Use Permit application U-20-04

Initial Study and

Negative Declaration

April 2021

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

TABLE OF CONTENTS

DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

Introduction

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	Turpin
Application Number:	Use Permit U-20-04
Project Location:	2208 Morrison Lane Fairfield, CA 94534
Assessor Parcel No.(s):	0153-140-240
Project Sponsor's Name and Address:	Susan Turpin 1913 Dawnview Place Fairfield, CA 94534

General Information

This negative declaration (ND) has been prepared by the County of Solano, as lead agency, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), to analyze and disclose the environmental effects associated with project. This document discusses the proposed project, the environmental setting for the proposed project, and the potential for impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- ❑ Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.

- ❑ We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.

- ❑ Submit comments via postal mail to:

  Department of Resource Management
  Planning Services Division
  Attn: Eric Wilberg, Planner Associate
  675 Texas Street
  Fairfield, CA 94533

- ❑ Submit comments via fax to: (707) 784-4805

❑ Submit comments via email to: ejwilberg@solanocounty.com

X Submit comments by the deadline of: May 28, 2021

❑ **Next Steps**

After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study the Solano County Department of Resource Management finds:

☒ The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ That although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ The proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.

☐ That although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

4-22-21
Date

Eric Wilberg, Planner Associate
County of Solano
Department of Resource Management

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The subject site is located at 2208 Morrison Lane, 2.5 miles west of the City of Fairfield. The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Land surrounding the project is utilized for agricultural production, predominantly vineyard cultivation.

The 25.02-acre property is relatively flat, exhibiting slopes of less than six percent. The parcel is undeveloped; however, building permits have been issued for a 4,596 square foot Primary Residence and 1,600 square foot detached garage near the southeast corner of the lot. The Putah South Canal runs along the eastern and southern borders of the parcel. Two residences are located within ¼ mile of the proposed facility.

Figure 1: Vicinity Map

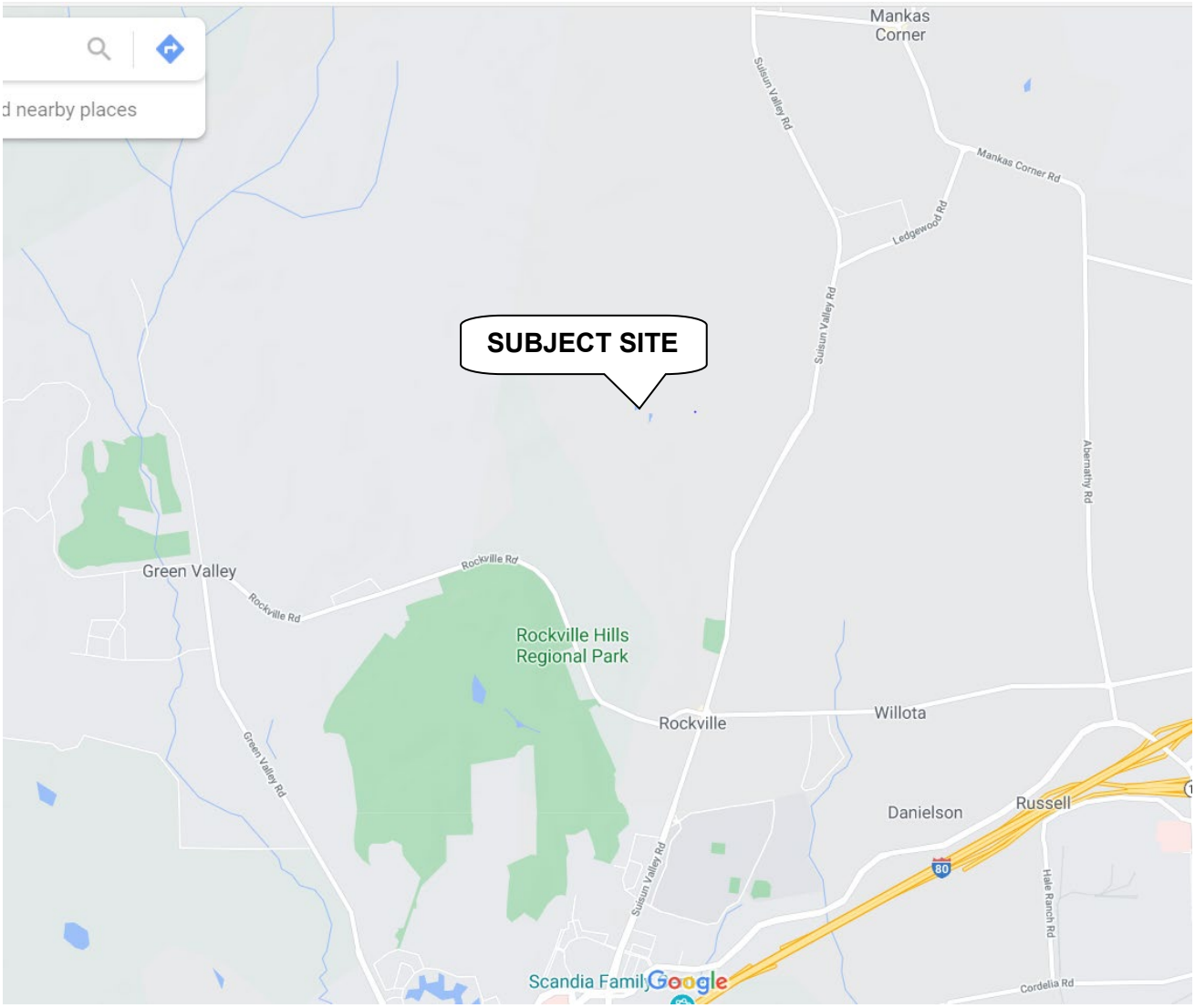


Figure 2: Assessor's Parcel Map

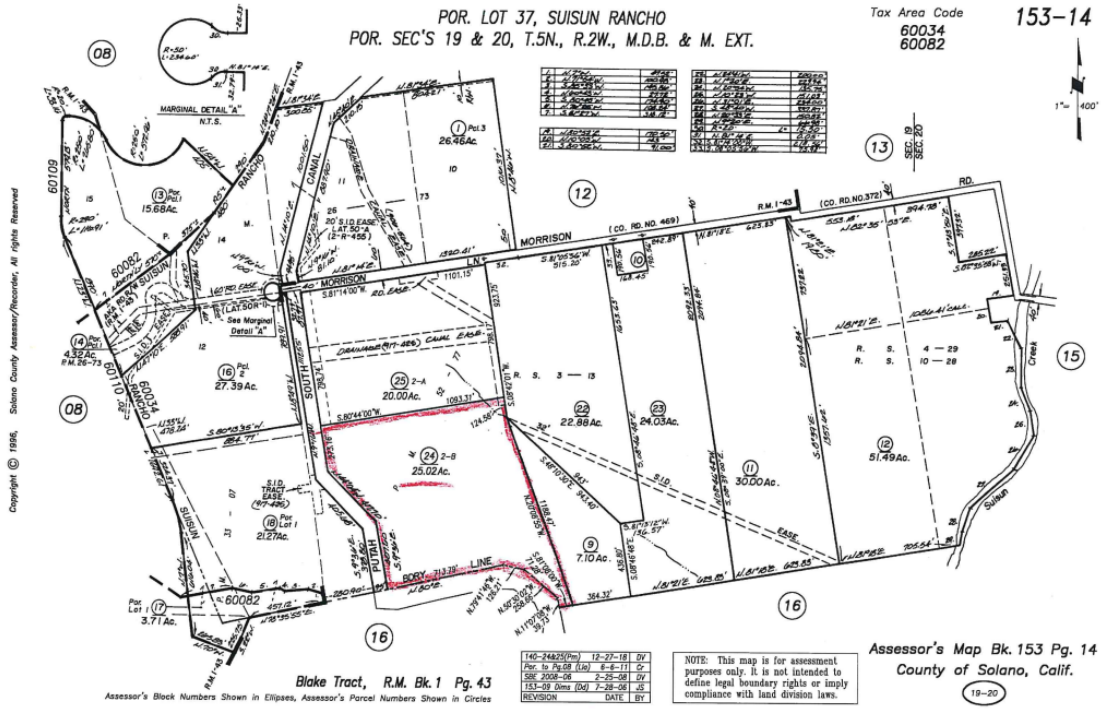


Figure 3: Aerial Photo Project Site – March 2019

1.2 PROJECT DESCRIPTION:

The project involves the construction of a 4,738 square foot barn-styled structure to serve as a special event facility. It is anticipated that the event barn will host weddings, community events, fund raisers, holiday events, educational, and private gatherings. The event barn includes a main event hall space, commercial kitchen, dressing rooms, rest rooms, storage, and covered porch seating areas. The project includes eight events per year with up to 150 persons per event. Events may also occur outdoors within the proposed lawn areas north and east of the event barn.

Temporary staff providing catering and entertainment services would also be employed for each event. Staffing levels will be contingent on the size of the event and can be expected at a ratio of one staff person per fifteen guests. The facility would initially rely on outside catering for food service; however, it is anticipated that a commercial kitchen will be constructed within the event barn at a later phase of the project. Musical entertainment would likely occur at each event. All events will start no sooner than 10:00 a.m. and end by 10:00 p.m. Facility setup and cleanup shall be between the hours of 8:00 a.m. to 11:00 p.m.

A 531 square foot Guest Studio is planned to accompany the event facility to accommodate overnight lodging.

A 1,800 square foot Secondary Dwelling is also proposed to operate as a Vacation Rental Home near the proposed event barn. This use will operate independently of the event facility; however, also requires use permit issuance.

Access/Circulation

Access to the site will be provided via private driveway off Morrison Lane through an existing 50-foot wide access and utility easement. The easement extends from Morrison Lane, through the adjacent parcel to the north (APN 0153-140-250) for a length of approximately 800 feet.

Parking

The project involves developing a gravel parking lot southwest of the event barn. A total of 75 parking spaces would be provided.

Signage

A 32 square foot sign is proposed for the facility. Location of the signage on-site has not been determined.

Domestic Water Supply

The project includes a domestic water well to supply potable water to the event barn, secondary dwelling, and guest studio.

Wastewater

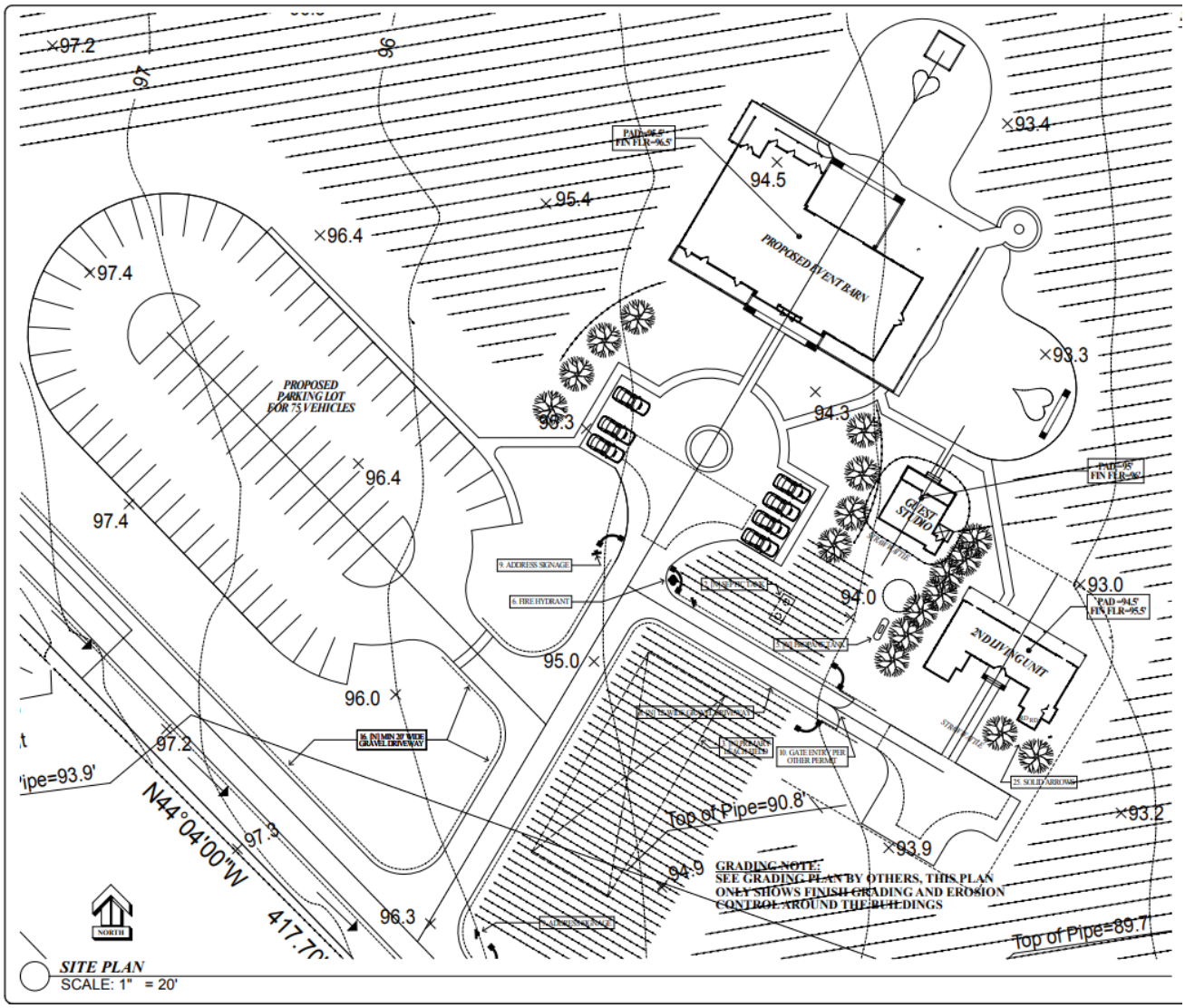
The project includes a new septic system to serve the event barn, secondary dwelling, and guest studio. This system would be separate from system serving the non-commercial residential development including the proposed primary dwelling and detached garage.

Irrigation Water

The subject property is located within the Solano Irrigation District Boundary and is currently provided with agriculture irrigation water between April and October through an existing agricultural service.

Figure 4: Proposed Site Plan

Figure 5: Detail Site Plan



1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Clear Lake clay (0 to 2 percent slopes), Conejo loam, Sycamore silty clay loam (0 to 1 percent slopes). Classes I, II, and III
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture and Bed & Breakfast
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Residence
South	Agriculture	Exclusive Agriculture "A-20"	Residential, stable
East	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (vineyard)
West	Agriculture	Exclusive Agriculture "A-20"	Agriculture (vineyard), Residence

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:

1.3.1 General Plan & Zoning

The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) *provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.*

Further the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) *provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.*

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, residential development, Vacation Rental, and Special Events facility are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):

1.4.1 Agencies that May Have Jurisdiction over the Project

- ❑ Solano County Department of Resource Management
- ❑ Solano Irrigation District
- ❑ Cordelia Fire Protection District

2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as additional application materials reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

Findings of LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project does not require mitigation measures to reduce potential impacts to less than significant levels.

Findings of LESS THAN SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- ❑ Aesthetics
- ❑ Air Quality
- ❑ Biological Resources
- ❑ Greenhouse Gas Emissions
- ❑ Noise
- ❑ Transportation and Traffic

- ❑ Geology and Soils
- ❑ Mandatory Findings of Significance

Findings of NO IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

- ❑ Agriculture
- ❑ Cultural Resources
- ❑ Hazards and Hazardous Materials
- ❑ Hydrology and Water
- ❑ Land Use and Planning
- ❑ Mineral Resources
- ❑ Population and Housing
- ❑ Public Services
- ❑ Recreation
- ❑ Utilities and Service Systems

2.1 Aesthetics

Checklist items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
b.	Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	■
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	■	☐
e.	Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	☐	☐	☐	■

Environmental Setting

Surrounding foreground views to the north, east, and south are that of a relatively flat agricultural landscape typical of the Suisun Valley Agricultural Region. Lands are predominantly planted in vineyards surrounding the subject site. Oak covered hillsides reaching elevations of approximately

600 feet above mean sea level are located west of the subject site. A riparian corridor along Suisun Creek consisting primarily of large trees and brush can be seen approximately 3,000 feet east of the subject site. The following photographs from Morrison Lane depict the landscape within the vicinity of the project.

Figure 6 – View Northeast from Morrison Lane at Subject Site

Figure 7 – View West from Morrison Lane at Subject Site

Figure 8 – View Southwest from Morrison Lane toward Subject Site

Impacts Discussion

a. Have a substantial adverse effect on a scenic vista?

The General Plan (Resources Chapter pg. RS-36) identifies the county's agricultural landscapes and oak and grass covered hills as scenic resources. In addition, Suisun Valley Road is identified as the nearest Scenic Roadway on Figure RS-5 of the General Plan.

Surrounding agricultural crop production and oak covered hills are considered scenic resources within the vicinity. As shown on the proposed site plan, development will be clustered near the western lot line, preserving a large portion of lot acreage for future agricultural production. Development will be set back approximately ¾ mile Suisun Valley Road, the nearest Scenic Roadway. Suisun Creek roughly parallels Suisun Valley Road at its intersection with Morrison Lane. A riparian corridor along the creek is comprised of large trees and brush and screens views of the subject site from the scenic roadway. **No Impact.**

b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?

There are no trees, rock out-croppings, or historic buildings within a state scenic highway that would be affected by the project. **No Impact.**

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

The project will be sited near proposed residential development on-site and preserves the agricultural landscape and scenic resource qualities of the property as well as surrounding lands. The barn-style design along with the size, mass, and height of the structure are typical of agricultural structures found throughout the Suisun Valley agricultural region. **No Impact.**

d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Exterior light fixtures on buildings, and along walkways, parking, and patio areas will be aimed downward and shielded to prevent glare or reflection and to minimize light pollution beyond the project boundaries. **Less than Significant Impact.**

e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?

Rockville Hills Regional Park is located nearly a mile from the subject site; however, the project would not change the amount of shading on public open space. **No Impact.**

2.2 Agricultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	■

Environmental Setting

As referenced on the 2018 California Department of Conservation Important Farmland map, the 25.02-acre property is classified as Grazing Land. The proposed land uses are allowed and conditionally allowed within the Suisun Valley Agriculture "A-SV-20" Zoning District.

Impacts Discussion

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project is located on Grazing Land and would not convert any Prime Farmland. **No Impact.**

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The proposed land uses are allowed and conditionally allowed within the Suisun Valley Agriculture "A-SV-20" Zoning District (Reference Solano County Zoning Regulations Section 28.23 Table A). The subject site is not entered into a Williamson Act contract. **No Impact.**

c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

The project would not result in the conversion of Farmland to a non-agricultural use, neither on or off site. **No Impact.**

2.3 Air Quality

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	■	☐
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	■

Environmental Setting

The Suisun Valley is located within the San Francisco Bay Area Air Basin (SFBAAB), which is comprised of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, and the southern portion of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM2.5 (24-hour) standards. In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM10 (24-hour) standards. Solano County is unclassified for the federal PM10 standard.

Impacts Discussion

a. *Conflict with or obstruct implementation of the applicable air quality plan?*

The project does not conflict with or obstruct implementation of an air quality plan. **No Impact.**

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The project would operate below the thresholds and screening criteria established by the BAAQMD CEQA Guidelines for operational-related criteria air pollutant and precursor screening level sizes. **Less than Significant Impact.**

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

See discussion under 2.3 (b) above. **Less than Significant Impact.**

d. Expose sensitive receptors to substantial pollutant concentrations?

See discussion under 2.3 (b) above. **Less than Significant Impact.**

e. Create objectionable odors affecting a substantial number of people?

The project does not propose the siting of any major odor source or siting of sensitive receptors within screening level distances from an existing major odor source (e.g., landfill, wastewater treatment plant, dairy). **No Impact.**

2.4 Biological Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
b.	Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal,	☐	☐	☐	■

	filling, hydrological interruption, or other means?				
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	■	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Environmental Setting

As seen on the General Plan's Priority Habitat Areas map (Figure RS-1 of the General Plan), the subject site is not located within any identified wetland or vernal pool area, conservation area, critical habitat, or recovery area. The County does not have a tree preservation ordinance and no trees are proposed for removal. This project will not conflict with any conservation plans. As proposed, the project will not require permitting from the State Department of Fish and Wildlife.

Impacts Discussion

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service have not been identified on-site. **No Impact.**

b. *Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?*

There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The site is located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through farming practices and residential activities. Approximately two acres of the site would be developed with the Special Event facility, associated parking, and Secondary Dwelling. A majority of the site is reserved for future agricultural production. **Less Than Significant Impact.**

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. These types of ordinances have not been adopted within this region of the County. **No Impact.**

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

See discussion under 2.4 (e) above. **No Impact.**

2.5 Cultural Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	☐	☐	☐	■
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	■
c.	Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	■
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	■

Environmental Setting

The subject site consists of developing approximately two acres of an agricultural parcel. There are no structures proposed for removal, historical or otherwise.

Impacts Discussion

a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

There are no structures on the project site. **No Impact.**

b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the historical agricultural use and ground disturbance of the property, it is not likely that archeological resources exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

c. *Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?*

Due to the agricultural nature of the site, it is not likely that any unique paleontological resources exist on the site. **No Impact.**

d. *Disturb any human remains, including those interred outside of formal cemeteries?*

Due to the agricultural nature of the site, it is not likely that any human remains exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	■	☐
2) Strong seismic ground shaking?	☐	☐	■	☐
3) Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4) Landslides?	☐	☐	☐	■

b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	☐	☐	☐	■
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	■
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

Environmental Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project within the Highest Potential Earthquake Damage Area and within one mile of the Cordelia Fault. The project is not located within an Alquist-Priolo fault zone. Per General Plan Figure HS-6, the project site has Very Low liquefaction potential. The Landslide Stability map (Figure HS-5) depicts the project within an area of least landslide susceptibility (Area 1).

The project involves grading to develop access, building pad, and parking area. Proposed parking, buildings, and structures would require issuance of grading and building permits to ensure each is constructed according to the current Uniform Building Code requirements.

Impacts Discussion

a. Would the project cause

1. Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

The site is not located within an Alquist-Priolo Fault Zone; however, is located within one mile of the Cordelia Fault identified in the General Plan. New construction would require issuance of building permit(s) requiring structures to be built to the latest Uniform Building Code. **Less than Significant Impact.**

2. Strong seismic ground shaking?

See discussion in 2.6 (a) above. **Less than Significant Impact.**

3. Seismic-related ground failure, including liquefaction?

The subject site is located within an area of Very Low Liquefaction Potential. The project will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less than Significant Impact.**

4. *Landslides?*

The subject site is located within an area Least Susceptible to Landslide. **No Impact.**

b. *Result in substantial soil erosion or the loss of topsoil?*

The project will disturb approximately two acres of vacant land. Issuance of a grading and drainage permit is necessary prior to any construction, which will impose conditions which prevent soil erosion. **Less than Significant Impact.**

c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?*

The project will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project will be designed in conformance with the county's current on-site sanitation requirements, which will require a soils percolation test in order to design a properly functioning system which can adequately process discharges from the project. **No Impact.**

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	■

Environmental Setting

See discussion under 2.3 Air Quality.

Impacts Discussion

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction activities and operational vehicular traffic associated with up to eight special events per year with up to 150 persons per event will not have significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. As proposed, the project should not conflict with any goals or policies of the Solano County General Plan, which are intended to reduce or indirectly reduce GhG emissions. **Less than Significant Impact.**

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project does not conflict with or obstruct implementation of an air quality plan. **No Impact.**

2.8 Hazards and Hazardous Materials	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Checklist Items: Would the project				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	■
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	■
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■

e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Environmental Setting

The project does not involve the transportation, generation, or storage of hazardous materials.

As seen on Figure 2A of the Travis Air Force Base Land Use Compatibility Plan, the subject property is located outside of the LUCP Area Influence Zone. The site is located greater than two miles from a public use airport and not within the vicinity of a private airstrip.

The project is over one mile from any urbanized area and is identified as a moderate or low Wildland Fire Area per General Plan Figure HS-9.

Impacts Discussion

a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project would not transport, use, or dispose of hazardous materials. **No Impact.**

b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

See discussion under (a.) above. **No Impact.**

c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is located outside of the Travis LUCP area of influence and not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is not within the vicinity of a private airstrip. **No Impact.**

g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project will not affect any adopted emergency response plans. **No Impact.**

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project is not located in the vicinity of any wildland/urban interface areas**. No Impact.**

2.9 Hydrology and Water

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	■
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■

c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	☐	☐	☐	■
d.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	■
e.	Otherwise substantially degrade water quality?	☐	☐	☐	■
f.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
g.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	■
h.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
i.	Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Environmental Setting

The project would utilize an on-site septic system to handle wastewater discharge. A domestic drinking water well will serve the project. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow.

Impacts Discussion

a. Violate any water quality standards or waste discharge requirements?

The project requires private septic system permitting through Solano County Environmental Health, whereas adherence to those permit requirements protects against violation of any water quality standards or waste discharge. **No Impact.**

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater

table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project will be served by on-site well for domestic drinking water and will not require a substantial increase in ground water utilization. The intermittent nature of the events allows for groundwater recharge. **No Impact,**

c. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The development will not alter any creeks, streams or rivers. Storm water will be retained onsite and released at pre-development rates. **No Impact.**

d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?*

Refer to (c) above. **No Impact.**

e. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Refer to (c) above. **No Impact.**

f. *Otherwise substantially degrade water quality?*

The project will not contain other features which would substantially degrade water quality. **No Impact.**

g. *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

As shown on the 100-Year Floodplain Zone map (General Plan Figure HS-1), the project site is not located within the 100-year floodplain. **No Impact.**

h. *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*

Refer to (g) above. **No Impact.**

i. *Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?*

Refer to (g) above. **No Impact.**

j. *Be subject to inundation by seiche, tsunami, or mudflow?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

2.10 Land Use and Planning

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	☐	■
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Environmental Setting

The subject site is designated Agriculture by the Solano County General Plan. Further, the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region.

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, residential development, and Special Events Facilities are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

Impacts Discussion

a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) *provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.*

Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses: *The* (Suisun Valley) *provides for agricultural production,*

agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

The project does not conflict with the intent of the Solano County General Plan, Suisun Valley Strategic Plan, or the Suisun Valley Agriculture Zoning District. **No Impact.**

c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

The project is not of or subject to either a habitat conservation plan or natural community conservation plan. No such plans exist within this region of the County. **No Impact.**

2.11 Mineral Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	■

Environmental Setting

As seen on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site.

Impacts Discussion

a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No known mineral resources exist at the site. **No Impact.**

b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Refer to (a) above. **No Impact.**

2.12 Noise

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b.	Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	■	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Environmental Setting

The site is surrounded by agriculturally zoned properties. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses. The nearest sensitive receptor(s) (residences) within ¼ mile north and south of the project site.

Impacts Discussion

a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction and grading of the project is temporary in nature; however, would generate noise on-site. Noise levels from on-going agricultural practices along with temporary construction are anticipated to be less than significant because of the temporary nature along with the distance to nearest sensitive receptors existing in the agricultural setting. Social gatherings would be held indoors within the event barn and suppress noise levels from extending beyond parcel boundaries. **Less than Significant Impact.**

b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?

Refer to (a) above. **Less than Significant Impact.**

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Refer to (a) above. **Less than Significant Impact.**

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Refer to (a) above. **Less than Significant Impact.**

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project is located outside the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as seen on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. **No Impact.**

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within the vicinity of a private airstrip. **No Impact.**

2.13 Population and Housing

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	■
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Environmental Setting

The project includes a Secondary Dwelling, a land use allowed by right within the zoning district, which will not substantially affect population and housing.

Impacts Discussion

a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project does not substantially induce population growth or construct infrastructure that could induce population growth. **No Impact.**

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to (b) above. **No Impact.**

2.14 Public Services

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1)	Fire Protection?	☐	☐	☐	■
2)	Police Protection?	☐	☐	☐	■
3)	Schools?	☐	☐	☐	■

4)	Parks?	☐	☐	☐	■
5)	Other Public Facilities?	☐	☐	☐	■

Environmental Setting & Impacts Discussion

a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The subject site is located within and currently served by the Cordelia Fire protection district and is within the jurisdiction of the Solano County Sheriff's Department for the unincorporated County. No schools or parks will be affected. The project will utilize an on-site domestic water well. An on-site septic system would serve the project with no impacts to municipal sanitation services. **No Impact.**

1) *Fire Protection?*

Refer to (a) above. **No Impact.**

2) *Police Protection?*

Refer to (a) above. **No Impact.**

3) *Schools?*

Refer to (a) above. **No Impact.**

4) *Parks?*

Refer to (a) above. **No Impact.**

5) *Other Public Facilities?*

Refer to (a) above. **No Impact.**

2.15 Recreation

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be	☐	☐	☐	■

	accelerated?				
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	■
c.	Physically degrade existing recreational resources?	☐	☐	☐	■

Environmental Setting & Impacts Discussion

The project does not involve or affect recreational facilities or resources.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project does not involve or affect recreational facilities or resources. **No Impact.**

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

The project does not involve or affect recreational facilities or resources. **No Impact.**

c. Physically degrade existing recreational resources?

The project does not involve or affect recreational facilities or resources. **No Impact.**

2.16 Transportation and Traffic

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	☐	☐	■	☐
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	■
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in	☐	☐	☐	■

	location that results in substantial safety risks?				
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	☐	☐	☐	■
e.	Result in inadequate emergency access?	☐	☐	☐	■
f.	Result in inadequate parking capacity?	☐	☐	☐	■
g.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	■

Environmental Setting

The subject site is accessed via private driveway off Morrison Lane. The project involves up to eight events annually with up to 150 person per event. In addition, events are temporary in nature and anticipated to occur in favorable weather during Spring through Fall. Pursuant to Section 28.94(A)(8) of the Zoning Regulations, the parking requirements for the special events land use requires one space per four persons at capacity. Using this formula, the project is expected to increase traffic along Morrison Lane by 38 vehicles for events operating at maximum capacity. Under the maximum capacity scenario, an increase of an additional 72 round trips can be anticipated per event. Events are of sufficient duration that the inbound and outbound trips occur in separate hours, thus the number of trips on the road network at one time is half of the total volume.

Impacts Discussion

a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

In December 2018, the California Office of Planning and Research (OPR) issued a Technical Advisory on Evaluating Transportation Impact in CEQA. The advisory document outlines screening thresholds for land use projects to identify when a project can be expected to cause a less-than-significant impact, particularly with regard to vehicle miles traveled (VMTs). The OPR advisory identifies Small Projects as those which generate or attract fewer than 110 trips per day, which generally may be assumed to cause a less than significant impact.

The project has the potential to increase traffic along Morrison Lane by 72 vehicle trips, eight times per year, which averages to 1.5 daily trips per year. The project meets the Small Project definition. **Less than Significant Impact.**

b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

A change in the level of service standard has not been identified for this project. **No Impact.**

c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The project is located outside of the Travis LUCP airspace feature zones which contain height restrictions. Structures on-site are limited to less than 35 feet in height, and the project is not anticipated to produce any smoke, fumes, glint, or glare that would impact flight operations. The project is consistent with the provisions of the Travis Plan. **No Impact.**

d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

e. *Result in inadequate emergency access?*

The project does not alter the access to the site and will have sufficient ingress and egress. **No Impact.**

f. *Result in inadequate parking capacity?*

The project exceeds the County Zoning Regulation requirements for off-street parking (total of 38 parking spaces required) and loading. **No Impact.**

g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

The project does not conflict with any alternative transportation plans or policies. **No Impact.**

2.16 Utilities and Service Systems

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or	☐	☐	☐	■

	are new or expanded entitlements needed?				
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	■
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	■

Environmental Setting

The subject site is located within the district boundaries of the San Francisco Regional Quality Control Board. The project includes a new on-site private septic system and domestic water well. A later phase of the project includes construction of a commercial kitchen within the event barn which will necessitate the installation of a grease interceptor on the septic system. Construction of the project requires issuance of a grading permit from Solano County Public Works, in part, to ensure on-site retention of potential stormwater runoff due to increased impervious surface area.

Impacts Discussion

a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The subject site is located within the San Francisco Bay Regional Water Quality Control Board District. The project will utilize on-site wastewater treatment methods therefore would not exceed RWQCB requirements. **No Impact.**

b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project will utilize an existing onsite domestic water well and new private septic system. **No Impact.**

c. *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

A new building pad for the event barn along with expanded areas for parking and access will add to stormwater drainage demands; however, these construction activities will require issuance of a grading and drainage permit through Solano County Public Works which will condition the development to retain stormwater onsite. The project will not affect off-site stormwater drainage facilities. **No Impact.**

d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The project will utilize an on-site domestic water well and requires issuance of a permit by Solano County Environmental Health to operate as State Small Water System (SSWS) to ensure potable water is provided to the facility. **No Impact.**

e. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The project does not utilize an offsite wastewater treatment provider. **No Impact.**

f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The project will not substantially increase solid waste generated on-site. **No Impact.**

g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

As permitted, on-site solid waste disposal complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

2.17 Mandatory Findings of Significance

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	☐	☐	■	☐
b.	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	■	☐
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

Impacts Discussion

a-c. No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings. **Less than Significant Impact.**

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. (See Section 5.0 Distribution List)

3.2 Public Participation Methods

The Initial Study is also available at the Solano County Department of Resource Management and online at the Department's Planning Services Division website at:

http://www.solanocounty.com/depts/rm/documents/eir/default.asp

Interested parties may contact the planner assigned to this project at the contact points provided below:

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4.0 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

5.0 Distribution List

Federal Agencies

State Agencies

Regional Agencies

Local Agencies

Cordelia Fire District
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division
Solano Irrigation District

6.0 Appendices

6.1 Use Permit Application U-20-04
6.2 Event Barn Development Plans
6.3 Secondary Dwelling Development Plans
6.4 Guest Studio Development Plans

RECEIVED

OCT 01 2020

COUNTY OF SOLANO
RESOURCE MANAGEMENT

DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone
(707) 784-4805 Fax
www.solanocounty.com

Application Type: [X] New [ ] Extension (maps) [ ] Minor Revision [ ] Map Modification

[ ] Administrative Permit (AD)
[ ] Architectural Review (AR)
[ ] General Plan Amendment (G)
[ ] Major Subdivision (S)
[ ] Marsh Development Permit (MD)
[ ] Minor Subdivision (MS)
[ ] Minor Use Permit (MU)
[ ] Mobilehome Storage Permit (MH)
[ ] Mutual Agreement (MA)
[ ] Performance Standards (PS)
[ ] Policy Plan Overlay (PP)
[ ] Rezone (Z)
[X] Sign Permit (SGN)
[X] Use Permit (U)
[ ] Variance (V)
[ ] Waiver (WA)
[ ] Zone Text Amendment (ZT)

U-20-04 **FOR OFFICE USE ONLY** 10/1/20

Application No: MR# Hrg: AD ZA PC BOS Date Filed: Plnr: TK

Project Name: Morrison Lane - Wags Way

Subject Site Information

Site Address: Morrison Lane, APN 0153-140-240-01 City: Fairfield State: CA Zip: 94534

Assessor's Parcel Number (s): APN 0153-140-240-01 Size (sq. ft/acre): 25.02 acres

Preferred Property Access by Staff: [X] OK to access [X] Call applicant before access [ ] Call owner before access

Contact Information

Property Owner Name: Susan Turpin

Contact Name: Susan Turpin Phone: 650-296-7127 Email: Kiddieheart7@aol.com

Mailing Address: 1913 Dawnview Place City: Fairfield State: CA Zip: 94534

Architect/Engineer/Land Surveyor Company Name: James George Designs Inc

Contact Name: James George Phone: 707-5806704 Email: james@georgeconstructionanddesign.com

Mailing Address: 30 Lemon Hill Trail City: Napa State: CA Zip: 94558

Applicant/Company Name: Susan Turpin

Contact Name: Susan Turpin Phone: 650-296-7127 Email: kiddieheart7@aol.com

Mailing Address: 1913 Dawnview Place City: Fairfield State: CA Zip: 94534

Other Contacts:

Name: Greg Plough - Contractor Phone: 209-969-3416 Email: grplough@aol.com

Mailing Address: 100 Siebe Dr City: Fairfield State: Ca Zip: 94534

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

Currently the 25.02 acres are undeveloped. Surround areas have agriculture, vineyards, orchards, tasting rooms, food and outdoor venues.

Planned development in Phases:

Phase 1:

- Private, primary home and detached garage on the South East part of the property. Home is approximately 3500 to 4000 sq ft.
- Detached garage 1600 square foot, with a study, home wine processing / shop, garage, bathroom
- Second home, less than or equal to 1800 sq foot, to be used as living space for family, rental or vacation rental. I want to reserve the right to use it as a vacation rental Inn when the Event Barn is built.
- Guest studio, 550 sq ft, for my daughter's use at times. I want to reserve the right to use it as a honeymoon suite or vacation rental studio when the Event Barn is built.
- Vineyards and fruit trees

Phase 2:

- Construct an Event Barn center on the North West part of the property, between 3000 to 4000 sq ft, for occupancy of 125 people.
- On site food preparation, food storage, table storage
- Events to include weddings, community events, fund raisers, holiday events, educational and private gatherings
  - To start at 8 events per year, and expand
- Parking for 75 cars. Gravel with paved accessibility for ADA.
- Vineyards, fruit trees, landscaping
- Seasonal fruit from on site and local farmers
- Picnic and outdoor seating areas
- Reserve the right for local wine tasting, alcohol to be served at events. Reserve the right to obtain an ABC license.

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Suisun Valley Current Zoning: A-SV

Proposed General Plan Designation: _____ Proposed Zoning: A-SV

Current Water Provider: New well installed 9/2019; SID Current Sewage Disposal: None

Proposed Water Provider: Well and SID Proposed Sewage Disposal: Septic

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? ☐ Yes ☒ X N o

If yes, Contract No. _____ please provide a copy. ***Would like to inquire about application***

If yes, has a Notice of Non-Renewal been filed? ☐ Yes ☐ No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

☐ Yes ☒ No *if yes, please list and provide a copy.*

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

☐ Yes ☒ No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Building permits, septic permits (plan 2 septic systems) Business licenses; SID; agriculture permits;other TBD

Building permits submitted 12/29/2019 for 5 structures.

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

Newly divided 45 acre parcel to Parcel 2-A (20 acres)and Parcel 2-B (25 acres). New APN for Parcel 2-B listed

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.) Foundation soils report by KC Engineering 9/2019; GHD - Soil sampling / analysis 2/2019; RW Consulting Engineers - Structural 12/2019; Land surveying / topagraphy by Ty Hawkins; soil analysis for septic (prior to lot division) by Ruban Oropeza; Civil Engineer -

E. Does the project involve Housing and Urban Development (HUD) federal funding? ☐ Yes ☒ No
Is HUD funding anticipated? ☐ Yes ☒ No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. ☐ Yes ☒ No

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:
See attached newly recorded Parcel map 12/27/2018. The 25.02 acres are undeveloped; lat; Putah South Canal borders 2 sides of property; 50 ft.easement on front property to back parcel (2-A) to access Parcel 2-B. Plans for full site development submitted by James George.

B. Surrounding properties:
Front parcel 2-A with 20 acres, and drainage channels, has small home, plantings of trees; adjacent property (formerly Babcock) with vineyard; 2 sides bordered with Putah South Canal on West and South borders; surrounding areas vineyards, homes, wineries, orchards, and undeveloped.

C. Existing use of land:
Seasonal crops

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	0
Agricultural	0	0
Commercial	0	0
Industrial	0	0
Other	0	0

E. Describe existing vegetation on site, including number and type of existing trees. Brush overgrowth, no trees Seasonal row crops and mowed seasonal native grasses

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).
Former seasonal row crops: wineyards and hay. The property is currently not planted.

G. Slope of property: See report from Ty Hawkin's maps

Flat or sloping	(0 - 6% slope)	X acres
Rolling	(7 - 15% slope)	_____ acres
Hilly	(16 - 24% slope)	_____ acres
Steep	(> 24% slope)	_____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
See submitted maps

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Parcel 2-A / trees /home/unused	South	vineyard / Putah South Canal
East	vineyard / open land	West	Putah South Canal

J. Distance to nearest residence(s) or other adjacent use(s): 1210 feet (ft/mi)
Current closest home on lot 2-A at street level is 1210 feet to proposed Event Barn

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.
Entrance to Easement from Morrison - PG&E poles/lines; SID / Agriculture service line access.

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).
Putah South Canal West and South perimeter

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.
Drainage channels on front 20 acres Parcel 2-A

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:
None

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes _____ No X Don't Know _____ If yes, please list:

P. Describe existing vehicle access(s) to property:
50 foot easement from Morrison Lane front Parcel to rear Parcel 2-B , runs along Putah Canal

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

See county map; 1) 50 foot easement on Parcel 2-A to 2-B; 2)Canal driveway on Parcel 2-B 3) PG&E on 2-A - PG&E drop line on 2-B and PG&E lines, 4) SID service line for 2-B in easement near Morrison Lane.

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

None now. Plan signage for address / mailbox and as required for the fire department. Future non-lighted 8 ft wide x 4 foot tall commercial sign

6 Proposed Changes to the Site

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 3.4 sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

_____Less than 50 cubic yds^3 _____More than 50 cubic yds^3 X More than 1000 cubic yds^3

iv. Estimate amount of soil to be:

Imported _____yd^3 Exported_____yd^3 Used on site 6000 yd^3.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

Brush

C. Number, type and use of existing structures to be removed, and removal schedule:

Fencing along the East border of property. Old wood fencing - small amount. Within 2 years

D. Describe proposed fencing and/or visual screening (landscaping):

Wood and wire fencing around portions of primary residence, about 2 -4 acres; trees from visual screening along driveway and road to primary home and event barn. Fruit tress and vineyard along parcel division

E. Proposed access to project site (road name, driveway location, etc.):

Easement and new gravel road starting at back parcel; gravel / dirt road present at front parcel

F. Proposed source and method of water supply:

New well installed 9/2019. Will have pump. SID /agriculture water to be used for vineyard, orchard, vegetation, trees, plants

G. Proposed method of sewage disposal (specify agency if public sewer):

New septic systems - 2 planned; one for primary resident and detached garage; one for event barn, 2nd residence and Cottage Studio.

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):
Plough construction

I. List hazardous materials or wastes handled on-site:
NA

J. Duration of construction and/or anticipated phasing:
2-4 years

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.
None identified yet

7 Proposed Site Utilization

A. **RESIDENTIAL PROJECTS**

1. Number of structures: Single Family: 2 Multi-family: 0 Accessory: 3
   If multi-family, number of units: 0 Maximum height: 30 ft

2. Signage: Freestanding: x Dimension(s): 4 ft x 8 ft Area: 32 (sq.ft)
   Attached/Wall: TBD Dimensions(s): TBD Area: _____ (sq.ft)

B. **NON-RESIDENTIAL PROJECTS** (Commercial, Industrial, Agricultural, Other)

1. Lot coverage: 1 event barn, 2nd home to be used as inn and studio
   Building coverage: 4800 (sq.ft) Surfaced area: 6000 (sq.ft)
   Landscaped or open space: 20,000 (sq.ft)
2. Total floor area: 3000 (sq.ft)
3. Number of stories: 1 Maximum height: 35 (ft.)
4. Proposed hours of operation: Event barn
   Days: TBD / 7 days a week
   From: 8am a.m./p.m to 12pm a.m./p.m

   Year round: [X] Yes [ ] No Months of operation: from _____ through _____

5. Proposed construction schedule:

   Daily construction schedule: from _____a.m./p.m. to _____a.m./p.m.

   Days of construction: _____

6. Will this project be constructed in phases? Describe:
   See attached

7. Maximum number of people using facilities:

   At any one time: 125 Throughout day: _____

8. Total number of employees: 1-4

   Expected maximum number of employees on site: 4

   During a shift: _____4_____During day: _____4_____

9. Number of parking spaces proposed: 75

10. Maximum number of vehicles expected to arrive at site:

    At any one time: _____75_____day: _____

11. Radius of service area: _____50 miles_____

12. Type of loading/unloading facilities:
    _____NA_____

13. Type of exterior lighting proposed: LED accent lights

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.
    Bands playing at weddings and events

15. Describe all proposed uses which may emit odors detectable on or off-site.
    NA

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.
    4 ft x 8 ft commerial sign

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". ***Attach additional sheets as necessary.***

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	☐	☐	☒
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	☐	☐	☒
C. Change in scale, pattern or character of general area of project.	☐	☒	☐
D. Increased amounts of solid waste or litter.	☒	☐	☐
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	☐	☒	☐
F. Change in ground water quality or quantity.	☐	☐	☒
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	☐	☐	☒
H. Change in existing noise or vibration levels.	☐	☒	☐
I. Construction on filled land or construction or grading on slopes of 25% or more.	☐	☐	☒
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	☐	☐	☒
K. Increase in demand for public services (police, fire, water, sewer, etc.)	☒	☐	☐
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	☒	☐	☐
M. Change in use of or access to an existing recreational area or navigable stream.	☐	☐	☒
N. Change in traffic or vehicular noise on road system in immediate vicinity.	☐	☒	☐
O. Increased hazards for vehicles, bicycles or pedestrians.	☐	☐	☒
P. Removal of agricultural or grazing lands from production.	☐	☐	☒
Q. Relocation of people.	☐	☐	☒

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. **This certification acknowledges that if the project exceeds the number of hours implicit in the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: Susan Turpin Date: 10/1/2020

PRINTED NAME: Susan Turpin

Applicant signature: _____ Date: _____

PRINTED NAME: _____

For Office Use Only

Planning Permit Fee(s)

____-____-____ $_____
____-____-____ $_____
____-____-____ $_____
____-____-____ $_____

Environmental Review Fees

Initial Study	$_____
Archaeological Study (Sonoma State NWIC)	$_____
Negative Declaration	$_____
CA Fish and Games (ND or EIR)	$_____
Initiate EIR	$_____
Mitigation Monitoring Plan	$_____

Total Fees Paid $ 7,726.00 Cash☐ Check☐ Charge/Debit☑ Receipt No.: 13230 DATE: 10/01/2020

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

SOLANO COUNTY FIRE REQUIREMENTS:

1. All construction shall be sprinklered in accordance with the National Fire Protection Association Standards.
   a. In all existing buildings/structures when a change in occupancy classification or use occurs, or when any existing occupancy, regardless of total floor area, is converted to a hazardous use.
   b. In all remodels/room additions where the total area exceeds 25% of the original square footage. (Allowance above 25% will require approval by the Fire Chief of the Vacaville Fire Protection District.)
   c. In all remodels/room additions with an existing sprinkler system, the system must be recalculated and designed to accommodate the additional flow demand.
2. An approved flashing light shall be installed on all new dwellings in such a position as to be plainly visible from the road fronting the property. The signal light shall be installed in such a manner that it will automatically activate in conjunction with the required sprinkler system. The light may also be installed in so that it may be manually activated to assist in locating buildings during other emergencies. The signal light shall be a flashing blue or white light capable of a minimum of 80 flashes per minute and a minimum of 25000-candle power.
3. Smoke Detectors Shall be provided and installed in accordance with section 1210 of the Building Code. 1001.5.1.3 UFC A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area.
4. Premises Identification
   a. To readily respond to emergencies, all homes, business and commercial properties must be easily identified with the address number. 901.4.4 CFC, 30-201 Solano County Ordinance.
   b. Upon receipt of the address number from the Director of Public Works, the occupant or owner of the property or building shall display the number upon the building or land in such a manner as to be visible from the road upon which the land or building fronts.
   c. Address numbers shall be conspicuous to ensure positive identification and placed on front doors, near garage doors, or at a single driveway entrance.
   d. Where residences and/or property are not clearly visible from the road, access identification other than mailboxes shall be on 4" X 4" wood posts, metal stakes, or equivalent markers elevated at least 3 feet for clear visibility and rapid directional identification.
   e. All numbers shall be a minimum height of 3 inches with a 3/8 inch stroke, reflective and/or color contrasting with the surface where placed.
   f. Driveways - Roads
5. Fire apparatus access shall be provided and maintained in accordance with the provisions of the Uniform Fire Code as adopted by the Vacaville Fire Protection District. To provide year-round, all-weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply. 902.2.2.2 UFC.
   a. Plans for access shall be submitted to the District for review and approval prior to construction.
   b. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material. Driveways may be a minimum 12 feet wide with authorization. 902.2.2.1 UFC.
   c. The maximum grade allowed is 12 percent. Appendix III-D, Section 6.1 UFC
   d. Surface designed and maintained to support a 50,000 lb. load.
   e. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
   f. Turnout shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.
   g. Minimum centerline curve radius of 40 feet.
   h. Necessary drainage improvements.
   i. Turnaround facilities shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
   j. Any required culverts or bridges shall be designed for a live load of 50 tons and be certified by a professional engineer. Vehicle load limits shall be posted at both entrances to bridges.
   k. Overhead clearance of limbs, trees, etc. shall be a minimum of 15 feet.
6. Hydrants
   a. All residences shall be no more than 1000 road feet from a fire hydrant.
   b. Hydrants shall be of approved type and contain a minimum of one 2 1/2" and one 4 1/2" NHS external thread outlets. (Equal to Model 614 Long Beach Iron Works)
   c. Hydrant fire flow shall conform to Fire District standards.
   d. Fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. 901.4.3 CFC.
   e. Fire hydrants shall be identified by the installation of blue reflective markers located in the center of the roadway. 901.4.3 CFC
   f. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 CFC
   g. A 3-foot (914.4 mm) clear space shall be maintained around the circumference of fire hydrants. 1001.7.2 CFC
   h. The center of a hose outlet shall not be less than 18 inches (457 mm) to 36 inches above final grade. NFPA 24
7. Gates
   a. Gates shall be at least two feet wider that the width of the traffic lane serving that gate.
   b. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
   c. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.
   d. Electrically Operated Gates
      i. The design and installation of all electrically operated gates shall be in accordance with the following criteria:
      ii. The gate control shall be operable by an approved emergency override Knox key switch that is an integral part of the mechanism. In the event of a power failure, the gate shall automatically be transferred to a fail-safe mode allowing the gate to be pushed open without the use of special knowledge or equipment.
      iii. The key switch shall be labeled with a permanent red sign with not less than 7" contrasting letters reading "FIRE DEPT" or a "Knox" decal.
      iv. A transmitter-operated gate shall have a Knox key switch on the right side of the gates opening approximately 48" above the roadway surface. It shall be visible and easily accessible with a label as specified above.
      v. Upon activation of the Knox key switch, the gate shall remain open until returned to normal operation by means of the key switch.
      vi. Manually Operated Gates and Barriers
      vii. A Knox padlock shall be used, in order for the Fire District to enter the property during an emergency in a timely manner without the destruction of private property.
      viii. After investigation of the available products, it has been determined that only the product line offered by the Knox Company of Phoenix satisfies the security needs of the Fire District and the community. The Fire District will provide the only acceptable order form.
8. Roof Coverings
   a. All roof coverings shall be fire retardant as specified in the Uniform Building Code. Wood shakes or other wood materials applied as roof covering shall be fire rated as class B or better. 1504, Table 15-A UBC
9. Spark Arresters
   a. Chimneys used with fireplaces or heating appliance in which solid or liquid fuel is used shall be maintained with a spark arrester. 1109.7 UFC, 4291 (F) PRC

SITE PLAN GENERAL NOTES

Slope & Foundation Protection Requirements:

1. Building shall not be located on any fill unless the fill is certified by a soils engineer as compacted engineered fill capable of supporting loads imposed by the building without risk of foundation movement.
2. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope not less than one unit vertical in 20 units horizontal (5% slope) for a minimum distance of 10' measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10' of horizon distance at 5% slope, 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10' of the building foundation. Impervious surfaces within 10' of the foundation shall be sloped a minimum of 2% away from the building. Yes this note is from the code.
3. The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or a controlled low strength material. The backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or damp proofing material including the subdrain.
4. All swales more than 10' from the building shall slope at a minimum of 1% from said rear yard high point to the back of the public sidewalk in the front yard, or other approved location.
5. No water should be allowed to discharge in a concentrated manner without control over any slope. The building pad shall be protected be protected against storm water runoff from uphill slopes.
6. The lot shall be positively graded at all times to provide for rapid removal of service water runoff away from foundation system and to prevent ponding of water under floors or seepage towards foundation systems at any time during or after the end of construction. Ponding of water may result in undesirable weakening of the subgrade materials, loss of compaction, slab movements and given enough time even foundation movements. No ponding of storm water is to be permitted on the building pads during prolonged periods of inclement weather.
7. Care shall be exercised to ensure that planters, landscape mounds, etc. will not interfere with the above requirements. Drainage swale shall flow to the curb or an approved location where flow will not cause erosion or cause impact on adjacent properties.
8. Storm water from roof drain downspouts shall be carried away from the building in closed conduits to the curb or an approved outlet location where outlet flow will not cause erosion or cause impact to adjacent properties.
9. On graded sites the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge of the inlet of an approved drainage device. A minimum of 12" plus 2% unless an alternative is specifically approved by the building official.

Addition or When Located Near Existing Construction Requirements:

1. The builder shall verify location of existing underground utilities, pipes, irrigation lines, subdrains, sewer lines, wiring, etc. prior to excavation and shall ensure that any of the said items which are damaged during construction are repaired and returned to a working manner with the approval of the owner and the building official in a timely manner. I suggest you have extra PVC and pipe fittings on site and ready to go just in case.
2. Verify locations of existing possible septic tanks, leach fields or buried tanks to ensure proper setbacks are maintained per the local requirements.
3. Always verify minimum setbacks are maintained to the property lines and easements prior to excavation. Should it be discovered that the new construction may or does not fit within the said requirements notify the project designer, owner and building official so adjustments can be made to the new construction as required to comply prior to continuing with construction.
4. Builder shall protect the owner's property, landscaping, driveways, etc. to the best of the builder's ability. If said items cannot be protected the builder shall notify the owner of risks and possible added costs from heavy equipment needed for the project prior to construction so contingencies can be agreed apron prior to construction.

Erosion Control Notes:

1. All erosion control standard measures shall be in-place prior to October 15 thru April 15 of each calendar year and or 24 hours before the weather report calls for more than a 20% chance of rain using weather.gov.
2. Utility trenches shall be compacted with the surface finish slightly mounded to prevent the channeling of watering in the trench area.
3. The top of the fill or cut slopes should be graded in such a way as to prevent water from flowing freely down the slope.
4. All permanent slopes fill or cut, should be protected against erosion by means of erosion control planting, mulching, and in some cases by installation on jutte matting or equivalent.
5. Graded slopes may experience severe erosion when grading is halted by heavy rain, therefore before work is stopped a positive gradient away from the slopes should be provided to carry the surface runoff water away from the slopes and to areas where erosion can be controlled. It is vital that no completed slope be left standing through a winter season without erosion control measures having been provided.
6. **Storm Water Drainage:** Where storm water is conveyed to a public drainage system, collection point, and gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
7. **Dust Control:** Shall be maintained at all times during construction until the project is complete. The builder shall prevent any airborne nuisance dust by watering and or treating the site to prevent dust. Additional watering shall be provided during dry weather and wind conditions. The builder shall be responsible for any damages, fines, and or charges from dust related damages. Dust control shall be maintained on a daily basis.
8. **Vegetate new slopes** with Tactifier, Fertilizer, and seed shall applied initially. A fiber mulch of straw or approved equal shall be applied after the seed. Seeded slopes shall be irrigated to encourage growth between the date of application and the first rainy period. Hydroseed all cut and fill slopes. Cut slopes shall be compacted and cat walked prior to seeding.

SITE PLAN KEY NOTES:

1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
3. ***Primary Leach Field:*** *Indicates the approx location of the new leach field with leach field plans by others. Confirm the new leach lines are located min 10' away from the existing & new building foundations typical*
4. ***Reserve Leach Field:*** *Indicated the approx. location of the reserve leach field per plans by others. Allow an adequate space for a reserve leach field that is equal to or larger than the existing leach field. The reserve leach field shall be located min 10' away from a building foundation, 10' away from property lines, and 100' away from a well pond, or creek.*
5. ***New Propane Tank:*** *Indicates the approx location of the new max 500 gal propane tank. The propane tank shall be located min 10' away from any buildings. Some insurance companies may require a further distance. The propane tank shall be installed per code and the supplier's requirements typical.*
6. ***Wet Draft/ Soft Suction Fire Hydrant:*** *Provide a fire dedicated hydrant as required per the Fire Protection District. This Hydrant shall be provided with min 4,000 gallons of water for fire protection. The hydrant shall be located min 50' to max 150 from the building(s) it serves typical.*
7. ***Hammer Head Turnaround:*** *Provide an approved hammerhead fire engine turn-around located on an approved gravel all weather surface with in 150' of all portions of the new building.*
8. ***New 12' Wide Gravel Driveway:*** *New 12' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
9. ***Address Signage:*** *Provide approved address signage on a corresponding background per the Fire Protection Dist & Solano Co. requirements on sheet C1.*
10. ***Optional Future Gated Entry:*** *If a gate entrance is installed it shall be on a separate permit. The gated entrance would need to be min 14' wide 2' wider then the driveway and located min 30' away from the county road easement. The gates if electronic would be required to have a Vacaville Fire Protection District approved Knox key and or a knox key box.*
11. ***Storm Water Retention Pond:*** *Indicates a storm water retention pond per the grading plans by others typical.*
12. ***[N] Approx. 5,000 Gal. Water Storage Tank:*** *Provide an approx. 5,000 Gallon water storage tank with min 4,000 gallons dedicated for each of the fire hydrants plus an additional supply of water storage as required to run the fire sprinklers as required per the fire sprinkler plans by others.*
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15. ***(RD) Roof Drain:*** *Roof drain down spouts shall be tied into a 4"Ø solid drain line and ran at min 2% slope to the drainage system per the grading plan by others and per the soils report and the soils engineer in the field.*
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21. ***Tie Into Solid Drain Line Per Grading Plan:*** *Tie the new storm drain lines into a solid storm drain line per the grading plan by others. All roof drains shall flow into the storm water retention pond(s)*
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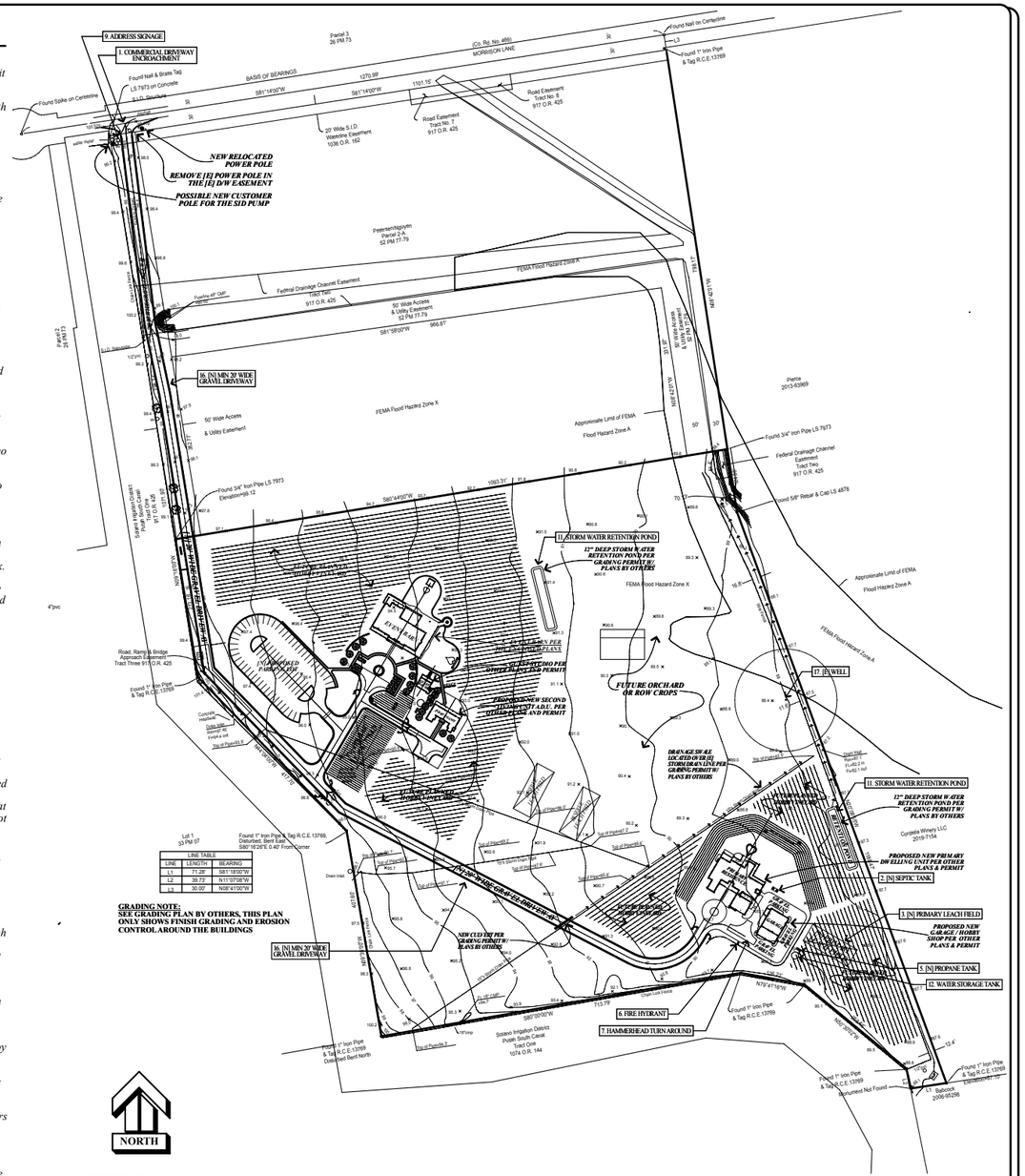
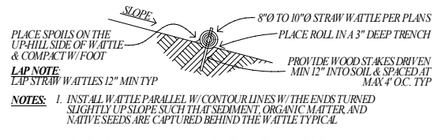
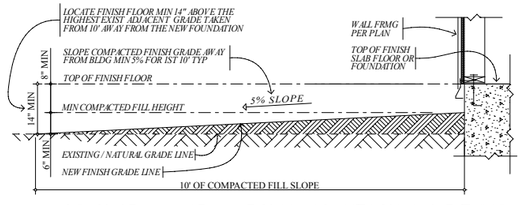


SITE PLAN

SCALE 1"=150'



2 STRAW WATTLE DETAIL



1 SLOPE @ NEW FOUNDATION DETAIL

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE:

EVENT BARN PLANS
FOR: SUSAN TURPIN

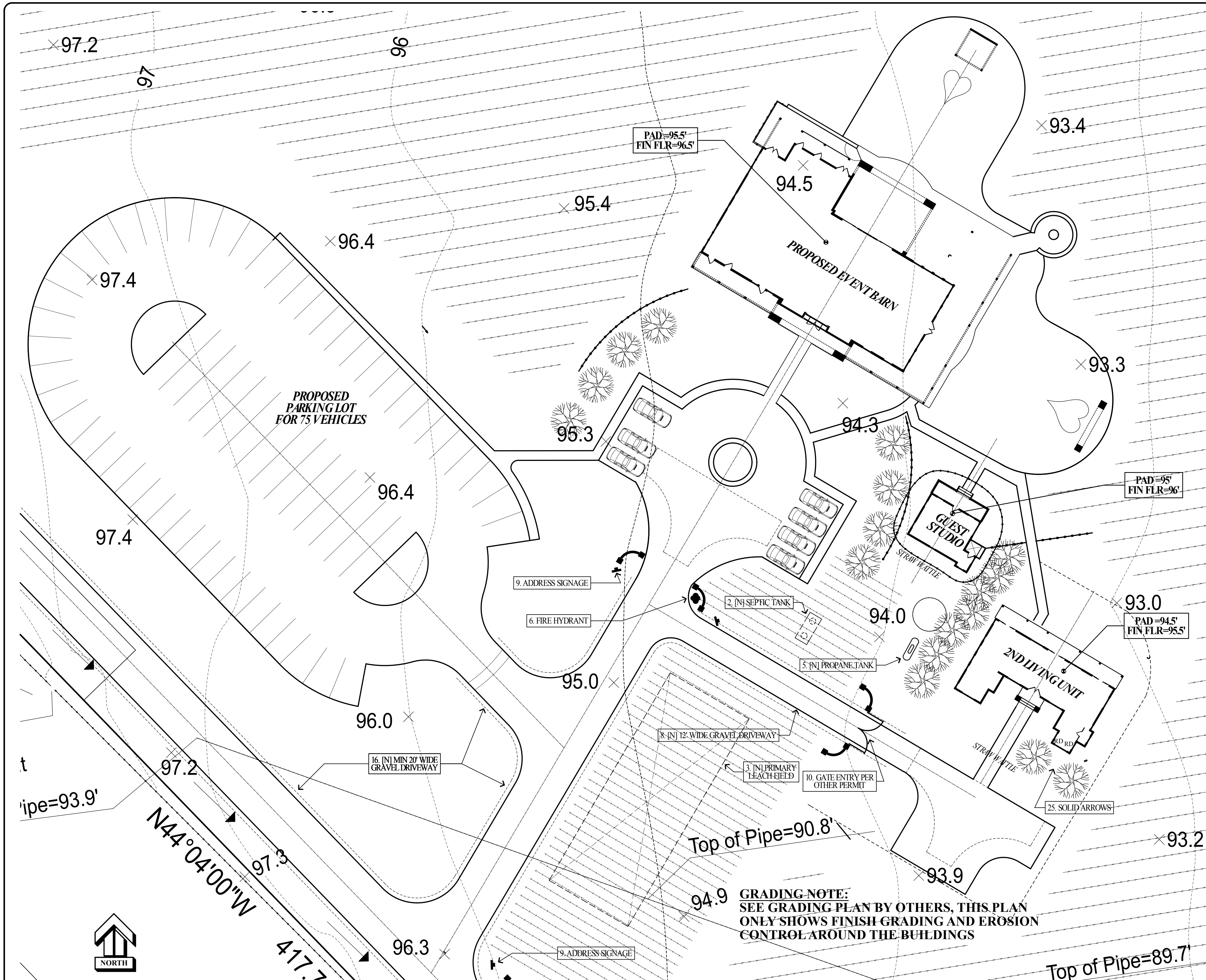
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
SITE & EROSION CONTROL PLAN

SHEET NUMBER:
C1 of C1
W/ 22 SHEETS TOTAL



SITE PLAN
SCALE: 1" = 20'

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JAMES GEORGE DESIGNS INC. IS A DIVISION OF A&J CONSULTING SERVICES INC

PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE:
EVENT BARN PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
SITE & EROSION CONTROL PLAN

SHEET NUMBER:
OF
W/ 22 SHEETS TOTAL

3D FRONT VIEW

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

3D LEFT SIDE VIEW

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JAMES GEORGE DESIGNS INC. 30 LEMON HILL TRAIL NAPA, CA. 94558 (707) 423-1150

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FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS FRONT & LEFT SIDES

SHEET NUMBER:
A1 of *A7*
W/ 22 SHEETS TOTAL

3D REAR VIEW

3D RIGHT SIDE VIEW

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PLANS PREPARED BY:

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EVENT BARN PLANS
FOR: SUSAN TURPIN

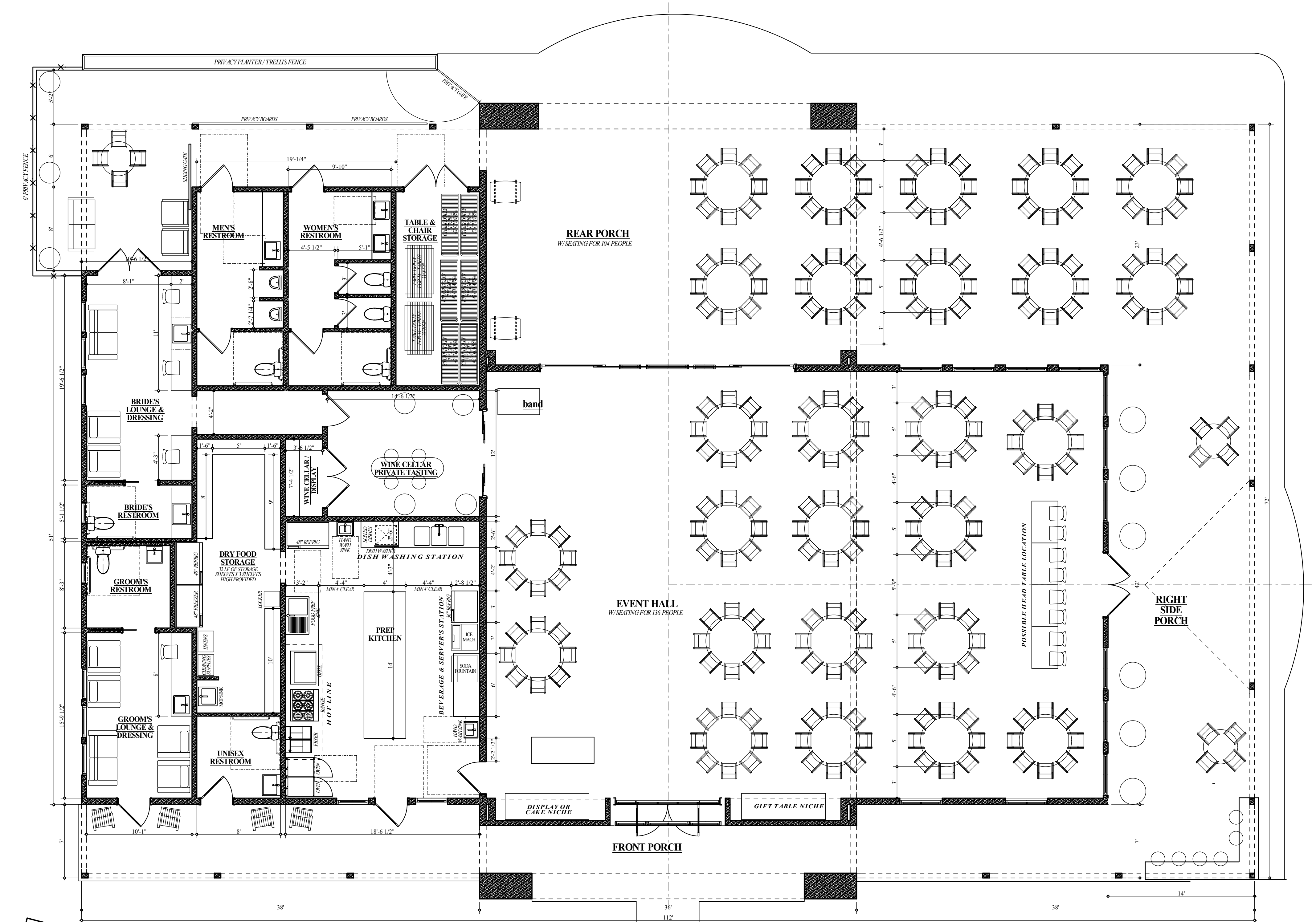
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS REAR & RIGHT SIDES

SHEET NUMBER:
A2 of *A7*
W/ 22 SHEETS TOTAL



PER GROUP A-2 LOAD FACTOR=30 DESIGN FOR 150 PEOPLE 75 MALES & FEMALES	MEN 2- TOILET 1-URINALS 1- LAV WOMEN 3-TOILETS 1-LAV'S

AREA TABULATION

4,738 SQ FT ENCLOSED SPACE
3,473 SQ FT COVERED PORCH
8,211 SQ FT UNDER THE ROOF

FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE:
EVENT BARN PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: FLOOR PLAN

CORDELIA FIRE PROTECTION DIST. REQUIREMENTS:

1. All construction shall be sprinklered in accordance with the National Fire Protection Association Standards.
    a. In all existing buildings/structures when a change in occupancy classification or use occurs, or when any existing occupancy, regardless of total floor area, is converted to a hazardous use.
    b. In all remodels/room additions where the total area exceeds 25% of the original square footage. (Allowance above 25% will require approval by the Fire Chief of the Vacaville Fire Protection District.)
    c. In all remodels/room additions with an existing sprinkler system, the system must be recalculated and designed to accommodate the additional flow demand.
2. An approved flashing light shall be installed on all new dwellings in such a position as to be plainly visible from the road fronting the property. The signal light shall be installed in such a manner that it will automatically activate in conjunction with the required sprinkler system. The light may also be installed in so that it may be manually activated to assist in locating buildings during other emergencies. The signal light shall be a flashing blue or white light capable of a minimum of 80 flashes per minute and a minimum of 25000-candle power.
3. Smoke Detectors Shall be provided and installed in accordance with section 1210 of the Building Code. 1001.5.1.3 UFC A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area.
4. Premises Identification
    a. To readily respond to emergencies, all homes, business and commercial properties must be easily identified with the address number. 901.4.4 CFC, 30-201 Solano County Ordinance.
    b. Upon receipt of the address number from the Director of Public Works, the occupant or owner of the property or building shall display the number upon the building or land in such a manner as to be visible from the road upon which the land or building fronts.
    c. Address numbers shall be conspicuous to ensure positive identification and placed on front doors, near garage doors, or at a single driveway entrance.
    d. Where residences and/or property are not clearly visible from the road, access identification other than mailboxes shall be on 4" X 4" wood posts, metal stakes, or equivalent markers elevated at least 3 feet for clear visibility and rapid directional identification.
    e. All numbers shall be a minimum height of 3 inches with a 3/8 inch stroke, reflective and/or color contrasting with the surface where placed.
    f. Driveways - Roads
5. Fire apparatus access shall be provided and maintained in accordance with the provisions of the Uniform Fire Code as adopted by the Vacaville Fire Protection District. To provide year-round, all-weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply, 902.2.2.2 UFC:
    a. Plans for access shall be submitted to the District for review and approval prior to construction.
    b. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material. Driveways may be a minimum 12 feet wide with authorization. 902.2.2.1 UFC
    c. The maximum grade allowed is 12 percent. Appendix III-D, Section 6.1 UFC
    d. Surface designed and maintained to support a 50,000 lb. load.
    e. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
    f. Turnout shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.
    g. Minimum centerline curve radius of 40 feet.
    h. Necessary drainage improvements.
    i. Turnaround facilities shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
    j. Any required culverts or bridges shall be designed for a live load of 50 tons and be certified by a professional engineer. Vehicle load limits shall be posted at both entrances to bridges.
    k. Overhead clearance of limbs, trees, etc. shall be a minimum of 15 feet.
6. Hydrants
    a. All residences shall be no more than 1000 road feet from a fire hydrant.
    b. Hydrants shall be of approved type and contain a minimum of one 2 1/2" and one 4 1/2" NHS external thread outlets. (Equal to Model 614 Long Beach Iron Works)
    c. Hydrant fire flow shall conform to Fire District standards.
    d. Fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. 901.4.3 CFC.
    e. Fire hydrants shall be identified by the installation of blue reflective markers located in the center of the roadway. 901.4.3 CFC
    f. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 CFC
    g. A 3-foot (914.4 mm) clear space shall be maintained around the circumference of fire hydrants. 1001.7.2 CFC
    h. The center of a hose outlet shall not be less than 18 inches (457 mm) to 36 inches above final grade. NFPA 24
7. Gates
    a. Gates shall be at least two feet wider that the width of the traffic lane serving that gate.
    b. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
    c. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.
    d. Electrically Operated Gates
        i. The design and installation of all electrically operated gates shall be in accordance with the following criteria:
        ii. The gate control shall be operable by an approved emergency override Knox key switch that is an integral part of the mechanism. In the event of a power failure, the gate shall automatically be transferred to a fail-safe mode allowing the gate to be pushed open without the use of special knowledge or equipment.
        iii. The key switch shall be labeled with a permanent red sign with not less than ?" contrasting letters reading "FIRE DEPT" or a "Knox" decal.
        iv. A transmitter-operated gate shall have a Knox key switch on the right side of the gates opening approximately 48" above the roadway surface. It shall be visible and easily accessible with a label as specified above.
        v. Upon activation of the Knox key switch, the gate shall remain open until returned to normal operation by means of the key switch.
        vi. Manually Operated Gates and Barriers
        vii. A Knox padlock shall be used, in order for the Fire District to enter the property during an emergency in a timely manner without the destruction of private property.
        viii. After investigation of the available products, it has been determined that only the product line offered by the Knox Company of Phoenix satisfies the security needs of the Fire District and the community. The Fire District will provide the only acceptable order form.
8. Roof Coverings
    a. All roof coverings shall be fire retardant as specified in the Uniform Building Code. Wood shakes or other wood materials applied as roof covering shall be fire rated as class B or better. 1504, Table 15-A UBC
9. Spark Arresters
    a. Chimneys used with fireplaces or heating appliance in which solid or liquid fuel is used shall be maintained with a spark arrester. 1109.7 UFC, 4291 (F) PRC

SITE PLAN GENERAL NOTES

Slope & Foundation Protection Requirements:

1. Building shall not be located on any fill unless the fill is certified by a soils engineer as compacted engineered fill capable of supporting loads imposed by the building without risk of foundation movement.
2. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope not less than one unit vertical in 20 units horizontal (5% slope) for a minimum distance of 10' measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10' of horizon distance at 5% slope, 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10' of the building foundation. Impervious surfaces within 10' of the foundation shall be sloped a minimum of 2% away from the building. Yes this note is from the code.
3. The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or a controlled low strength material. The backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or damp proofing material including the subdrain.
4. All swales more than 10' from the building shall slope at a minimum of 1% from said rear yard high point to the back of the public sidewalk in the front yard, or other approved location.
5. No water should be allowed to discharge in a concentrated manner without control over any slope. The building pad shall be protected be protected against storm water runoff from uphill slopes.
6. The lot shall be positively graded at all times to provide for rapid removal of service water runoff away from foundation system and to prevent ponding of water under floors or seepage towards foundation systems at any time during or after the end of construction. Ponding of water may result in undesirable weakening of the subgrade materials, loss of compaction, slab movements and given enough time even foundation movements. No ponding of storm water is to be permitted on the building pads during prolonged periods of inclement weather.
7. Care shall be exercised to ensure that planters, landscape mounds, etc. will not interfere with the above requirements. Drainage swale shall flow to the curb or an approved location where flow will not cause erosion or cause impact on adjacent properties.
8. Storm water from roof drain downspouts shall be carried away from the building in closed conduits to the curb or an approved outlet location where outlet flow will not cause erosion or cause impact to adjacent properties.
9. On graded sites the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge of the inlet of an approved drainage device. A minimum of 12" plus 2% unless an alternative is specifically approved by the building official.
10. A perforated subdrain shall be placed around the perimeter of the foundation wall. The perf pipe shall have the openings laid horizontally on the bottom one-third of the pipe and the bottom of the pipe shall not be higher than the base under the floor and the top of the drain shall not less than 6" above the top of the footing. The subdrain trench and pipe shall be sloped at a minimum 2% gradient to an approved discharge location. The pipe drain shall be wrapped with an approved geo filter membrane material. The drain shall be set on a minimum of 2" of crushed drain rock or gravel containing not more than 10% material that passes through a No. 4 (4.75mm) sieve. The drain rock shall extend a minimum of 12" beyond the outside edge of the footing and shall cover the perf subdrain by a minimum of 6". The drain rock shall be fully wrapped in a geo filter membrane fabric. The wrapped drain rock shall then be covered with a minimum of 6" of approved compacted soil material filter membrane fabric. The wrapped drain rock shall then be covered with a minimum of 6" of approved compacted soil material.

Addition or When Located Near Existing Construction Requirements:

1. The builder shall verify location of existing underground utilities, pipes, irrigation lines, subdrains, sewer lines, wiring, etc. prior to excavation and shall ensure that any of the said items which are damaged during construction are repaired and returned to a working manner with the approval of the owner and the building official in a timely manner. I suggest you have extra PVC and pipe fittings on site and ready to go just in case.
2. Verify locations of existing possible septic tanks, leach fields or buried tanks to ensure proper setbacks are maintained per the local requirements.
3. Always verify minimum setbacks are maintained to the property lines and easements prior to excavation. Should it be discovered that the new construction may or does not fit within the said requirements notify the project designer, owner and building official so adjustments can be made to the new construction as required to comply prior to continuing with construction.
4. Builder shall protect the owner's property, landscaping, driveways, etc. to the best of the builder's ability. If said items cannot be protected the builder shall notify the owner of risks and possible added costs from heavy equipment needed for the project prior to construction so contingencies can be agreed apron prior to construction.

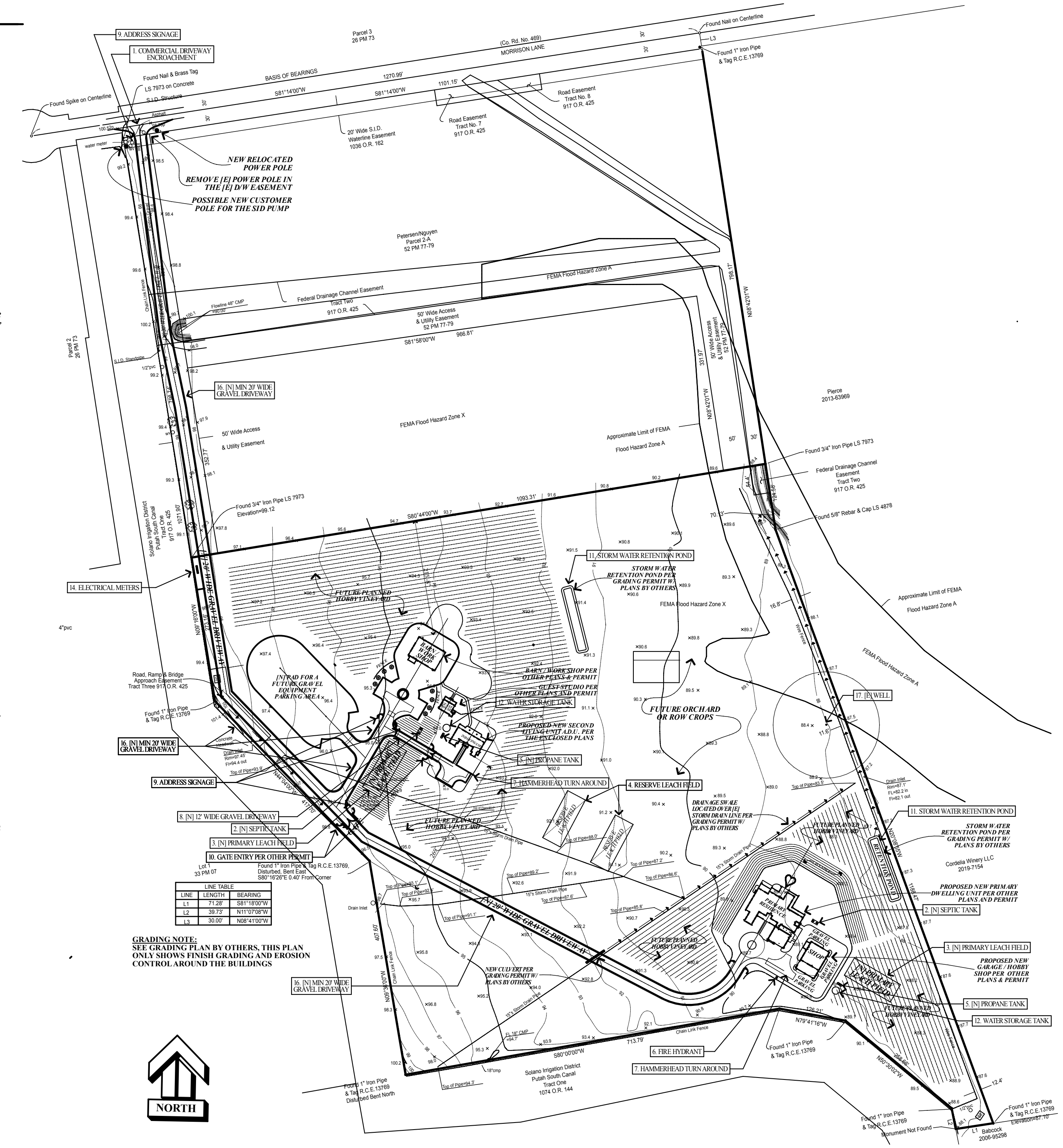
Erosion Control Notes:

1. All erosion control standard measures shall be in-place prior to October 15 thru April 15 of each calendar year and or 24 hours before the weather report calls for more than a 20% chance of rain using weather.gov.
2. Utility trenches shall be compacted with the surface finish slightly mounded to prevent the channeling of watering in the trench area.
3. The top of the fill or cut slopes should be graded in such a way as to prevent water from flowing freely down the slope.
4. All permanent slopes fill or cut, should be protected against erosion by means of erosion control planting, mulching, and in some cases by installation on jutte matting or equivalent.
5. Graded slopes may experience severe erosion when grading is halted by heavy rain, therefore before work is stopped a positive gradient away from the slopes should be provided to carry the surface runoff water away from the slopes and to areas where erosion can be controlled. It is vital that no completed slope be left standing through a winter season without erosion control measures having been provided.
6. **Storm Water Drainage:** Where storm water is conveyed to a public drainage system, collection point, and gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
7. **Dust Control:** Shall be maintained at all times during construction until the project is complete. The builder shall prevent any airborne nuisance dust by watering and or treating the site to prevent dust. Additional watering shall be provided during dry weather and wind conditions. The builder shall be responsible for any damages, fines, and or charges from dust related damages. Dust control shall be maintained on a daily basis.
    a. All soil piles generated in conjunction with the project shall be enclosed, covered or watered twice daily.
    b. All exposed soil shall be watered with adequate frequency to keep the soil moist at all times.
    c. The loads of all haul / dump trucks shall be covered securely to keep dirt under control.
    d. The contractor shall apply nontoxic soil stabilizers or dust depressants to all internal unpaved haul roads, paving areas and staging areas, and enforce a 15MPH speed limit for all vehicles operating with-in the unpaved areas of the site.
    e. Exposed soil shall be replanted as soon as possible.
    f. Clean / sweep street at the end of the day if visible soil material is carried into adjacent public paved roads.
8. **Vegetate new slopes** with Tactifier, Fertilizer, and seed shall applied initially. A fiber mulch of straw or approved equal shall be applied after the seed. Seeded slopes shall be irrigated to encourage growth between the date of application and the first rainy period. Hydroseed all cut and fill slopes. Cut slopes shall be compacted and cat walked prior to seeding.
9. **Erosion Control Hydroseed Mix.**
    a. Bromus Carinatus / California Brome 15lbs / acre
    b. Elymus Glaucus / Blue Wild Rye 15lbs / acre
    c. Lupinus Bicolor / Miniature Lupine 10lbs / acre
    d. Lupinus Succulentus / Arroyo Lupine 10lbs / acre
    e. Trifolum Albopurpureum / Rancheria Clover 10lbs / acre
    f. Trifolium Microcephalum / Small-Head Clover 10lbs / acre
    g. Clarkia Purpurea / Clarkia 5lbs / acre

SITE PLAN KEY NOTES:

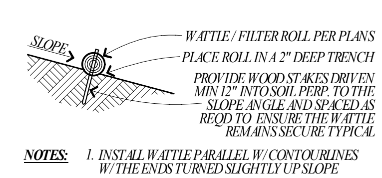
1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
3. ***Primary Leach Field:*** *Indicates the approx location of the new leach field with leach field plans by others. Confirm the new leach lines are located min 10' away from the existing & new building foundations typical*
4. ***Reserve Leach Field:*** *Indicated the approx. location of the reserve leach field per plans by others. Allow an adequate space for a reserve leach field that is equal to or larger than the existing leach field. The reserve leach field shall be located min 10' away from a building foundation, 10' away from property lines, and 100' away from a well pond, or creek.*
5. ***New Propane Tank:*** *Indicates the approx location of the new max 500 gal propane tank. The propane tank shall be located min 10' away from any buildings. Some insurance companies may require a further distance. The propane tank shall be installed per code and the supplier's requirements typical.*
6. ***Wet Draft/ Soft Suction Fire Hydrant:*** *Provide a fire dedicated hydrant as required per the Fire Protection District. This Hydrant shall be provided with min 4,000 gallons of water for fire protection. The hydrant shall be located min 50' to max 150 from the building(s) it serves typical.*
7. ***Hammer Head Turnaround:*** *Provide an approved hammerhead fire engine turn-around located on an approved gravel all weather surface with in 150' of all portions of the new building.*
8. ***New 12' Wide Gravel Driveway:*** *New 12' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
9. ***Address Signage:*** *Provide approved address signage on a corresponding background per the Fire Protection Dist & Solano Co. requirements on sheet C1.*
10. ***Optional Future Gated Entry:*** *If a gate entrance is installed it shall be on a separate permit. The gated entrance would need to be min 2' wider then the driveway and located min 30' away from the county road easement. The gates if electronic would be required to have a Cordelia Fire Protection District approved Knox key and or a knox key box.*
11. ***Storm Water Retention Pond:*** *Indicates a storm water retention pond per the grading plans by others typical.*
12. ***[N] Approx. 5,000 Gal. Water Storage Tank:*** *Provide an approx. 5,000 Gallon water storage tank with min 4,000 gallons dedicated for each of the fire hydrants plus an additional supply of water storage as required to run the fire sprinklers as required per the fire sprinkler plans by others.*
13. ***Not Used***
14. ***Electrical Meters:*** *Install two new 400 amp and one 200 amp drop services w/ one 400 amp meter dedicated to the guest studio, and barn / shop, one 400 amp meter dedicated to the primary residence and garage / shop, and the 200 amp meter dedicated to the second living unit. The builder shall obtain a permit with PG&E.*
15. ***(RD) Roof Drain:*** *Roof drain down spouts shall be tied into a 4"Ø solid drain line and ran at min 2% slope to the drainage system per the grading plan by others and per the soils report and the soils engineer in the field.*
16. ***New 20' Wide Gravel Driveway:*** *New 20' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
17. ***Well:*** *Indicates the approx location of the existing well to be used for the new residence.*
18. ***Clean-outs:*** *Provide a clean-out at grade @ max 100' o.c. and at each roof drain down spout. Locate cleanouts where they will not be susceptible to damage from being run over by a lawn mower or other hazards. Locate the clean-outs in the field. Not all clean-outs are shown on this plan.*
19. ***Solid Drain Line:*** *Indicated a min 4"Ø solid drain line or sized per the grading plan. Drain lines shall be sloped at min 2% slope to the drainage lines per the grading plans by others. All roof drains shall flow into the retention pond.*
20. ***Trash / Recycle Storage And Sorting On Site Note:*** *Haul material such as trash and recycled items shall be placed in a dump trailer and not stored on the ground when possible. If trash and recyclable items are stored on the ground a straw wattle shall be placed around the said items per note number 24 below typical. Said items shall have the straw wattle and tarp secured over them 24hours before and after the weather report calls for more then a 20% chance of rain using weather.gov*
21. ***Tie Into Solid Drain Line Per Grading Plan:*** *Tie the new storm drain lines into a solid storm drain line per the grading plan by others. All roof drains shall flow into the storm water retention pond(s)*
22. ***DI Drain Intake:*** *Indicate a drain intake per the grading plan by others.*
23. ***Not Used***
24. ***Fiber Roll / Straw waddle:*** *Provide a Fiber Roll / Straw waddle around the disturbed areas as required for erosion control and sediment filtering typical. Erosion control measures on the grading plan by others shall govern. Where finish grading occurs provide a straw wattle per detail 2/C1.*
25. ***Solid arrows*** *indicate the required finish slope around the building foundation. Slope the finish grade away from the building construction @ min (5% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See detail 1/C1 and the site plan notes on sheet C1 for additional requirements.*

NOTE: SEE THE ENLARGED SITE PLAN ON SHEET C2 FOR ADDITIONAL

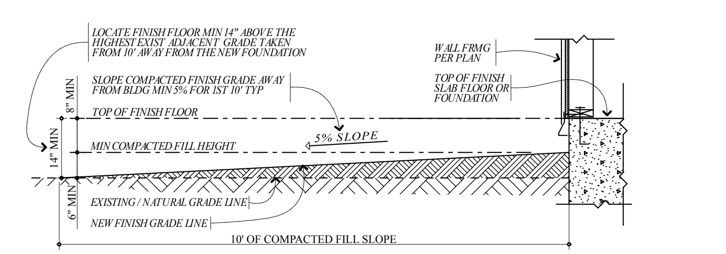


SITE PLAN

SCALE 1"=150'



2 **STRAW WATTLE DETAIL**



1 **FOUNDATION PERIMITER SLOPE DETAIL**

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JAMES GEORGE DESIGNS INC. IS A DIVISION OF A&J CONSULTING SERVICES INC.

PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1	PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

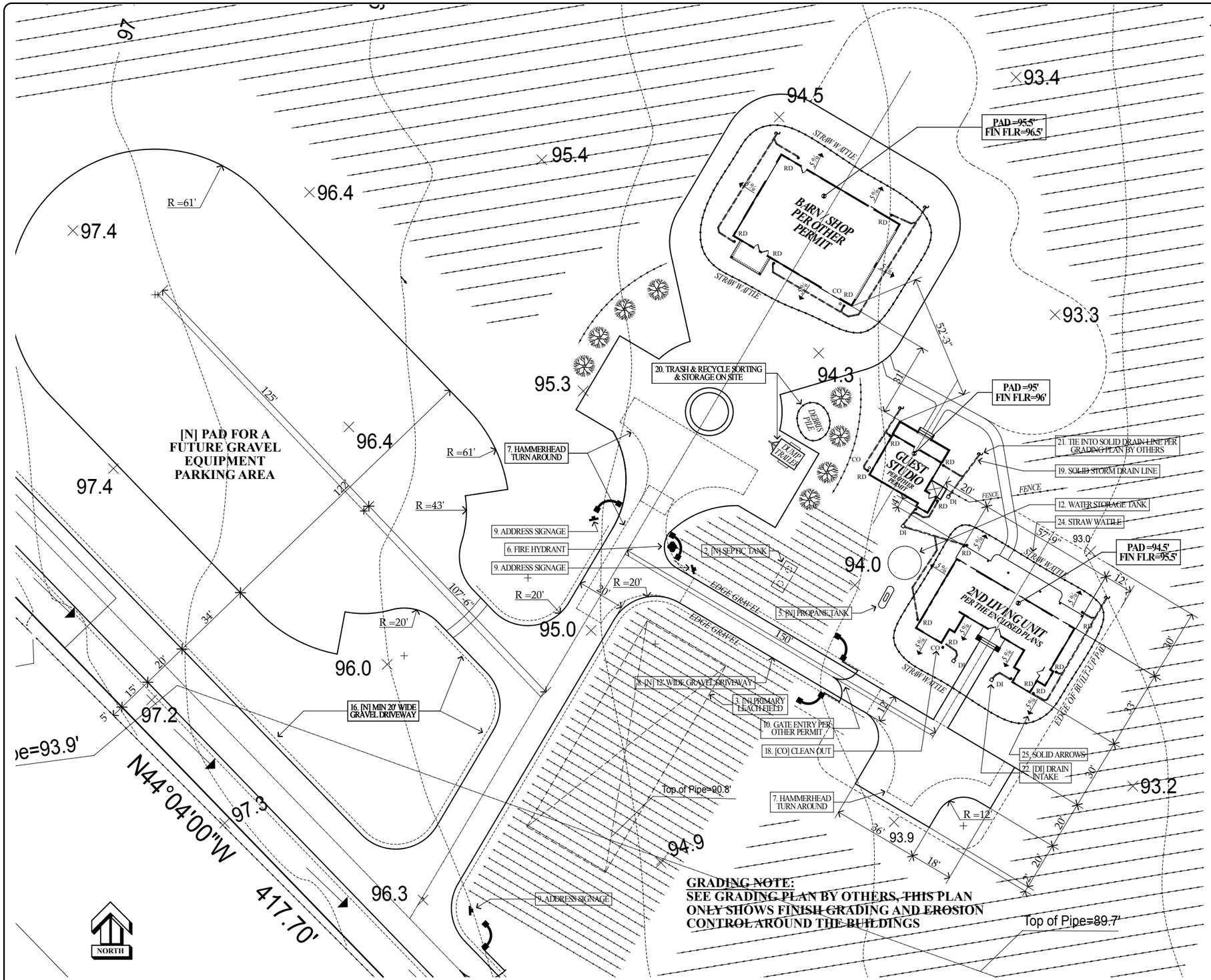
SECOND HOME PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: SITE PLAN

SHEET NUMBER: C1 OF C2
W/ 29 SHEETS TOTAL



ENLARGED PARTIAL SITE & EROSION CONTROL PLAN

SCALE: 1" = 20'

SITE PLAN KEY NOTES:

1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
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23. ***Not Used***
24. ***Fiber Roll / Straw waddle:*** *Provide a Fiber Roll / Straw waddle around the disturbed areas as required for erosion control and sediment filtering typical. Erosion control measures on the grading plan by others shall govern. Where finish grading occurs provide a straw wattle per detail 2/C1.*
25. ***Solid arrows*** *indicate the required finish slope around the building foundation. Slope the finish grade away from the building construction @ min (5% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See detail 1/C1 and the site plan notes on sheet C1 for additional requirements.*

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JAMES GEORGE DESIGNS INC. IS A MINORITY WOMAN OWNED BUSINESS INC

PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

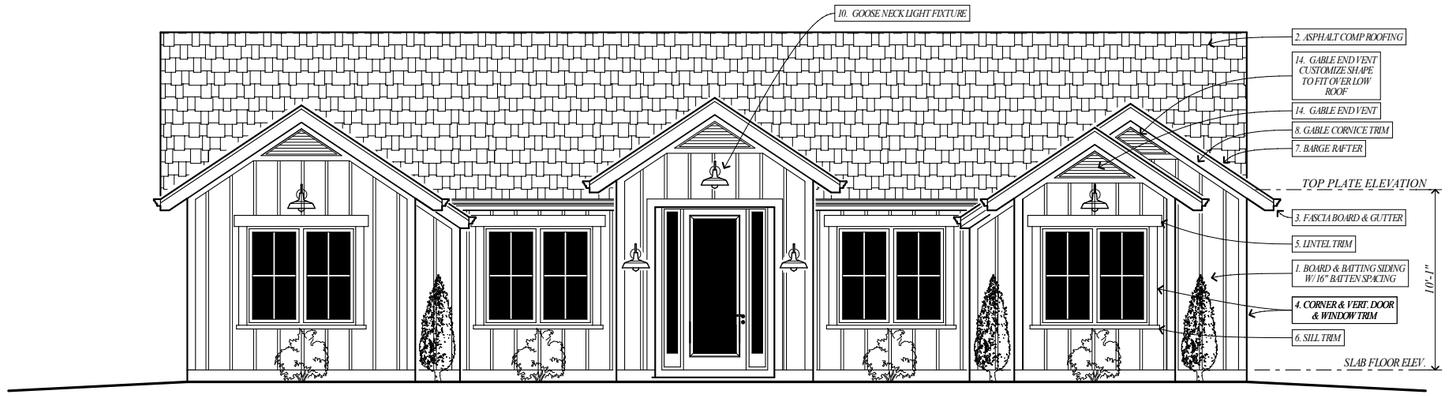
PROJECT TITLE:
SECOND HOME PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

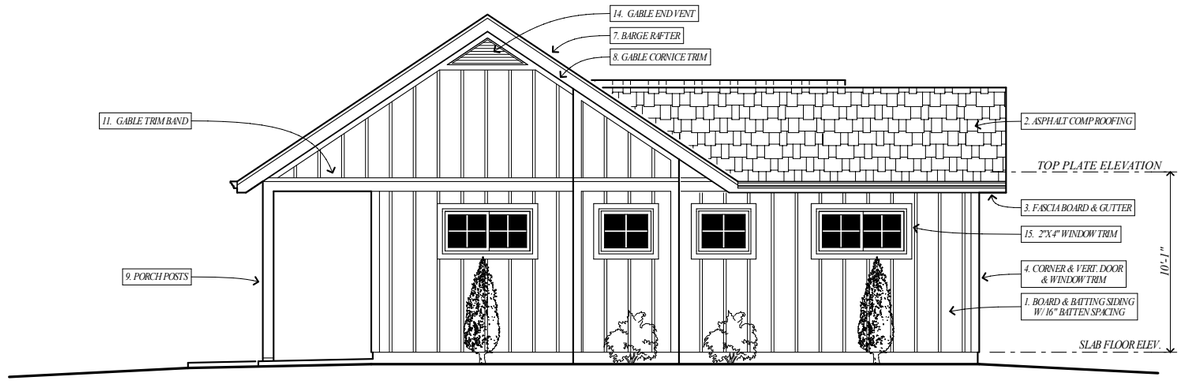
SHEET DESCRIPTION: ENLARGED PARTIAL SITE & EROSION CONTROL PLAN

SHEET NUMBER: C2 OF C2
W/ 29 SHEETS TOTAL



FRONT / WEST SIDE EXTERIOR ELEVATION

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



LEFT / NORTH SIDE EXTERIOR ELEVATION

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

KEY NOTES

1. ***Board & Batten Siding:*** *Provide pre-primed & painted Board & Batten siding with structural rough sawn plywood siding or Hardie Panel siding over structural OSB plywood shear. Provide re-sawn or Hardie trim batten boards. over the nails. Confirm Batten spacing with the owners. Align wall studs as required to center the batten layout in each wall. Battens shall be approx. 1/2" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division [09500] for Ply siding or spec. division [09450] for Hardie Siding additional requirements. Siding shall be installed per the MFG's requirements. Consult with the owners for the material selection and color approval prior to installation typical.*
2. ***Asphalt Comp Roofing:*** *Provide min 30 year class "A" asphalt comp shingle roofing. Shingles shall be installed over the required roof under-layment per the MFG's warranty requirements. The minimum under layment required by the building code shall be 15lb roof felt & conform to ASTM D 226, TYPE I, ASTM D 4869 type 1 OR ASTM D 6757. Where the roof slope is less then 4:12 provide a double layer of the roof underlayment. All shingles, flashing, fasteners, etc. shall be installed per the MFG's specified & detail requirements. See roof-flashing details (1/D1) & spec division 07250 for the minimum industry standards and code requirements. The MFG's installation details shall govern over the details provided on this set of plans. See spec div. 07250 & 07500 for additional comp roof requirements. Consult with the owners for finish materials and color selection approval prior to purchase & installation typical.*
3. ***Fascia Board & Gutter:*** *Provide a 2"x8" pre-primed & painted decay resistant redwood or cedar fascia board w/ an approx 4 1/2" Ogee galvanized metal rain-gutter with leaf-guards. Downspouts shall be located in the field and shall terminate into a piped drainage system. The drainage system shall drain to daylight in an approved location per the grading and drainage plans & soils engineer. Paint the fascia and gutter an accent color, consult with owners for selection typical.*
4. ***Corner, Vertical Door, & Vertical Window Trim:*** *Provide 2"x6" pre-primed & painted re-sawn decay resistant redwood or cedar or 6" Hardie Trim corner, & vertical door & window trim. Provide flashing per detail 3/D1.*
5. ***Lintel trim:*** *Provide 2"x8" pre-primed & painted re-sawn decay resistant redwood or cedar or 8" Hardie Trim Lintel trim. Provide flashing per detail 3/D1.*
6. ***Sill trim:*** *Provide a built-up windowsill with a pre-primed & painted re-sawn decay resistant redwood or cedar sloping 2"x4" cap w/ cant back edge over a 2"x4" sill trim board or shaped Hardie Trim. Provide flashing per detail 3/D1.*
7. ***Barge Rafter:*** *Provide a 2"x10" pre-primed & painted re-sawn decay resistant redwood or cedar barge rafter w/ a re-sawn or Hardie Trim 1"x4" nailed flush with the top of the barge rafter. Paint the Barge rafter an accent color. Consult with owners for color typical.*
8. ***Gable Cornice Trim:*** *Provide a 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie trim gable cornice trim member.*
9. ***Porch Posts:*** *Provide pre-primed & painted or stained re-sawn posts. The exposed posts shall be decay resistant redwood or cedar w/ an approved accent paint or stain color. Consult with the owner(s) for selection prior to construction. The building inspectors are verifying that corrosion resistant cedar and redwood posts are installed and they are making builders replace the post if the wrong type of wood is installed.*
10. ***Gooseneck Light Fixtures:*** *Provide wall mount waterproof high efficiency gooseneck accent light fixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light fixtures as required per the MFG. Consult w/ owners for selection typical.*
11. ***Gable Trim Band:*** *Provide a trim band w/ a shaped cap trim over a trim band. The cap trim shall be a pre-primed & painted re-sawn sloping 3"x3" w/ cant back edge cut for sloping top or shaped Hardie Trim. The band shall be a 2"x10" pre-primed & painted re-sawn or 10" Hardie trim. Provide backing with adhesive flashing behind the Hardie panel siding to secure and seal the fasteners.*
12. ***New Fill Trim:*** *Where typ trim details conflict provide 2"x pre-primed & painted decay resistant redwood or cedar re-sawn or Hardie Trim to fill the space as required. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.*
13. *Not Used*
14. ***Triangular Gable End Vent:*** *Provide an approx 18" tall x 4'-6" wide triangular screened and louvered galv, metal gable end vent w/ the slope angle to match w/ the roof slope. Provide 2"x4" pre-primed & painted corrosion resistant sill trim w/ adhesive flashing similar to detail 2/D1. See the roof vent calc's on the roof plan sheet for additional requirements.*
15. ***2"X4" Window trim:*** *Indicated 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie Trim window trim. Provide flashing per detail 3/D1. Provide samples / mock up for the owner(s) to approve prior to construction.*
16. ***Attic Access / Gable End Vent:*** *Provide a min 30"x30" screened and louvered galv, metal attic access door / gable end vent. This shall be a hinged door with latch w/ a min 30"x30" clear access opening to access the attic furnace and attic space. Provide trim to match the doors and windows w/ adhesive flashing similar to detail 3/D1. See detail 5/D2 & the roof vent calc's on the roof plan sheet for additional requirements.*

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PLANS PREPARED BY:

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PROJECT DESIGNER

REVISIONS:

1. PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

SECOND HOME PLANS
FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS FRONT & LEFT SIDES

SHEET NUMBER:
A1 of A7
W/ 29 SHEETS TOTAL

REAR / EAST SIDE EXTERIOR ELEVATION

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

RIGHT / SOUTH SIDE WEST SIDE EXTERIOR ELEVATION

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

KEY NOTES

1. ***Board & Batten Siding:*** *Provide pre-primed & painted Board & Batten siding with structural rough sawn plywood siding or Hardie Panel siding over structural OSB plywood shear. Provide re-sawn or Hardie trim batten boards. over the nails. Confirm Batten spacing with the owners. Align wall studs as required to center the batten layout in each wall. Battens shall be approx. 1/2" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division [09500] for Ply siding or spec. division [09450] for Hardie Siding additional requirements. Siding shall be installed per the MFG's requirements. Consult with the owners for the material selection and color approval prior to installation typical.*
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3. ***Fascia Board & Gutter:*** *Provide a 2"x8" pre-primed & painted decay resistant redwood or cedar f ascia board w/ an approx 4 1/2" Ogee galvanized metal rain-gutter with leaf -guards. Downspouts shall be located in the field and shall terminate into a piped drainage system. The drainage system shall drain to daylight in an approved location per the grading and drainage plans & soils engineer. Paint the f ascia and gutter an accent color, consult with owners for selection typical.*
4. ***Corner, Vertical Door, & Vertical Window Trim:*** *Provide 2"x6" pre-primed & painted re-sawn decay resistant redwood or cedar or 6" Hardie Trim corner, & vertical door & window trim. Provide f lashing per detail 3/D1.*
5. ***Lintel trim:*** *Provide 2"x8" pre-primed & painted re-sawn decay resistant redwood or cedar or 8" Hardie Trim Lintel trim. Provide f lashing per detail 3/D1.*
6. ***Sill trim:*** *Provide a built-up windowsill with a pre-primed & painted re-sawn decay resistant redwood or cedar sloping 2"x4" cap w/ cant back edge over a 2"x4" sill trim board or shaped Hardie Trim. Provide f lashing per detail 3/D1.*
7. ***Barge Rafter:*** *Provide a 2"x10" pre-primed & painted re-sawn decay resistant redwood or cedar barge rafter w/ a re-sawn or Hardie Trim 1"x4" nailed f lush with the top of the barge rafter. Paint the Barge rafter an accent color. Consult with owners for color typical.*
8. ***Gable Cornice Trim:*** *Provide a 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie trim gable cornice trim member.*
9. ***Porch Posts:*** *Provide pre-primed & painted or stained re-sawn posts. The exposed posts shall be decay resistant redwood or cedar w/ an approved accent paint or stain color. Consult with the owner(s) for selection prior to construction. The building inspectors are verif ying that corrosion resistant cedar and redwood posts are installed and they are making builders replace the post if the wrong type of wood is installed.*
10. ***Gooseneck Light Fixtures:*** *Provide wall mount waterproof high ef f iciency gooseneck accent light f ixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light f ixtures as required per the MFG. Consult w/ owners for selection typical.*
11. ***Gable Trim Band:*** *Provide a trim band w/ a shaped cap trim over a trim band. The cap trim shall be a pre-primed & painted re-sawn sloping 3"x3" w/ cant back edge cut for sloping top or shaped Hardie Trim. The band shall be a 2"x10" pre-primed & painted re-sawn or 10" Hardie trim. Provide backing with adhesive f lashing behind the Hardie panel siding to secure and seal the f asteners.*
12. ***New Fill Trim:*** *Where typ trim details conf lict provide 2"x pre-primed & painted decay resistant redwood or cedar re-sawn or Hardie Trim to f ill the space as required. Provide f lashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.*
13. *Not Used*
14. ***Triangular Gable End Vent:*** *Provide an approx 18" tall x 4'-6" wide triangular screened and louvered galv. metal gable end vent w/ the slope angle to match w/ the roof slope. Provide 2"x4" pre-primed & painted corrosion resistant sill trim w/ adhesive f lashing similar to detail 2/D1. See the roof vent calc's on the roof plan sheet for additional requirements.*
15. ***2"X4" Window trim:*** *Indicated 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie Trim window trim. Provide f lashing per detail 3/D1. Provide samples / mock up for the owner(s) to approve prior to construction.*
16. ***Attic Access / Gable End Vent:*** *Provide a min 30"x30" screened and louvered galv. metal attic access door / gable end vent. This shall be a hinged door with latch w/ a min 30"x30" clear access opening to access the attic furnace and attic space. Provide trim to match the doors and windows w/ adhesive f lashing similar to detail 3/ D1. See detail 5/D2 & the roof vent calc's on the roof plan sheet for additional requirements.*

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1	PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

SECOND HOME PLANS
FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: EXTERIOR ELEVATIONS REAR & RIGHT SIDES

SHEET NUMBER: A2 of A7
W/ 29 SHEETS TOTAL

FLOOR PLAN GENERAL NOTES

SEE THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

A. All windows to be dual glazed with there label listing the certified u-factor, SHGC and VT, shall not be removed before inspection by the enforcement agency, provide screens on operable windows. Verify all window rough openings with window manufactures prior to rough frame. See T-24 energy requirements for additional requirements.

B. All exterior doors to be solid core 1 3/8" thick with waterproof tight fit – consult with owners for approved style.

C. [HH=8'] Stands for header height and indicates the elevation to set the top of the window at. The builder shall then set the bottom of the actual header up above the top of the window as required. to allow for the rough opening around the window as required. by the window mfg's requirements. If the mfg allows it is a good practiced to set the bottom of the header 1/2" above the top of the window to allow for any possible deflection in the header. Then fill the void w/ spray foam after window installation.

D. Provide emergency egress from bedrooms as required.

E. All windows with-in 2' of a door, glass lights with-in a door, windows over stairs, windows with-in 5' of the top or bottom of stairs, and windows in a bathroom shall be tempered glass

F. Water-resistant gypsum board shall NOT be used on the ceilings typical.

G. Insulate and weather strip attic access panel w/ min R-38 batt insulation.

H. Not used

I. Not Used

J. Project specifications are called out as "Spec Div. 15020" Refer to the AS sheets on this set of plans to look up the specifications by the number referenced.

K. **Door & Window Requirements:** See spec division 8 for additional Requirements

L. **Gyp BD Requirements:** See spec division 09100 for requirements

M. **Mechanical & Plumbing:** See spec division 15 for requirements

N. **Gas Fire Place Insert:** The factory built metal fireplace insert and chimney / flue shall be UL listed and shall be installed per the MFG's requirements. The builder shall submit the MFG brand, make and model number with a spec sheet that indicates the UL Listing and installation requirements to the building department for approval prior to installation. Provide combustion air from the outside per the MFG's installation requirements. The insert shall be provided with tight fitting tempered glass doors.

O. **Not Used**

P. **Mandatory Requirments to Limit Air Leakage:** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.

PLUMBING GENERAL NOTES:

SEE SPEC DIVISION 15 ON THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

Additions & Alterations

1. The plumber and or builder shall verify all existing plumbing lines & elevations to determine where & how to tie into the existing system & provide the required slope and sizing per code.
2. When adding on to the existing plumbing system the plumber/builder shall verify all lines leading to the new added plumbing are correctly sized as required per code.

General Requirements

1. The plumber shall size all gas, water & sanitary drainage per current code requirements U.O.N. on plans.
2. All vents terminating thru roof if able shall be located to the rear of the house, or in a location not visible to guests, even though I am sure your work looks good.

Site Requirements

1. No trenches shall run parallel to a bearing footing any deeper than a 45° line drawn down from the edge of the footing [typical].
2. Water lines & sewer lines can be ran in the same trench if the sewer line material is approved for use within a building, if not the water line shall be located a minimum 12" above the sewer line.

Drainage Requirements

1. Min slope shall be 1/4" per ft or 1/8" per ft if the pipe is 4".
2. Cleanouts required each 100' for horizontal runs at all sinks at lowest level, see UPS for additional requirements.
3. Under floor cleanouts shall not exceed 20' from crawl access openings.
4. Trap seals shall be minimum 2" & maximum 4" typical.

Water Supply Requirements

1. Pressure thank & pump are required if the pressure is below 40 P.S.I. & a regulator is required if the pressure exceeds 80 P.S.I. Field verify pressure at meter & at house based on house elevation from meter.
2. Provide anti backflow vacuum breaker at hose bibs & minimum 3/4" supply line.
3. Provide a drain air gap at the dishwasher.

Gas Piping Requirements

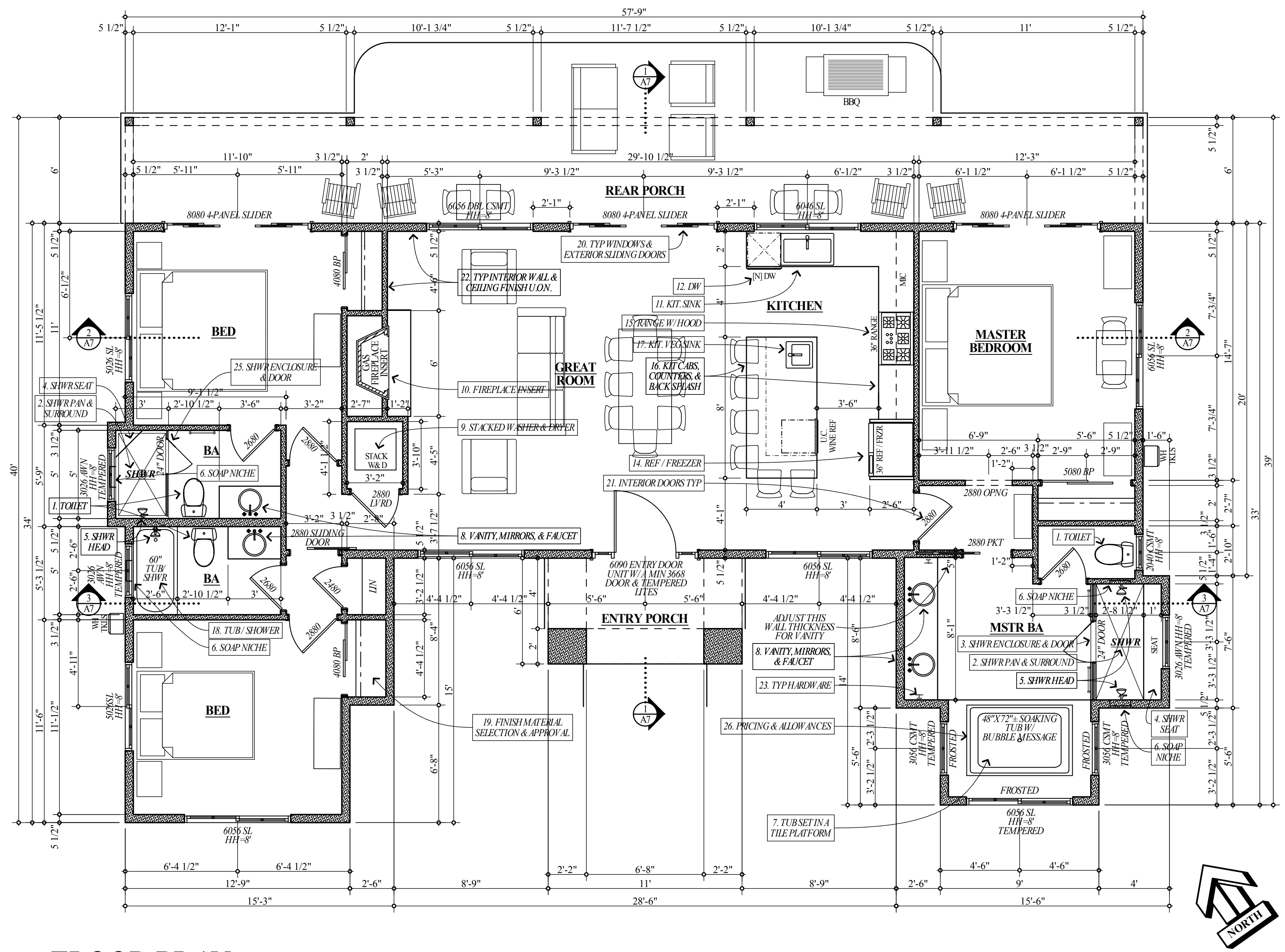
1. Fireplace gas valve / shut-off valve shall be located outside of the required hearth area but not more than 48" away from the appliance and in the same room.

Shower & Tub Requirements

1. Shower and tub/shower valves shall be pressure balanced or thermostatic mixing type anti scold device listed to 120° maximum.
2. Bathtub & shower wall to be constructed of a non-absorbent material to minimum height of 72" above drain of tub or shower. Shower pan regardless of shape is to have a minimum floor area of 1,024 sq inches and capable of encompassing a 30" circle inside drain pan.
3. Glass tub/shower and shower enclosures to be tempered glass labeled category II, shower door clear openings and openings are to be a minimum 22" wide. Shower doors shall swing outward.
4. Shower head shall not discharge directly toward the door.
5. Water dam shall be a minimum 2" tall & maximum 9" tall at shower.
6. Shower pan shall slope to drain minimum 1/4" per ft & maximum 1/2" per ft.

FLOOR PLAN KEY NOTES

1. **Toilet:** Provide a max 1.28 gallon elongated high-rise toilet. Consult w/ owner(s) for selection. See spec. Division 15600 for additional requirements.
2. **Shower Pan & Surround:** Construct a field built shower with an accented tile surround over a 1" thick reinforced mortar base & built up waterproof membrane shower pan. The shower pan shall be sloped at min 1/4" per foot to max 1/2" per foot to the drain typical. See spec. Divisions 15550, & 15720 for additional requirements typical. Provide a min 2" tall water dam measured from the inside of the shower. The tile surround shall extend up to min 72" above the finish floor. Consult w/ owner(s) for selection & layout.
3. **Shower Enclosure, Door, & Water Dam:** Provide a frameless tempered glass enclosure over a 48" tall half wall. Provide a tempered glass out swing or in and out swing shower door over a min 2" tall water dam measured on the shower pan side with tile finish & bull nose tile corners over reinforced mortar layer & waterproof membrane layer. The shower door is required to be min 22" wide per code. See plan for shower door size. Consult with the owner(s) for selection.
4. **Shower Seat:** Provide an accented tile seat w/ bull nose tile corners or a stone slab seat. The tile or stone slab seat finish shall be installed over a reinforced mortar layer & waterproof membrane layer. Slope the seat to drain into the shower pan. Consult with the owner(s) for selection.
5. **Showerheads:** Provide showerheads. Consult w/ the owner(s) for selection including height adjustment and possible lower jet and hand held. Showerheads shall flow @ max 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads.
6. **Shower Soap Niche:** Provide an accented tile soap niche w/ bull nose tile corners over a reinforced mortar layer & waterproof membrane layer or pre MFG niche insert. Slope the sill to drain into the shower pan. Consult with the owner(s) for selection and layout approval.
7. **Tub:** Provide an approx 48"x72" tub set in a raised accented tile platform w/ bull nose tile corners. The tile platform shall have tile installed over a min 1" thick reinforced mortar layer & a waterproof membrane layer. If the owner(s) choose a jetted tub or bubble message tub provide a pump access panel thru the face of the tile platform or through the adjacent wall as required. The access panel is to be located in the field with the owners based on the mfg's pump location. See spec division 15610 for additional requirements. Consult with the owner(s) for the tub selection as well as the tile selection and the access panel location.
8. **Vanity, Mirrors, & Faucet:** Provide a paint grade base cabinet with a stone slab counter top @ 36" above the floor & Back Splash, w/ sink(s), Provide a cased out mirror at each vanity sink. Consult w/ the owner(s) to refine the design prior to fabrication. Per the CAL GREEN requirements all vanity sinks shall have a max 1.2gpm @ 60psi & min 0.8gpm @ 20psi per the CAL GREEN requirements. All sconce lights shall be aligned with the mirrors. Consult w/ owner regarding med. Cab's.
9. **Stacked Clothes washer & Dryer:** Provide a stacked clothes washer & clothes dryer w/ a vent to the outside. Install the dryer per spec div 15200. Consult w/ owner(s) for selection prior to purchase and installation.
10. **Fireplace Insert:** Provide a MFG listed propane gas fireplace insert to be installed per the MFG's requirements. Provide a stone slab, brick or river rock veneer surround. Provide an 18" tall raised hearth to match the surround. Consult w/ the owner(s) to refine the design prior to fabrication. See the fireplace note "N" on this sheet under the floor plan general notes & see spec divisions 10050, 15250, 15525 & 15575 for additional requirements.
11. **Kitchen Sink:** Provide an apron style kitchen sink. Consult with the owner(s) for selection. Per the current CAL GREEN requirements kitchen sinks shall have a max flow of 1.8 gallons per minute at 60 PSI.
12. **Dishwasher:** Provide a slate finish dishwasher per Spec. Div. 15670 note #7. Consult w/ owner(s) for selection.
13. **Not used**
14. **Refrigerator / Freezer:** Provide a slate finish refrigerator / freezer with icemaker, Consult w/ owner(s) for selection prior to purchase and installation.
15. **Range W/ Hood:** Provide a 48" propane range / double oven with a custom hood above. The hood shall have a dedicated 20 amp circuit and shall be vented to the outside. The exhaust ducting shall have a back draft damper. The hood motor shall be rated as required for the range unit below. Consult w/ owner(s) for a custom hood design & selection prior to purchase and installation. See spec division 15325 for additional code requirements.
16. **Kitchen Cabinets, Counter tops, & Backsplash:** Provide paint grade kitchen cabinets with stone slab counter tops @ 36" above the floor w/ a full height tile or slab backsplash. Consult w/ the owner(s) to refine the design & layout prior to fabrication. The island shall have accent color cabinets.
17. **Kitchen Vegetable Sink:** Provide under mount style kitchen sink. Consult with the owners for selection. Per the current CAL GREEN requirements kitchen sinks shall have a max flow of 1.8 gallons per minute at 60 PSI. Consult w/ the owner(s) for selection.
18. **Tub / Shower:** Provide a 72" cast iron / porcelain finish MFG Bath tub w/ an accented tile surround up to min 72" above the finish floor. See the plumbing notes on this sheet & spec. Divisions 15550, & 15610 for additional requirements. Consult with the owner(s) for selection and a more refined design layout prior to construction. If a glass shower enclosure is installed it shall be a tempered glass enclosure with a min 22" wide out swing or sliding door.
19. **Finish Material selection and approval:** The builder shall consult with the owner(s) for approvals on all finish materials whether the materials are specified on the plans or not. Finish materials include but are not limited to cabinets, moldings, trim, baseboards, windows, doors, flooring, concrete slab finish, Plumbing fixture finish & color, door hardware, Faucet hardware, Electrical plug covers, paint, drywall texture ETC.
20. **Typ. Windows and exterior doors:** Windows and exterior doors shall be black or dark accent colored vinyl as mfg by Pella, Marvin, Milgard, or equal. Consult w/ owner(s) for selection options. Provide alt pricing for wood clad vindows, fiberglass, and vinyl.
21. **Typ. Interior doors:** All interior doors shall be paint grade w/ raised paneling or tempered glass. All bedroom entrance doors shall be solid core for sound isolation. Case out all interior doors w/ paint grade trim. Consult w/ owner(s) for selection prior to purchase and installation.
22. **Typ. Wall and ceiling finish U.O.N.:** Interior walls and ceilings shall be lined with drywall and have an imperfect smooth or blown in knocked down texture with bull nose corners typical U.O.N. The ceilings shall be a lighter accent color throughout. The walls shall have baseboards. Consult w/ owner(s) for options prior to pricing, purchase, and installation. Options include but are not limited to wood paneling, crown molding, etc.
23. **Typ. Hardware:** All exposed metal hardware shall have a matching finish. This includes but is not limited to faucets, doorknobs, hinges, towel racks, etc. consult w/ owner(s). Not all hardware is shown on the plans. Provide towel hangers in each bathroom, doorstops at each door, cabinet doorknobs, Etc. Consult with the owner(s) to verify what hardware is to be included in each room typical.
24. **Not Used**
25. **Shower Enclosure, Door, & Water Dam:** Provide a frameless tempered glass enclosure W/ a tempered glass out swing or in and out swing shower door over a min 2" tall water dam measured on the shower pan side with tile finish & bull nose tile corners over reinforced mortar layer & waterproof membrane layer. The shower door is required to be min 22" wide per code. See plan for shower door size. Consult with the owner(s) for selection.
26. **Pricing / Allowance Note:** For bid purposes the bidders shall set cost allowances on all finish materials which shall be of an adequate amount to cover the price of the materials based on the level of quality and quantity of the materials described on the plans and or reflect the owners desired quality. The bidders shall submit samples of the finishes, fixtures, appliances, quality of work, etc. to the owner at the time of bid submittal to ensure the allowance are adequate to cover the owner(s) desired quality of the finish.



FLOOR PLAN

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

DOOR & WINDOW GLAZING NOTE:

DOOR & WINDOW MANUFACTURER'S LABELING SUBSTANTIATING THE U-FACTORS AND SHGC'S AS SPECIFIED ON CERTIFICATE OF COMPLIANCE CF-1R SHALL BE IN PLACE AT THE TIME OF THE FRAMING INSPECTION.
THE SHGC & U-FACTOR SHALL COMPLY W/ THE T-24 CF-1R ENERGY FORMS ON T24 SHEET(S)

NOTE:
SEE THE CAL GREEN REQUIREMENTS ON SHEETS AS6 & SHEETS CG-1 & CG-2

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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
1. PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:
SECOND HOME PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
FLOOR PLAN

SHEET NUMBER:
A3 OF A7
W/ 29 SHEETS TOTAL

CORDELIA FIRE PROTECTION DIST. REQUIREMENTS:

1. All construction shall be sprinklered in accordance with the National Fire Protection Association Standards.
    a. In all existing buildings/structures when a change in occupancy classification or use occurs, or when any existing occupancy, regardless of total floor area, is converted to a hazardous use.
    b. In all remodels/room additions where the total area exceeds 25% of the original square footage. (Allowance above 25% will require approval by the Fire Chief of the Vacaville Fire Protection District.)
    c. In all remodels/room additions with an existing sprinkler system, the system must be recalculated and designed to accommodate the additional flow demand.
2. An approved flashing light shall be installed on all new dwellings in such a position as to be plainly visible from the road fronting the property. The signal light shall be installed in such a manner that it will automatically activate in conjunction with the required sprinkler system. The light may also be installed in so that it may be manually activated to assist in locating buildings during other emergencies. The signal light shall be a flashing blue or white light capable of a minimum of 80 flashes per minute and a minimum of 25000-candle power.
3. Smoke Detectors Shall be provided and installed in accordance with section 1210 of the Building Code. 1001.5.1.3 UFC A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area.
4. Premises Identification
    a. To readily respond to emergencies, all homes, business and commercial properties must be easily identified with the address number. 901.4.4 CFC, 30-201 Solano County Ordinance.
    b. Upon receipt of the address number from the Director of Public Works, the occupant or owner of the property or building shall display the number upon the building or land in such a manner as to be visible from the road upon which the land or building fronts.
    c. Address numbers shall be conspicuous to ensure positive identification and placed on front doors, near garage doors, or at a single driveway entrance.
    d. Where residences and/or property are not clearly visible from the road, access identification other than mailboxes shall be on 4" X 4" wood posts, metal stakes, or equivalent markers elevated at least 3 feet for clear visibility and rapid directional identification.
    e. All numbers shall be a minimum height of 3 inches with a 3/8 inch stroke, reflective and/or color contrasting with the surface where placed.
    f. Driveways - Roads
5. Fire apparatus access shall be provided and maintained in accordance with the provisions of the Uniform Fire Code as adopted by the Vacaville Fire Protection District. To provide year-round, all-weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply, 902.2.2.2 UFC:
    a. Plans for access shall be submitted to the District for review and approval prior to construction.
    b. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material. Driveways may be a minimum 12 feet wide with authorization. 902.2.2.1 UFC
    c. The maximum grade allowed is 12 percent. Appendix III-D, Section 6.1 UFC
    d. Surface designed and maintained to support a 50,000 lb. load.
    e. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
    f. Turnout shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.
    g. Minimum centerline curve radius of 40 feet.
    h. Necessary drainage improvements.
    i. Turnaround facilities shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
    j. Any required culverts or bridges shall be designed for a live load of 50 tons and be certified by a professional engineer. Vehicle load limits shall be posted at both entrances to bridges.
    k. Overhead clearance of limbs, trees, etc. shall be a minimum of 15 feet.
6. Hydrants
    a. All residences shall be no more than 1000 road feet from a fire hydrant.
    b. Hydrants shall be of approved type and contain a minimum of one 2 1/2" and one 4 1/2" NHS external thread outlets. (Equal to Model 614 Long Beach Iron Works)
    c. Hydrant fire flow shall conform to Fire District standards.
    d. Fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. 901.4.3 CFC.
    e. Fire hydrants shall be identified by the installation of blue reflective markers located in the center of the roadway. 901.4.3 CFC
    f. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 CFC
    g. A 3-foot (914.4 mm) clear space shall be maintained around the circumference of fire hydrants. 1001.7.2 CFC
    h. The center of a hose outlet shall not be less than 18 inches (457 mm) to 36 inches above final grade. NFPA 24
7. Gates
    a. Gates shall be at least two feet wider that the width of the traffic lane serving that gate.
    b. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
    c. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.
    d. Electrically Operated Gates
        i. The design and installation of all electrically operated gates shall be in accordance with the following criteria:
        ii. The gate control shall be operable by an approved emergency override Knox key switch that is an integral part of the mechanism. In the event of a power failure, the gate shall automatically be transferred to a fail-safe mode allowing the gate to be pushed open without the use of special knowledge or equipment.
        iii. The key switch shall be labeled with a permanent red sign with not less than ?" contrasting letters reading "FIRE DEPT" or a "Knox" decal.
        iv. A transmitter-operated gate shall have a Knox key switch on the right side of the gates opening approximately 48" above the roadway surface. It shall be visible and easily accessible with a label as specified above.
        v. Upon activation of the Knox key switch, the gate shall remain open until returned to normal operation by means of the key switch.
        vi. Manually Operated Gates and Barriers
        vii. A Knox padlock shall be used, in order for the Fire District to enter the property during an emergency in a timely manner without the destruction of private property.
        viii. After investigation of the available products, it has been determined that only the product line offered by the Knox Company of Phoenix satisfies the security needs of the Fire District and the community. The Fire District will provide the only acceptable order form.
8. Roof Coverings
    a. All roof coverings shall be fire retardant as specified in the Uniform Building Code. Wood shakes or other wood materials applied as roof covering shall be fire rated as class B or better. 1504, Table 15-A UBC
9. Spark Arresters
    a. Chimneys used with fireplaces or heating appliance in which solid or liquid fuel is used shall be maintained with a spark arrester. 1109.7 UFC, 4291 (F) PRC

SITE PLAN GENERAL NOTES

Slope & Foundation Protection Requirements:

1. Building shall not be located on any fill unless the fill is certified by a soils engineer as compacted engineered fill capable of supporting loads imposed by the building without risk of foundation movement.
2. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope not less than one unit vertical in 20 units horizontal (5% slope) for a minimum distance of 10' measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10' of horizon distance at 5% slope, 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10' of the building foundation. Impervious surfaces within 10' of the foundation shall be sloped a minimum of 2% away from the building. Yes this note is from the code.
3. The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or a controlled low strength material. The backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or damp proofing material including the subdrain.
4. All swales more than 10' from the building shall slope at a minimum of 1% from said rear yard high point to the back of the public sidewalk in the front yard, or other approved location.
5. No water should be allowed to discharge in a concentrated manner without control over any slope. The building pad shall be protected be protected against storm water runoff from uphill slopes.
6. The lot shall be positively graded at all times to provide for rapid removal of service water runoff away from foundation system and to prevent ponding of water under floors or seepage towards foundation systems at any time during or after the end of construction. Ponding of water may result in undesirable weakening of the subgrade materials, loss of compaction, slab movements and given enough time even foundation movements. No ponding of storm water is to be permitted on the building pads during prolonged periods of inclement weather.
7. Care shall be exercised to ensure that planters, landscape mounds, etc. will not interfere with the above requirements. Drainage swale shall flow to the curb or an approved location where flow will not cause erosion or cause impact on adjacent properties.
8. Storm water from roof drain downspouts shall be carried away from the building in closed conduits to the curb or an approved outlet location where outlet flow will not cause erosion or cause impact to adjacent properties.
9. On graded sites the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge of the inlet of an approved drainage device. A minimum of 12" plus 2% unless an alternative is specifically approved by the building official.
10. A perforated subdrain shall be placed around the perimeter of the foundation wall. The perf pipe shall have the openings laid horizontally on the bottom one-third of the pipe and the bottom of the pipe shall not be higher than the base under the floor and the top of the drain shall not less than 6" above the top of the footing. The subdrain trench and pipe shall be sloped at a minimum 2% gradient to an approved discharge location. The pipe drain shall be wrapped with an approved geo filter membrane material. The drain shall be set on a minimum of 2" of crushed drain rock or gravel containing not more than 10% material that passes through a No. 4 (4.75mm) sieve. The drain rock shall extend a minimum of 12" beyond the outside edge of the footing and shall cover the perf subdrain by a minimum of 6". The drain rock shall be fully wrapped in a geo filter membrane fabric. The wrapped drain rock shall then be covered with a minimum of 6" of approved compacted soil material filter membrane fabric. The wrapped drain rock shall then be covered with a minimum of 6" of approved compacted soil material.

Addition or When Located Near Existing Construction Requirements:

1. The builder shall verify location of existing underground utilities, pipes, irrigation lines, subdrains, sewer lines, wiring, etc. prior to excavation and shall ensure that any of the said items which are damaged during construction are repaired and returned to a working manner with the approval of the owner and the building official in a timely manner. I suggest you have extra PVC and pipe fittings on site and ready to go just in case.
2. Verify locations of existing possible septic tanks, leach fields or buried tanks to ensure proper setbacks are maintained per the local requirements.
3. Always verify minimum setbacks are maintained to the property lines and easements prior to excavation. Should it be discovered that the new construction may or does not fit within the said requirements notify the project designer, owner and building official so adjustments can be made to the new construction as required to comply prior to continuing with construction.
4. Builder shall protect the owner's property, landscaping, driveways, etc. to the best of the builder's ability. If said items cannot be protected the builder shall notify the owner of risks and possible added costs from heavy equipment needed for the project prior to construction so contingencies can be agreed apron prior to construction.

Erosion Control Notes:

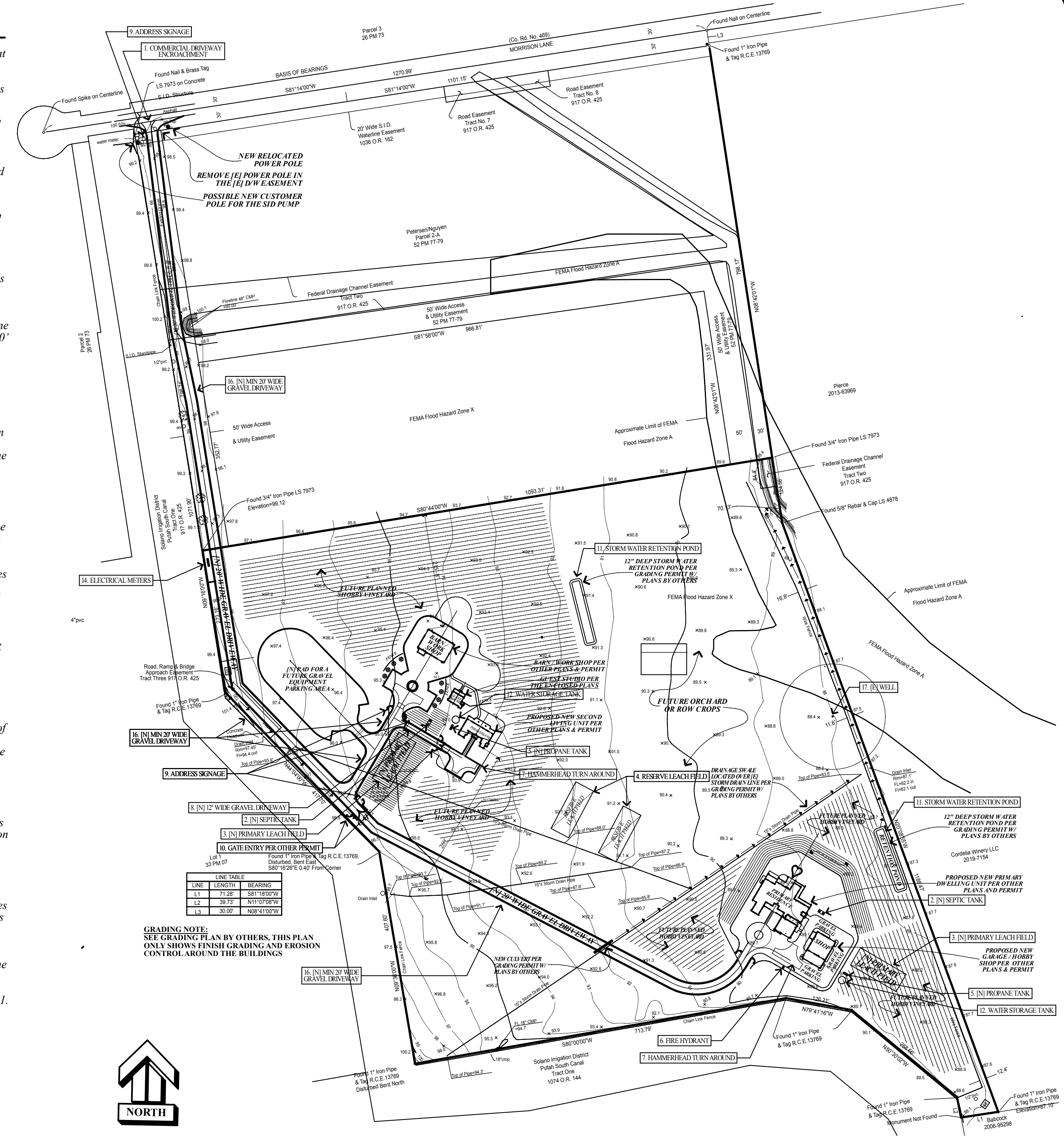
1. All erosion control standard measures shall be in-place prior to October 15 thru April 15 of each calendar year and or 24 hours before the weather report calls for more than a 20% chance of rain using weather.gov.
2. Utility trenches shall be compacted with the surface finish slightly mounded to prevent the channeling of watering in the trench area.
3. The top of the fill or cut slopes should be graded in such a way as to prevent water from flowing freely down the slope.
4. All permanent slopes fill or cut, should be protected against erosion by means of erosion control planting, mulching, and in some cases by installation on jutte matting or equivalent.
5. Graded slopes may experience severe erosion when grading is halted by heavy rain, therefore before work is stopped a positive gradient away from the slopes should be provided to carry the surface runoff water away from the slopes and to areas where erosion can be controlled. It is vital that no completed slope be left standing through a winter season without erosion control measures having been provided.
6. **Storm Water Drainage:** Where storm water is conveyed to a public drainage system, collection point, and gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
7. **Dust Control:** Shall be maintained at all times during construction until the project is complete. The builder shall prevent any airborne nuisance dust by watering and or treating the site to prevent dust. Additional watering shall be provided during dry weather and wind conditions. The builder shall be responsible for any damages, fines, and or charges from dust related damages. Dust control shall be maintained on a daily basis.
    a. All soil piles generated in conjunction with the project shall be enclosed, covered or watered twice daily.
    b. All exposed soil shall be watered with adequate frequency to keep the soil moist at all times.
    c. The loads of all haul / dump trucks shall be covered securely to keep dirt under control.
    d. The contractor shall apply nontoxic soil stabilizers or dust depressants to all internal unpaved haul roads, paving areas and staging areas, and enforce a 15MPH speed limit for all vehicles operating with-in the unpaved areas of the site.
    e. Exposed soil shall be replanted as soon as possible.
    f. Clean / sweep street at the end of the day if visible soil material is carried into adjacent public paved roads.
8. **Vegetate new slopes** with Tactifier, Fertilizer, and seed shall applied initially. A fiber mulch of straw or approved equal shall be applied after the seed. Seeded slopes shall be irrigated to encourage growth between the date of application and the first rainy period. Hydroseed all cut and fill slopes. Cut slopes shall be compacted and cat walked prior to seeding.
9. **Erosion Control Hydroseed Mix.**

a. Bromus Carinatus / California Brome	15lbs / acre
b. Elymus Glaucus / Blue Wild Rye	15lbs / acre
c. Lupinus Bicolor / Miniature Lupine	10lbs / acre
d. Lupinus Succulentus / Arroyo Lupine	10lbs / acre
e. Trifolum Albopurpureum / Rancheria Clover	10lbs / acre
f. Trifolium Microcephalum / Small-Head Clover	10lbs / acre
g. Clarkia Purpurea / Clarkia	5lbs / acre

SITE PLAN KEY NOTES:

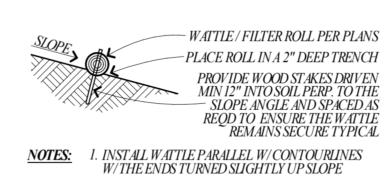
1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
3. ***Primary Leach Field:*** *Indicates the approx location of the new leach field with leach field plans by others. Confirm the new leach lines are located min 10' away from the existing & new building foundations typical*
4. ***Reserve Leach Field:*** *Indicated the approx. location of the reserve leach field per plans by others. Allow an adequate space for a reserve leach field that is equal to or larger than the existing leach field. The reserve leach field shall be located min 10' away from a building foundation, 10' away from property lines, and 100' away from a well pond, or creek.*
5. ***New Propane Tank:*** *Indicates the approx location of the new max 500 gal propane tank. The propane tank shall be located min 10' away from any buildings. Some insurance companies may require a further distance. The propane tank shall be installed per code and the supplier's requirements typical.*
6. ***Wet Draft/ Soft Suction Fire Hydrant:*** *Provide a fire dedicated hydrant as required per the Fire Protection District. This Hydrant shall be provided with min 4,000 gallons of water for fire protection. The hydrant shall be located min 50' to max 150 from the building(s) it serves typical.*
7. ***Hammer Head Turnaround:*** *Provide an approved hammerhead fire engine turn-around located on an approved gravel all weather surface with in 150' of all portions of the new building.*
8. ***New 12' Wide Gravel Driveway:*** *New 12' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
9. ***Address Signage:*** *Provide approved address signage on a corresponding background per the Fire Protection Dist & Solano Co. requirements on sheet C1.*
10. ***Optional Future Gated Entry:*** *If a gate entrance is installed it shall be on a separate permit. The gated entrance would need to be min 2' wider then the driveway and located min 30' away from the county road easement. The gates if electronic would be required to have a Cordelia Fire Protection District approved Knox key and or a knox key box.*
11. ***Storm Water Retention Pond:*** *Indicates a storm water retention pond per the grading plans by others typical.*
12. ***[N] Approx. 5,000 Gal. Water Storage Tank:*** *Provide an approx. 5,000 Gallon water storage tank with min 4,000 gallons dedicated for each of the fire hydrants plus an additional supply of water storage as required to run the fire sprinklers as required per the fire sprinkler plans by others.*
13. ***Not Used***
14. ***Electrical Meters:*** *Install two new 400 amp and one 200 amp drop services w/ one 400 amp meter dedicated to the guest studio, and barn / shop, one 400 amp meter dedicated to the primary residence and garage / shop, and the 200 amp meter dedicated to the second living unit. The builder shall obtain a permit with PG&E.*
15. ***(RD) Roof Drain:*** *Roof drain down spouts shall be tied into a 4"Ø solid drain line and ran at min 2% slope to the drainage system per the grading plan by others and per the soils report and the soils engineer in the field.*
16. ***New 20' Wide Gravel Driveway:*** *New 20' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
17. ***Well:*** *Indicates the approx location of the existing well to be used for the new residence.*
18. ***Clean-outs:*** *Provide a clean-out at grade @ max 100' o.c. and at each roof drain down spout. Locate cleanouts where they will not be susceptible to damage from being run over by a lawn mower or other hazards. Locate the clean-outs in the field. Not all clean-outs are shown on this plan.*
19. ***Solid Drain Line:*** *Indicated a min 4"Ø solid drain line or sized per the grading plan. Drain lines shall be sloped at min 2% slope to the drainage lines per the grading plans by others. All roof drains shall flow into the retention pond.*
20. ***Trash / Recycle Storage And Sorting On Site Note:*** *Haul material such as trash and recycled items shall be placed in a dump trailer and not stored on the ground when possible. If trash and recyclable items are stored on the ground a straw wattle shall be placed around the said items per note number 24 below typical. Said items shall have the straw wattle and tarp secured over them 24hours before and after the weather report calls for more then a 20% chance of rain using weather.gov*
21. ***Tie Into Solid Drain Line Per Grading Plan:*** *Tie the new storm drain lines into a solid storm drain line per the grading plan by others. All roof drains shall flow into the storm water retention pond(s)*
22. ***DI Drain Intake:*** *Indicate a drain intake per the grading plan by others.*
23. ***Not Used***
24. ***Fiber Roll / Straw waddle:*** *Provide a Fiber Roll / Straw waddle around the disturbed areas as required for erosion control and sediment filtering typical. Erosion control measures on the grading plan by others shall govern. Where finish grading occurs provide a straw wattle per detail 2/C1.*
25. ***Solid arrows*** *indicate the required finish slope around the building foundation. Slope the finish grade away from the building construction @ min (5% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See detail 1/C1 and the site plan notes on sheet C1 for additional requirements.*

***NOTE:* SEE THE ENLARGED SITE PLAN ON SHEET C2 FOR ADDITIONAL**

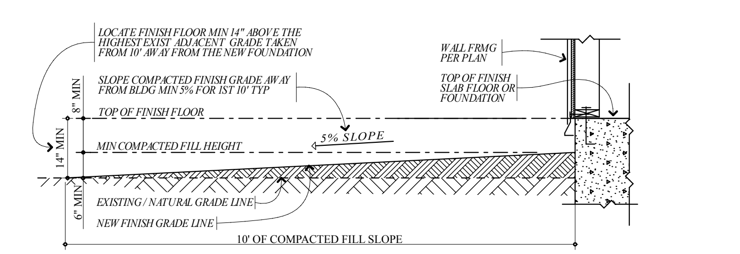


SITE PLAN

SCALE 1"=150'



2 **STRAW WATTLE DETAIL**



1 ***FOUNDATION PERIMITER SLOPE DETAIL***

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JAMES GEORGE DESIGNS INC. IS A DIVISION OF A&J CONSULTING SERVICES INC.

PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

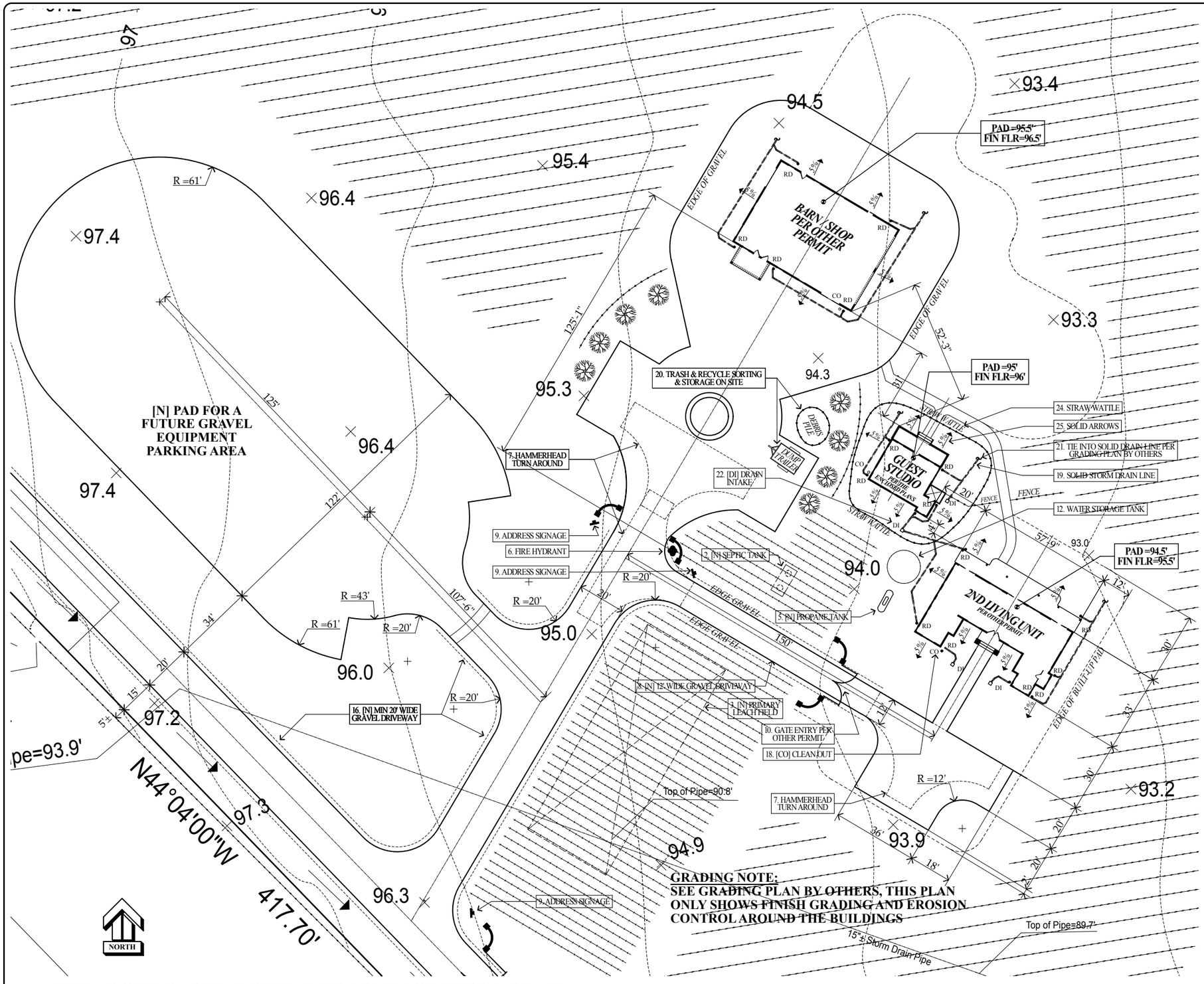
PROJECT TITLE:
GUEST STUDIO PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN#0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: SITE PLAN

SHEET NUMBER: C1 OF C2
W/ 26 SHEETS TOTAL



ENLARGED PARTIAL SITE & EROSION CONTROL PLAN

SCALE: 1" = 20'

SITE PLAN KEY NOTES:

1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
3. ***Primary Leach Field:*** *Indicates the approx location of the new leach field with leach field plans by others. Confirm the new leach lines are located min 10' away from the existing & new building foundations typical*
4. ***Reserve Leach Field:*** *Indicated the approx. location of the reserve leach field per plans by others. Allow an adequate space for a reserve leach field that is equal to or larger than the existing leach field. The reserve leach field shall be located min 10' away from a building foundation, 10' away from property lines, and 100' away from a well pond, or creek.*
5. ***New Propane Tank:*** *Indicates the approx location of the new max 500 gal propane tank. The propane tank shall be located min 10' away from any buildings. Some insurance companies may require a further distance. The propane tank shall be installed per code and the supplier's requirements typical.*
6. ***Wet Draft/ Soft Suction Fire Hydrant:*** *Provide a fire dedicated hydrant as required per the Fire Protection District. This Hydrant shall be provided with min 4,000 gallons of water for fire protection. The hydrant shall be located min 50' to max 150 from the building(s) it serves typical.*
7. ***Hammer Head Turnaround:*** *Provide an approved hammerhead fire engine turn-around located on an approved gravel all weather surface with in 150' of all portions of the new building.*
8. ***New 12' Wide Gravel Driveway:*** *New 12' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
9. ***Address Signage:*** *Provide approved address signage on a corresponding background per the Fire Protection Dist & Solano Co. requirements on sheet C1.*
10. ***Optional Future Gated Entry:*** *If a gate entrance is installed it shall be on a separate permit. The gated entrance would need to be min 2' wider then the driveway and located min 30' away from the county road easement. The gates if electronic would be required to have a Cordelia Fire Protection District approved Knox key and or a knox key box.*
11. ***Storm Water Retention Pond:*** *Indicates a storm water retention pond per the grading plans by others typical.*
12. ***[N] Approx. 5,000 Gal. Water Storage Tank:*** *Provide an approx. 5,000 Gallon water storage tank with min 4,000 gallons dedicated for each of the fire hydrants plus an additional supply of water storage as required to run the fire sprinklers as required per the fire sprinkler plans by others.*
13. ***Not Used***
14. ***Electrical Meters:*** *Install two new 400 amp and one 200 amp drop services w/ one 400 amp meter dedicated to the guest studio, and barn / shop, one 400 amp meter dedicated to the primary residence and garage / shop, and the 200 amp meter dedicated to the second living unit. The builder shall obtain a permit with PG&E.*
15. ***(RD) Roof Drain:*** *Roof drain down spouts shall be tied into a 4"Ø solid drain line and ran at min 2% slope to the drainage system per the grading plan by others and per the soils report and the soils engineer in the field.*
16. ***New 20' Wide Gravel Driveway:*** *New 20' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
17. ***Well:*** *Indicates the approx location of the existing well to be used for the new residence.*
18. ***Clean-outs:*** *Provide a clean-out at grade @ max 100' o.c. and at each roof drain down spout. Locate cleanouts where they will not be susceptible to damage from being run over by a lawn mower or other hazards. Locate the clean-outs in the field. Not all clean-outs are shown on this plan.*
19. ***Solid Drain Line:*** *Indicated a min 4"Ø solid drain line or sized per the grading plan. Drain lines shall be sloped at min 2% slope to the drainage lines per the grading plans by others. All roof drains shall flow into the retention pond.*
20. ***Trash / Recycle Storage And Sorting On Site Note:*** *Haul material such as trash and recycled items shall be placed in a dump trailer and not stored on the ground when possible. If trash and recyclable items are stored on the ground a straw wattle shall be placed around the said items per note number 24 below typical. Said items shall have the straw wattle and tarp secured over them 24hours before and after the weather report calls for more then a 20% chance of rain using weather.gov*
21. ***Tie Into Solid Drain Line Per Grading Plan:*** *Tie the new storm drain lines into a solid storm drain line per the grading plan by others. All roof drains shall flow into the storm water retention pond(s)*
22. ***DI Drain Intake:*** *Indicate a drain intake per the grading plan by others.*
23. ***Not Used***
24. ***Fiber Roll / Straw waddle:*** *Provide a Fiber Roll / Straw waddle around the disturbed areas as required for erosion control and sediment filtering typical. Erosion control measures on the grading plan by others shall govern. Where finish grading occurs provide a straw wattle per detail 2/C1.*
25. ***Solid arrows*** *indicate the required finish slope around the building foundation. Slope the finish grade away from the building construction @ min (5% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See detail 1/C1 and the site plan notes on sheet C1 for additional requirements.*

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JAMES GEORGE DESIGNS INC. IS A MINORITY WOMAN OWNED BUSINESS ENTERPRISE

PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

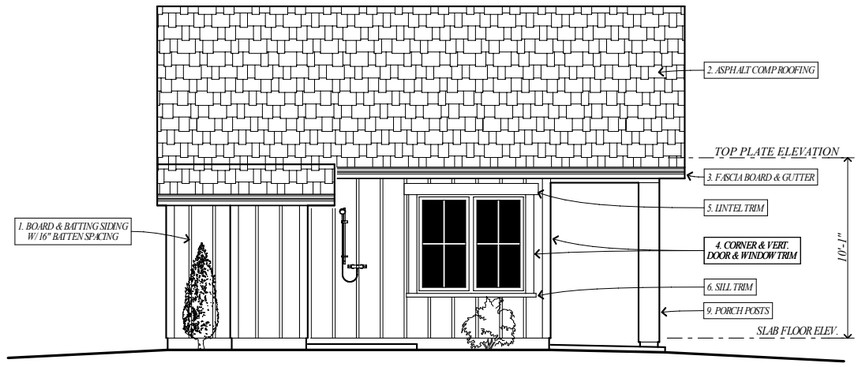
GUEST STUDIO PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

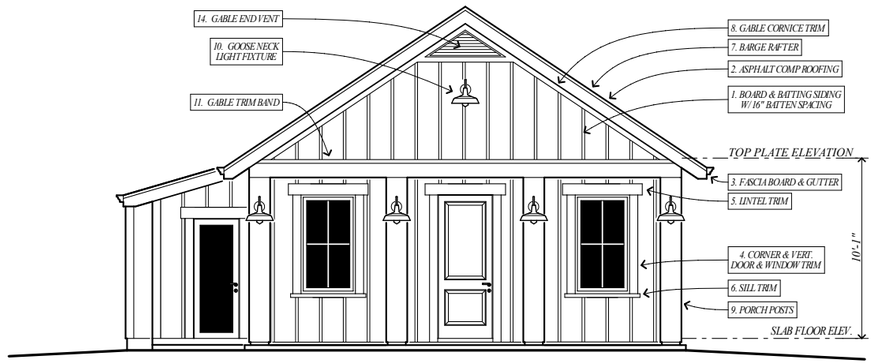
SHEET DESCRIPTION: ENLARGED PARTIAL SITE & EROSION CONTROL PLAN

SHEET NUMBER: C2 of C2
W/ 26 SHEETS TOTAL



LEFT / EAST SIDE EXTERIOR ELEVATION

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

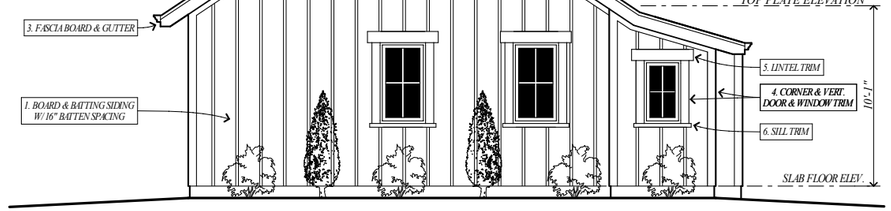


FRONT / NORTH SIDE EXTERIOR ELEVATION

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

RIGHT / WEST SIDE EXTERIOR ELEVATION

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



REAR / SOUTH SIDE EXTERIOR ELEVATION

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

KEY NOTES

1. ***Board & Batten Siding:*** *Provide pre-primed & painted Board & Batten siding with structural rough sawn plywood siding or Hardie Panel siding over structural OSB plywood shear. Provide re-sawn or Hardie trim batten boards. over the nails. Confirm Batten spacing with the owners. Align wall studs as required to center the batten layout in each wall. Battens shall be approx. 1/2" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division [09500] for Ply siding or spec. division [09450] for Hardie Siding additional requirements. Siding shall be installed per the MFG's requirements. Consult with the owners for the material selection and color approval prior to installation typical.*
2. ***Asphalt Comp Roofing:*** *Provide min 30 year class "A" asphalt comp shingle roofing. Shingles shall be installed over the required roof under-layment per the MFG's warranty requirements. The minimum under layment required by the building code shall be 15lb roof felt & conform to ASTM D 226, TYPE I, ASTM D 4869 type 1 OR ASTM D 6757. Where the roof slope is less then 4:12 provide a double layer of the roof underlayment. All shingles, flashing, fasteners, etc. shall be installed per the MFG's specified & detail requirements. See roof-flashing details (1/D1) & spec division 07250 for the minimum industry standards and code requirements. The MFG's installation details shall govern over the details provided on this set of plans. See spec div. 07250 & 07500 for additional comp roof requirements. Consult with the owners for finish materials and color selection approval prior to purchase & installation typical.*
3. ***Fascia Board & Gutter:*** *Provide a 2"x8" pre-primed & painted decay resistant redwood or cedar fascia board w/ an approx 4 1/2" Ogee galvanized metal rain-gutter with leaf-guards. Downspouts shall be located in the field and shall terminate into a piped drainage system. The drainage system shall drain to daylight in an approved location per the grading and drainage plans & soils engineer. Paint the fascia and gutter an accent color, consult with owners for selection typical.*
4. ***Corner, Vertical Door, & Vertical Window Trim:*** *Provide 2"x6" pre-primed & painted re-sawn decay resistant redwood or cedar or 6" Hardie Trim corner, & vertical door & window trim. Provide flashing per detail 3/D1.*
5. ***Lintel trim:*** *Provide 2"x8" pre-primed & painted re-sawn decay resistant redwood or cedar or 8" Hardie Trim Lintel trim. Provide flashing per detail 3/D1.*
6. ***Sill trim:*** *Provide a built-up windowsill with a pre-primed & painted re-sawn decay resistant redwood or cedar sloping 2"x4" cap w/ cant back edge over a 2"x4" sill trim board or shaped Hardie Trim. Provide flashing per detail 3/D1.*
7. ***Barge Rafter:*** *Provide a 2"x10" pre-primed & painted re-sawn decay resistant redwood or cedar barge rafter w/ a re-sawn or Hardie Trim 1"x4" nailed flush with the top of the barge rafter. Paint the Barge rafter an accent color. Consult with owners for color typical.*
8. ***Gable Cornice Trim:*** *Provide a 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie trim gable cornice trim member.*
9. ***Porch Columns:*** *Provide 12" square porch columns w/ a solid 2"x redwood, cedar, or Hardie post wrap w/ concealed joints over 15lb building paper wrap or other pre-approved building paper wrap. Submit a sample build-up for the owner(s) to approve prior to construction.*
10. ***Gooseneck Light Fixtures:*** *Provide wall mount waterproof high efficiency gooseneck accent light fixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light fixtures as required per the MFG. Consult w/ owners for selection typical.*
11. ***Gable Trim Band:*** *Provide a trim band w/ a shaped cap trim over a trim band. The cap trim shall be a pre-primed & painted re-sawn sloping 2"x2" w/ cant back edge cut for sloping top or shaped Hardie Trim. The band shall be a 2"x12" pre-primed & painted re-sawn or 12" Hardie trim. Provide backing with adhesive flashing behind the Hardie panel siding to secure and seal the fasteners.*
12. ***New Fill Trim:*** *Where typ trim details conflict provide 2"x pre-primed & painted decay resistant redwood or cedar re-sawn or Hardie Trim to fill the space as required. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.*
13. *Not Used*
14. ***Triangular Gable End Vent:*** *Provide an approx 18" tall x 4'-6" wide triangular screened and louvered galv, metal gable end vent w/ the slope angle to match w/ the roof slope. Provide 2"x4" pre-primed & painted corrosion resistant sill trim w/ adhesive flashing similar to detail 2/D1. See the roof vent calc's on the roof plan sheet for additional requirements.*

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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

GUEST STUDIO PLANS
FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: EXTERIOR ELEVATIONS

SHEET NUMBER: A1 of A6
W/ 26 SHEETS TOTAL

FLOOR PLAN KEY NOTES

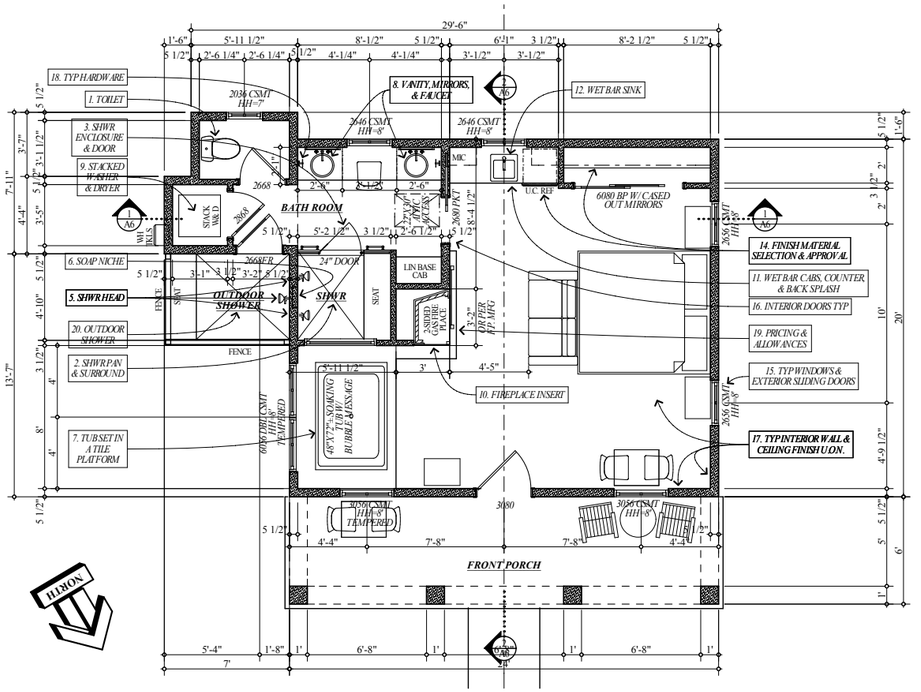
1. **Toilet:** *Provide a max 1.28 gallon elongated high-rise toilet. Consult w/ owner(s) for selection. See spec. Division 15600 for additional requirements.*
2. **Shower Pan & Surround:** *Construct a field built shower with an accented tile surround over a 1" thick reinforced mortar base & built up waterproof membrane shower pan. The shower pan shall be sloped at min 1/4" per foot to max 1/2" per foot to the drain typical. See spec. Divisions 15550, & 15720 for additional requirements typical. Provide a min 2" tall water dam measured from the inside of the shower. The tile surround shall extend up to min 72" above the finish floor. Consult w/ owner(s) for selection & layout.*
3. **Shower Enclosure, Door, & Water Dam:** *Provide a frameless tempered glass enclosure over a 48" tall half wall. Provide a tempered glass out swing or in and out swing shower door over a min 2" tall water dam measured on the shower pan side with tile finish & bull nose tile corners over reinforced mortar layer & waterproof membrane layer. The shower door is required to be min 22" wide per code. See plan for shower door size. Consult with the owner(s) for selection.*
4. **Shower Seat:** *Provide an accented tile seat w/ bull nose tile corners or a stone slab seat. The tile or stone slab seat finish shall be installed over a reinforced mortar layer & waterproof membrane layer. Slope the seat to drain into the shower pan. Consult with the owner(s) for selection.*
5. **Showerheads:** *Provide showerheads. Consult w/ the owner(s) for selection including height adjustment and possible lower jet and hand held. Showerheads shall flow @ max 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads.*
6. **Shower Soap Niche:** *Provide an accented tile soap niche w/ bull nose tile corners over a reinforced mortar layer & waterproof membrane layer or pre MFG niche insert. Slope the sill to drain into the shower pan. Consult with the owner(s) for selection and layout approval.*
7. **Tub:** *Provide an approx 48"x72" tub set in a raised accented tile platform w/ bull nose tile corners. The tile platform shall have tile installed over a min 1" thick reinforced mortar layer & a waterproof membrane layer. If the owner(s) choose a jetted tub or bubble message tub provide a pump access panel thru the face of the tile platform or through the adjacent wall as required. The access panel is to be located in the field with the owners based on the mfg's pump location. See spec division 15610 for additional requirements. Consult with the owner(s) for the tub selection as well as the tile selection and the access panel location.*
8. **Vanity, Mirrors, & Faucet:** *Provide a paint grade base cabinet with a stone slab counter top @ 36" above the floor & Back Splash, w/ sink(s), Provide a cased out mirror at each vanity sink. Consult w/ the owner(s) to refine the design prior to fabrication. Per the CAL GREEN requirements all vanity sinks shall have a max 1.2gpm @ 60psi & min 0.8gpm @ 20psi per the CAL GREEN requirements. All sconce lights shall be aligned with the mirrors. Consult w/ owner regarding med. Cab's.*
9. **Stacked Clothes washer & Dryer:** *Provide a stacked clothes washer & clothes dryer w/ a vent to the outside. Install the dryer per spec div 15200. Consult w/ owner(s) for selection prior to purchase and installation.*
10. **Fireplace Insert:** *Provide a MFG listed 2-sided corner propane gas fireplace insert to be installed per the MFG's requirements. Provide a stone slab, brick or river rock veneer surround. Provide an 18" tall± raised hearth to match the surround and align w/ the height of the tub platform. Consult w/ the owner(s) to refine the design prior to fabrication. See the fireplace note "N" on this sheet under the floor plan general notes & see spec divisions 10050, 15250, 15525 & 15575 for additional requirements.*
11. **Wet bar Cabinets, Counter tops, & Backsplash:** *Provide paint grade cabinets with stone slab counter tops @ 36" above the floor w/ a full height tile or slab backsplash & mic in the upper wall cab. Consult w/ the owner(s) to refine the design & layout prior to fabrication.*
12. **Bar Sink / Faucet:** *Provide a bar sink. The maximum flow rate of residential bar sink faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential bar sink faucets shall not be less than 0.8 gallons per minute at 20 psi. Consult w/ owners for selection.*
13. **Not Used**
14. **Finish Material selection and approval:** *The builder shall consult with the owner(s) for approvals on all finish materials whether the materials are specified on the plans or not. Finish materials include but are not limited to cabinets, moldings, trim, baseboards, windows, doors, flooring, concrete slab finish, Plumbing fixture finish & color, door hardware, Faucet hardware, Electrical plug covers, paint, drywall texture ETC.*
15. **Typ. Windows and exterior doors:** *Windows and exterior doors shall be black or dark accent colored vinyl as mfg by Pella, Marvin, Milgard, or equal. Consult w/ owner(s) for selection options. Provide alt pricing for wood clad windows, fiberglass, and vinyl.*
16. **Typ. Interior doors:** *All interior doors shall be paint grade w/ raised paneling or tempered glass. All bedroom entrance doors shall be solid core for sound isolation. Case out all interior doors w/ paint grade trim. Consult w/ owner(s) for selection prior to purchase and installation.*
17. **Typ. Wall and ceiling finish U.O.N.:** *Interior walls and ceilings shall be lined with drywall and have an imperfect smooth or blown in knocked down texture with bull nose corners typical U.O.N. The ceilings shall be a lighter accent color throughout. The walls shall have baseboards. Consult w/ owner(s) for options prior to pricing, purchase, and installation. Options include but are not limited to wood paneling, crown molding, etc.*
18. **Typ. Hardware:** *All exposed metal hardware shall have a matching finish. This includes but is not limited to faucets, doorknobs, hinges, towel racks, etc. consult w/ owner(s). Not all hardware is shown on the plans. Provide towel hangers in each bathroom, doorstops at each door, cabinet doorknobs, Etc. Consult with the owner(s) to verify what hardware is to be included in each room typical.*
19. **Pricing / Allowance Note:** *For bid purposes the bidders shall set cost allowances on all finish materials which shall be of an adequate amount to cover the price of the materials based on the level of quality and quantity of the materials described on the plans and or reflect the owners desired quality. The bidders shall submit samples of the finishes, fixtures, appliances, quality of work, etc. to the owner at the time of bid submittal to ensure the allowance are adequate to cover the owner(s) desired quality of the finish.*
20. **Outdoor Shower:** *Construct an outdoor shower with a concrete slab pan w/ slope at min 1/4" per foot to max 1/2" per foot to the drain typical. Provide a 6' tall solid redwood or cedar privacy fence around the outdoor shower area. Provide a wood frame seat w/ possible stone slab top. The shower drain shall be tied into the storm drain lines or if ran into the septic system a drain cap shall be provided to prevent rain water from getting into the septic system. Consult w/ owner(s) for paint grade & stain grade fence & other material selection & layout options. The shower hot and cold water lines shall have a shut-off and drain to prevent damage from freezing.*

DOOR & WINDOW GLAZING NOTE:

DOOR & WINDOW MANUFACTURER'S LABELING SUBSTANTIATING THE U-FACTORS AND SHGC'S AS SPECIFIED ON CERTIFICATE OF COMPLIANCE CF-1R SHALL BE IN PLACE AT THE TIME OF THE FRAMING INSPECTION.
THE SHGC & U-FACTOR SHALL COMPLY W/ THE T-24 CF-1R ENERGY FORMS ON T24 SHEET(S)

NOTE:

SEE THE CAL GREEN REQUIREMENTS ON SHEETS AS6 & SHEETS CG-1 & CG-2



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

FLOOR PLAN GENERAL NOTES

SEE THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

A.All windows to be dual glazed with there label listing the certified u-factor, SHGC and VT, shall not be removed before inspection by the enforcement agency, provide screens on operable windows. Verify all window rough openings with window manufactures prior to rough frame. See T-24 energy requirements for additional requirements.
B.All exterior doors to be solid core 1 3/8" thick with waterproof tight fit – consult with owners for approved style.
C.[HH=8'] Stands for header height and indicates the elevation to set the top of the window at. The builder shall then set the bottom of the actual header up above the top of the window as required. to allow for the rough opening around the window as required. by the window mfg's requirements. If the mfg allows it is a good practiced to set the bottom of the header 1/2" above the top of the window to allow for any possible deflection in the header. Then fill the void w/ spray foam after window installation.
D.Provide emergency egress from bedrooms as required.
E.All windows with-in 2' of a door, glass lights with-in a door, windows over stairs, windows with-in 5' of the top or bottom of stairs, and windows in a bathroom shall be tempered glass
F.Water-resistant gypsum board shall NOT be used on the ceilings typical.
G.Insulate and weather strip attic access panel w/ min R-38 batt insulation.
H.Not Used
I.Not Used
J.Project specifications are called out as "Spec Div. 15020" Refer to the AS sheets on this set of plans to look up the specifications by the number referenced.
K.Door & Window Requirements: *See spec division 8 for additional Requirements*
L.Gyp BD Requirements: *See spec division 09100 for requirements*
M.Mechanical & Plumbing: *See spec division 15 for requirements*
N.Gas Fire Place Insert: *The factory built metal fireplace insert and chimney / flue shall be UL listed and shall be installed per the MFG's requirements. The builder shall submit the MFG brand, make and model number with a spec sheet that indicates the UL Listing and installation requirements to the building department for approval prior to installation. Provide combustion air from the outside per the MFG's installation requirements. The insert shall be provided with tight fitting tempered glass doors.*
O.Not Used
P.Mandatory Requirments to Limit Air Leakage: *All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.*

PLUMBING GENERAL NOTES:

SEE SPEC DIVISION 15 ON THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

Additions & Alterations
1. *The plumber and or builder shall verify all existing plumbing lines & elevations to determine where & how to tie into the existing system & provide the required slope and sizing per code.*
2. *When adding on to the existing plumbing system the plumber/builder shall verify all lines leading to the new added plumbing are correctly sized as required per code.*

General Requirements
1. *The plumber shall size all gas, water & sanitary drainage per current code requirements U.O.N. on plans.*
2. *All vents terminating thru roof if able shall be located to the rear of the house, or in a location not visible to guests, even though I am sure your work looks good.*

Site Requirements
1. *No trenches shall run parallel to a bearing footing any deeper than a 45° line drawn down from the edge of the footing [typical].*
2. *Water lines & sewer lines can be ran in the same trench if the sewer line material is approved for use within a building, if not the water line shall be located a minimum 12" above the sewer line.*

Drainage Requirements
1. *Min slope shall be 1/4" per ft or 1/8" per ft if the pipe is 4".*
2. *Cleanouts required each 100' for horizontal runs at all sinks at lowest level, see UPS for additional requirements.*
3. *Under floor cleanouts shall not exceed 20' from crawl access openings.*
4. *Trap seals shall be minimum 2" & maximum 4" typical.*

Water Supply Requirements
1. *Pressure thank & pump are required if the pressure is below 40 P.S.I. & a regulator is required if the pressure exceeds 80 P.S.I. Field verify pressure at meter & at house based on house elevation from meter.*
2. *Provide anti backflow vacuum breaker at hose bibs & minimum 3/4" supply line.*
3. *Provide a drain air gap at the dishwasher.*

Gas Piping Requirements
1. *Fireplace gas valve / shut-off valve shall be located outside of the required hearth area but not more than 48" away from the appliance and in the same room.*

Shower & Tub Requirements
1. *Shower and tub/shower valves shall be pressure balanced or thermostatic mixing type anti scold device listed to 120° maximum.*
2. *Bathtub & shower wall to be constructed of a non-absorbent material to minimum height of 72" above drain of tub or shower. Shower pan regardless of shape is to have a minimum floor area of 1,024 sq inches and capable of encompassing a 30" circle inside drain pan.*
3. *Glass tub/shower and shower enclosures to be tempered glass labeled category II, shower door clear openings and openings are to be a minimum 22" wide. Shower doors shall swing outward.*
4. *Shower head shall not discharge directly toward the door.*
5. *Water dam shall be a minimum 2" tall & maximum 9" tall at shower.*
6. *Shower pan shall slope to drain minimum 1/4" per ft & maximum 1/2" per ft.*

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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:
GUEST STUDIO PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: FLOOR PLAN

SHEET NUMBER: A2 or A6
W/ 26 SHEETS TOTAL