public hearing was held because was no evidence of public controversy or public opposition to the proposed use. No written request for a public hearing was made. The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisor per Resolution No. 08-338 this application did not warrant referral to the LUAC.

2. **FINDING:**

**SITE SUITABILITY** – The site is physically suitable for the use proposed. Staff conducted a site visit inspection on March 27, 2012 to verify that the project on the subject parcel conforms to the plans listed above. No conflicts or impacts of concern were found during inspection.

**EVIDENCE:**

- a) The project has been reviewed for site suitability by the following Departments and agencies: RMA-Planning Department, South County Fire Protection District, Public Works, Environmental Health Bureau, Water Resources Agency and the Sheriff Office. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated. Public Works Department added new condition 11, Regional Development Impact Fee in compliance with Monterey County Code.

- b) To mitigate potential impacts to resources the following report have been prepared:

*“Archaeological Inventory Survey for relocation of modular Office Trailer”, prepared by Allison Lober, Paso Robles, Ca July 3, 2012. (LIB120237)*

The above-mentioned technical report by outside consultant 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) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed Administrative Permit and General Development Plan found in PLN120466.

3. **FINDING:**

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

**EVIDENCE:**

- a) The project was reviewed by the RMA-Planning Department, South County Fire Protection District, Public Works, Environmental Health Bureau, Water Resources Agency, and the Sheriff Office. 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 for the existing manufacture tool business and will also be provided to the proposed commercial trailer offices. Public water and sewer services will be provided by the San Ardo Water District.
- c) Staff conducted a site inspection on March 27, 2012 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project PLN120466.

4. **FINDING:**

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

**EVIDENCE:**

- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on March 27, 2012 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, 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 PLN120466.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) The project was exempt per CEQA Guidelines Section 15303(c), this categorically exempts an office with less than 2500 square feet in floor area.
  - b) No adverse environmental effects were identify during staff's review of the development application materials and required Archaeological Report (2012).
  - c) 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 PLN120466.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Section 21.80.040 of the Monterey County Zoning Ordinance states, "The Planning Commission is the appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant this Title. The decision of the Planning Commission shall be final and may not be appealed."

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

- A) Find the project exempt from CEQA per CEQA guidelines Section 15303(c).
- B) Approve an Administrative Permit and a General Development Plan to allow the relocation of 1,440 square feet Commercial Trailer that will be utilized as offices for a manufacture tools business with the associate signage, parking and landscaping.

**PASSED AND ADOPTED** this 5 day of September 2012.

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Mike Novo,  
Director of the RMA-Planning Department

COPY OF THIS DECISION MAILED TO APPLICANT ON SEPTEMBER 5, 2012

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE DIRECTOR OF PLANNING; THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEPTEMBER 19, 2012

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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120466

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation Monitoring Measure:** This Administrative permit and a General Development Plan (PLN120466) allows the construction of a 1,440 square foot commercial office trailer per section 21.20.030. The property is located at 62267 Railroad Street, SanArdo (Assessor's Parcel Number 237-051- 001-000), South County Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA Planning Department. 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 Department)

**Compliance or Monitoring** Ongoing unless otherwise stated

**Action to be Performed:** Adhere to conditions and uses specified in the permit.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a notice which states: " A permit (Resolution ) was approved by the RMA \_ Director of Planning for Assessor's Parcel Number 237-051-001-000 on September 5, 2012. The permit was granted subject to 12 condition of approval which run with the land. A copy of the permit is on file with the Monterey county RMA -Planning Department." proof of recordation of this notice shall be prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring** Prior to the issuance of grading and building or commencement of use.

**Action to be Performed:** Proof of recordation of this notice shall be furnished to the RMA - Planning Department.



### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**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. The Monterey County RMA - Planning Department 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 Department)

**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 the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

### 4. PD009 - GEOTECHNICAL CERTIFICATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

## 5. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

**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 Department 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."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 6. 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 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

**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 the RMA - Planning Department 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.

## 7. 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 Railroad Street. (Public Works)

**Compliance or Monitoring:** Prior to Building/Grading Permits Issuance

**Action to be Performed:** Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 8. PW0007 - PARKING STD

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)

**Compliance or Monitoring:** Prior to Building /Grading Permit Issuance

**Action to be Performed:** Applicant's engineer or architect shall prepare a parking plan for review and approval.

## 9. FIRE (NON-STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** If building permit is issued after 1-1-08, fire sprinkler requirements apply to this manufactured office building. If building permit is issued before 1-1-08, this condition does not apply. (Carmel Fire Protection Associates)

**Compliance or Monitoring:** Prior to Building/Grading Permit Issuance

**Action to be Performed:** Shall contact Carmel Fire Protection Associates prior to issuance to receive a Memo of Clearance.

## 10. WR40 - WATER CONSERVATION MEASURES

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

- a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
- b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

**Compliance or Monitoring:** Prior to final building inspection/occupancy

**Action to be Performed:** Compliance to be verified by building inspector at final inspection.

**11. 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 Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

**12. PDSP01 INTENSIFICATION OF USE**

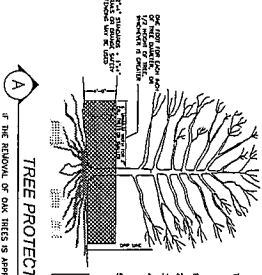
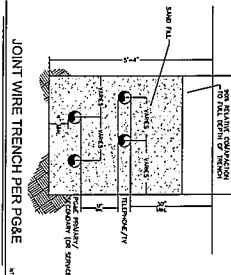
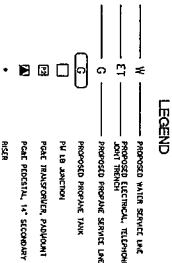
**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Any increase in usage of Kings Tools business requires an application for a Discretionary Permit.

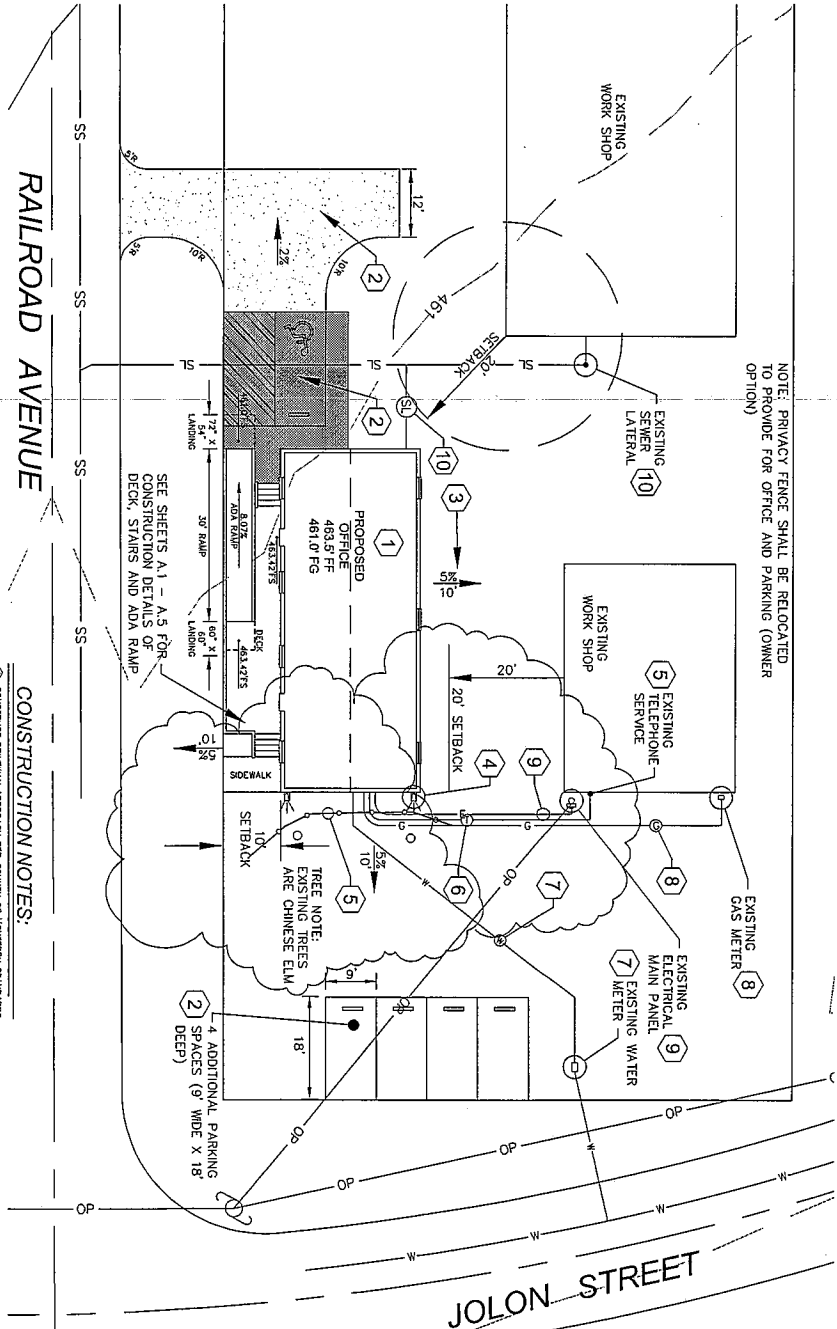
**Compliance or Monitoring Action to be Performed:** ONGOING

**UTILITY SERVICES (NOTES 6, 7, 8, 9, 10)**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE PROTECTED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES PILOT ACT AND THE CALIFORNIA PUBLIC UTILITIES PILOT ACT REGULATIONS.
3. ALL UTILITIES SHALL BE PROTECTED BY INSTALLING A 4" MINIMUM THICKNESS CONCRETE PROTECTION SLAB WITH A MINIMUM 2" AIR SPACE ABOVE AND BELOW THE UTILITIES.
4. ALL UTILITIES SHALL BE PROTECTED BY INSTALLING A 4" MINIMUM THICKNESS CONCRETE PROTECTION SLAB WITH A MINIMUM 2" AIR SPACE ABOVE AND BELOW THE UTILITIES.
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6. ALL UTILITIES SHALL BE PROTECTED BY INSTALLING A 4" MINIMUM THICKNESS CONCRETE PROTECTION SLAB WITH A MINIMUM 2" AIR SPACE ABOVE AND BELOW THE UTILITIES.



NOTE: PRIVACY FENCE SHALL BE RELOCATED TO PROVIDE FOR OFFICE AND PARKING (OWNER OPTION)



**PARKING REQUIREMENTS:**

OFFICE SPACE: 483 SF / 200 = 2.42 SPACES  
 TOTAL: 2.42 SPACES REQUIRED  
 1. ADDITIONAL PARKING SPACES

**BUILDING ADDRESS REQUIREMENTS:**

THE BUILDING ADDRESS NUMBER SHALL BE 62177, RAILROAD STREET, SAN ARDO, CA 94087. THE ADDRESS SHALL BE SUBMITTED FOR APPROVAL TO COUNTY OF SAN BENITO, CALIFORNIA, PER PER. 5012.

**LIGHT POLLUTION REDUCTION:**

LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT POLLUTION AND GLARE. LIGHTING SHALL BE SUBMITTED FOR APPROVAL TO COUNTY OF SAN BENITO, CALIFORNIA, PER PER. 5012.

**CONSTRUCTION WASTE MGT PLAN:**

CONSTRUCTION WASTE SHALL BE SEPARATED BY TYPE AND STORED IN CONTAINERS. WASTE SHALL BE TRANSPORTED TO AN APPROVED WASTE TREATMENT PLANT. WASTE SHALL BE SUBMITTED FOR APPROVAL TO COUNTY OF SAN BENITO, CALIFORNIA, PER PER. 5012.

**CONSTRUCTION NOTES:**

1. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF SAN BENITO.
2. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF SAN BENITO.
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10. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF SAN BENITO.

SCALE: 1" = 10'  
 PLAN VIEW

PROJECT NO.	62177 RAILROAD STREET, SAN ARDO, CA 94087
DATE	6/19/12
DRAWN BY	J. KING
CHECKED BY	J. KING
APPROVED BY PROJECT DIRECTOR	J. KING
DATE	6/19/12

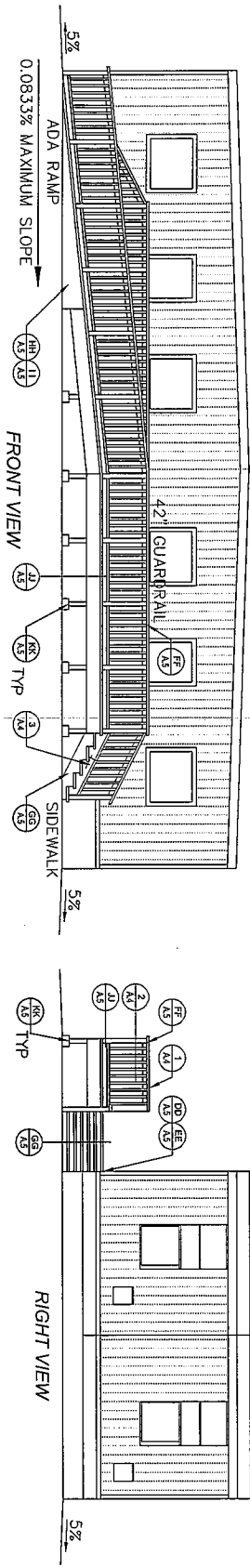
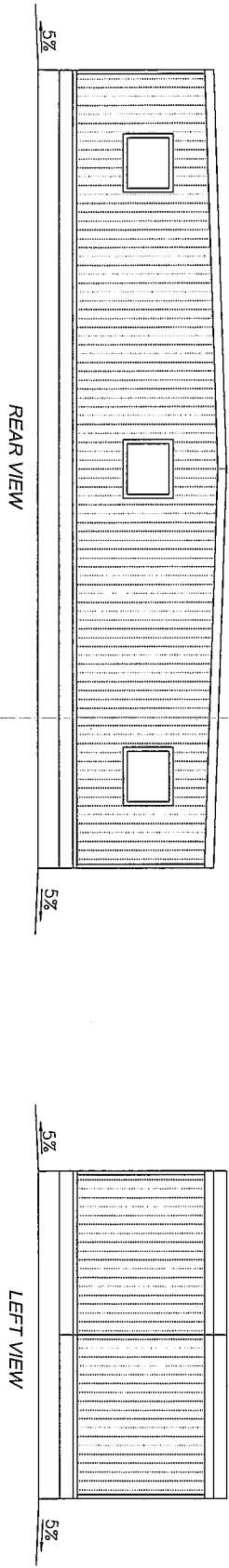
**GRADING PLAN**

KING OIL TOOLS  
 62177 RAILROAD STREET  
 SAN ARDO, CA

SCALE: 1" = 10'  
 DATE: 6/19/12  
 JOB NO: KING OIL

**ENGINEERING**

John A. Kudla  
 Civil Engineer's License No. 7384-151  
 Structural Designer  
 4150 HOLMES CT.  
 PASADENA, CA 91107  
 (805) 225-1151



**MODULAR ELEVATION PLAN**

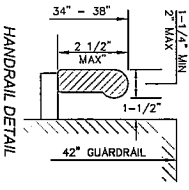
SCALE: 1/4" = 1'-0"

**GUARDRAIL SPECIFICATIONS:**

- 1. GUARDRAIL SHALL HAVE A HEIGHT OF 42". IF PART OF THE HANDRAIL, IT SHALL HAVE A HEIGHT OF 34" - 38".
- 2. DECK RAILING OPENINGS SHALL BE LESS THAN 4".
- 3. THE TRIANGLE OPENING, FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF THE GUARDRAIL AT A STAIR, SHALL BE LESS THAN 6".

**STAIR CALLOUTS:**

- 1. STAIRS SHALL BE IN ACCORDANCE WITH CBC 1009. STAIRS SHALL HAVE A 7" MAXIMUM RISER AND 11" MINIMUM TREAD. STAIR NOSING SHALL NOT PROJECT MORE THAN 1-1/2" BEYOND FACE OF RISERS BELOW. STAIRS SHALL BE AT LEAST 1/2" ABOVE RAILING. HANDRAILS SHALL BE PLACED 34" TO 38" ABOVE TREAD. HANDRAILS SHALL BE PLACED 12" FROM THE UPPER APPROACH AND LOWER TREAD OF EACH STAIRS INCLUDING LANDING. A TWO-INCH WIDE STRIP OF CONTRASTING COLOR SHALL BE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE STEP NOSING.
- 2. HANDRAILS FOR STAIRS SHALL BE IN ACCORDANCE WITH CBC 1009.12. HANDRAILS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR SECTION AND SHALL EXTEND 12" MINIMUM BEYOND TOP TREAD AND EXTEND 12" PLUS TREAD WIDTH OF BOTTOM OF STAIRS. HANDRAILS SHALL BE LOCATED AT +34" ABOVE STAIR NOSING AND SHALL BE LOCATED ON BOTH SIDES OF THE STAIRS. HANDRAILS SHALL PROJECT FROM WALL WITH A SPACE NOT LESS THAN 1-1/2". THE HANDRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION.



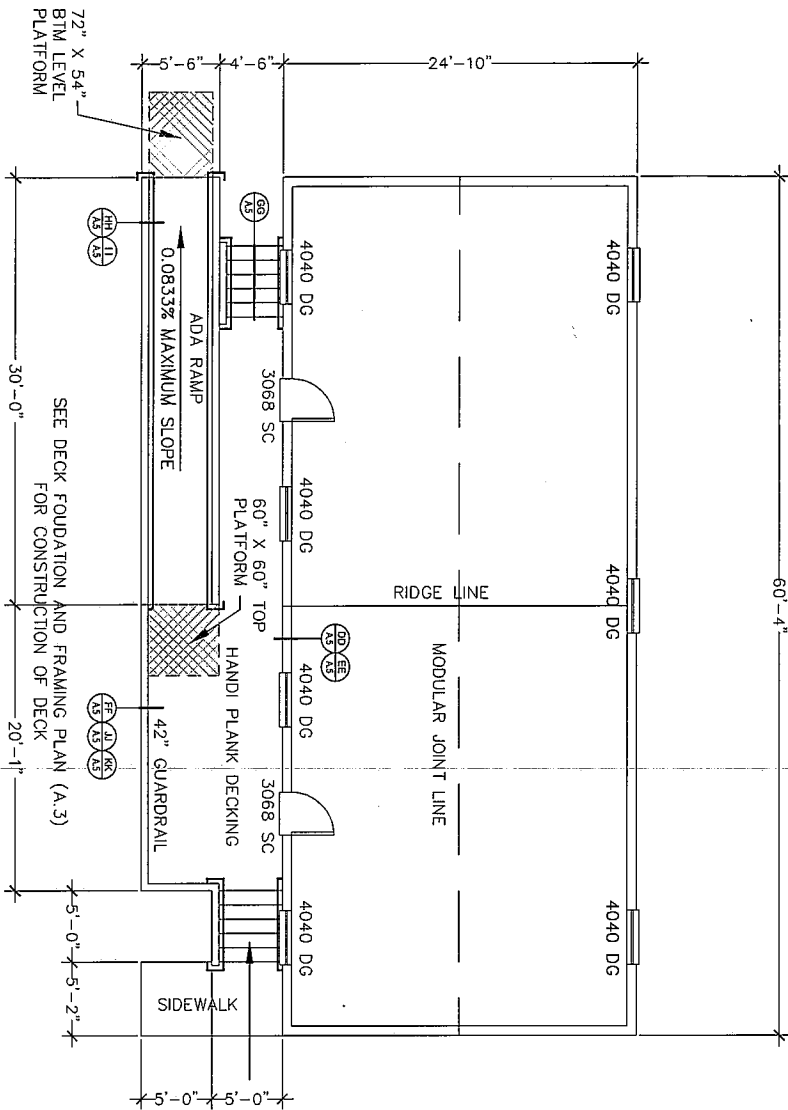
**MODULAR ELEVATION PLAN**

KING OIL TOOLS  
62177 RAILROAD STREET  
SAN ARDO, CA

JK ENGINEERING 610 TENNYN STREET, PASADENA, CALIFORNIA 92363-1818 KING OIL TOOLS MODULAR ELEVATION PLAN	APPROVED BY PROJECT ENGINEER JOHN A. KUDLA, REG. 50852 DATE: 6/19/12
N 35.0114 W120.5419 RAILROAD AVENUE	SCALE: 1" = 4' DATE: 6/19/12 JOB NO. KING OIL
<b>A.4.5</b>	

239-4151  
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MODULAR - DECK - RAMP FLOOR PLAN

SCALE: 1/4" = 1'-0"

**SIGNAGE AND DOOR HARDWARE**  
 ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. PROVIDE A SIGN ON OR NEAR THE EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT. [CBC 1008.1.9; 1008.1.9.3]

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS [CBC, SEC 1117B.5.8.1.2]

EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. [CBC, SEC 1008.1.8]

MANUALLY OPERATED FLUSH BOLTS AND SURFACE BOLTS ARE NOT PERMITTED. EXCEPT ON DOORS NOT REQUIRED FOR EGRESS IN INDIVIDUAL DWELLINGS UNITS OR SLEEPING UNITS, WHERE A PAIR OF DOORS SERVES A STORAGE OR EQUIPMENT ROOM, MANUALLY OPERATED EDGE OR SURFACE MOUNTED BOLTS ARE PERMITTED IN INACTIVE LEAF. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE POSITION. [CBC SEC 1008.1.8.4 AND 5]


DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR CHAPTER 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. [CBC SEC 1010.1.8.1]

HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 50" AND 44" ABOVE THE FLOOR. [CBC SEC 1153B.2.5.2]


STEP CONSTRUCTION  
 6" RISE  
 11" RUN  
 HANDRAIL 34" - 38"  
 48" WIDTH

**MODULAR FLOOR PLAN**

KING OIL TOOLS  
 62177 RAILROAD STREET  
 SAN ARDO, CA

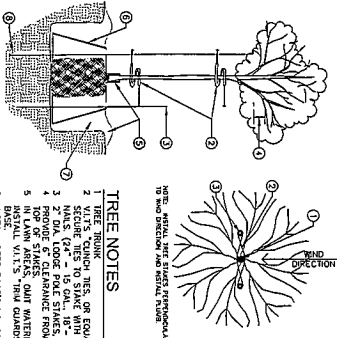

  
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SCALE: 1" = 4'  
 DATE: 6/19/12  
 JOB NO: KING OIL

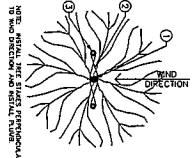
	JK ENGINEERING 918 TORREY HOBBS DRIVE SUITE 100 KING OIL TOOLS 50892 APPROVED BY PROJECT OWNER
N 36.0114 W 120.5419	JOHN A. KUDLA REG. 50892 RAILROAD AVENUE A.1.5

### PLANT SYMBOL LEGEND

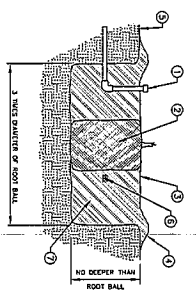
SYMBOL	PLANT NAME	SIZE
	FRAXINUS AMERICANA (RED BARK PINE)	4" POT
	ROSA PRUNIFOLIA (ROSE)	10" GAL
	ROSA PRUNIFOLIA (ROSE)	10" GAL
	ROSA PRUNIFOLIA (ROSE)	10" GAL
	ROSA PRUNIFOLIA (ROSE)	10" GAL
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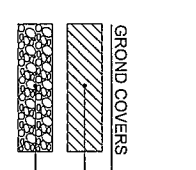
- #### TREE DOUBLE STAKING DETAIL
- WIRE, STAKE, OR GUY, FOUR REQUIRED.
  - SECURE Wires TO STAKE WITH 6d GALVANIZED
  - 2" DIA. LOGGED POLE STAKES, LENGTH AS REQUIRED.
  - REMOVE 6" CLEARANCE FROM TREE BRANCHES TO
  - IN LAWN AREAS, ONLY WATERING BASH MOUNDS AND
  - INSTALL DEEP ROOTS NO. 22-26-1884, DEEP ROOT
  - GET PLANT PIT DETAIL FOR RECONSTRUCTION
  - 2" DIA. LOGGED POLE STAKES, LENGTH AS REQUIRED.
  - A MINIMUM OF 1/2" INTO UNDISTURBED SOIL.



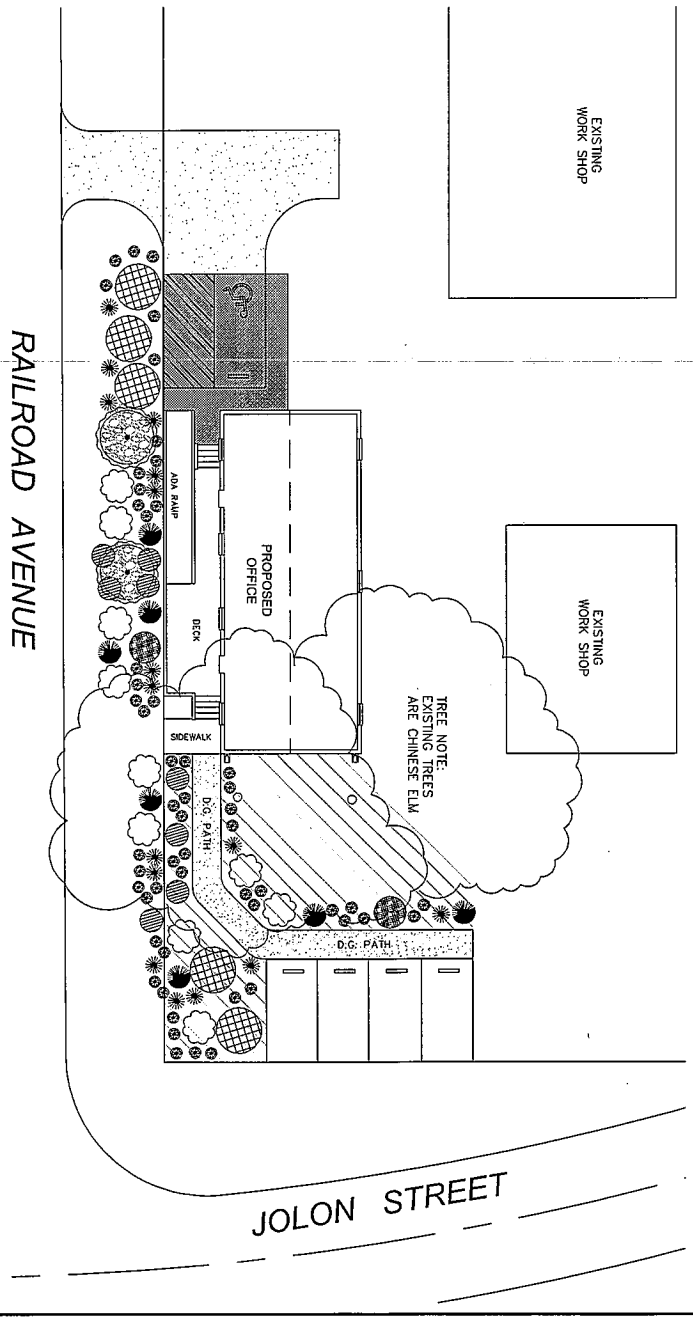
- #### PLANTING NOTES
- BASELINE FOR SHED CENTER LOCATION - INSURE WATERING BASH.
  - ROOT BALL.
  - 2" LAYER OF HORIZONTAL REDWOOD MULCH OR SCISSOR CUTS ON TOP OF ALL SHRUBS AND TREES.
  - AT OUTSIDE EDGE OF PLANT PIT, 2" HIGH FOR 1" AND 5" GALLON PLANTS, 4" HIGH FOR 15 GALLON, AND LARGER PLANTS. ONLY IN LAWN
  - FINISH GRADE.
  - ADD 2" BATTERY MULCH, PLACE UNDER MULCH UP
  - TABLETS FOR 5 GALLON, 3 TABLETS FOR 15 GALLON AND FOR LARGER PLANTS.
  - PLANT PIT BACKFILL, USE NOT WOODCHIPS OR SHIMS. FILL WITH
  - PLANT PIT BACKFILL, USE NOT WOODCHIPS OR SHIMS. FILL WITH
  - REMOVE ALL MULCH, MULCH, AND OTHER DEBRIS FROM PLANT PIT.
  - REMOVE ALL MULCH, MULCH, AND OTHER DEBRIS FROM PLANT PIT.
  - REMOVE ALL MULCH, MULCH, AND OTHER DEBRIS FROM PLANT PIT.



- #### PLANTING NOTES
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  - REMOVE ALL MULCH, MULCH, AND OTHER DEBRIS FROM PLANT PIT.



- #### GROUND COVERS
- REMOVE REDWOOD MULCH WITH 2" DEEP LAYER WITH
  - REMOVE REDWOOD MULCH WITH 2" DEEP LAYER WITH
  - REMOVE REDWOOD MULCH WITH 2" DEEP LAYER WITH



SCALE: 1" = 10'  
PLAN VIEW

**JRK ENGINEERING**  
 CONSULTING ENGINEERS  
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 KING OIL TOOLS  
 62177 RAILROAD AVENUE, SAN ARDO, CA  
 3/19/12  
 DATE

### LANDSCAPE PLAN

KING OIL TOOLS  
 62177 RAILROAD STREET  
 SAN ARDO, CA

**ENGINEERING**  
**JRK**  
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These drawings are for the use of the contractor only and are not to be used for any other purpose. The contractor shall be responsible for checking all dimensions and specifications against the ground conditions and making any necessary adjustments before construction begins.