

Exhibit A

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DRAFT RESOLUTION

Before the HCD Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

THE MARINE MAMMAL CENTER (PLN240053)

RESOLUTION NO. 24--

Resolution by the County of Monterey HCD Chief of Planning:

- 1) Finding that the project qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply, and
- 2) Approving an Administrative Permit to allow the establishment of a Marine Mammal Center as a use similar to an animal hospital, and a Design Approval to allow the construction of an accessory structure (open air, covered, marine mammal pens).

[PLN240053 The Marine Mammal Center, 11105 & 11125 Commercial Parkway, Castroville, Castroville Community Plan, North County Area Plan (APN: 133-492-006-000 & 133-492-007-000).

THE MARINE MAMMAL CENTER application (PLN240053) came on for a public hearing before the County of Monterey HCD Chief of Planning on November 6, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned, is consistent with the policies of the County of Monterey 2010 General Plan, Castroville Community Plan, North County Inland Area Plan, County of Monterey Zoning Ordinance – Title 21.
EVIDENCE: a) Project. The Marine Mammal Center is the world’s largest marine mammal teaching hospital, treating hundreds of marine mammal patients per year. The Marine Mammal Center’s Moss Landing operation temporarily holds ill, injured, or rescued seals, sea lions, otters, and other marine mammal patients. These patients are then stabilized, initial treatments may be started, but then are transported north to the Marine Mammal Center’s Sausalito headquarters for their complete care. The Marine Mammal Center proposes to move its existing Moss Landing operations to the subject property located in Castroville, CA. The subject property’s primary function is patient stabilization and transport. The subject property will not be used for long-term care; however, other on-site functions will include response staging, research, and training. The site will be used to store

equipment, such as not but limited to vessel trailers and small inflatable vessels. In addition to the business relocation, the proposed project involves the construction of a 2,608-square-foot outdoor pen and shaded structure and improvements to the existing 4,000-square-foot warehouse. The subject property's existing warehouse will be renovated to support the Marine Mammal Center's operations. The proposed accessory structure will be used to temporarily hold marine mammals. On average, the facility will care for 0-15 animals per day, but may have dramatic increases during peak periods (March to July). Three to five staff and volunteers will be onsite. Typically, hours of operation will be 8AM-6PM, but may be later depending on patient needs. In addition to the above-mentioned equipment, three trucks and two vans will be stored on-site (not included employee vehicles).

b) Plan Conformance. The project has been reviewed for consistency with the text, policies, and regulations in the:

- 2010 County of Monterey General Plan;
- Castroville Community Plan (CCP);
- North County Area Plan (NCAP); and
- County of Monterey Zoning Ordinance (Title 21).

No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

c) Use Allowed. The property is located at 11105 and 11125 Commercial Parkway, Castroville (Assessor's Parcel Number 133-492-006-000 & 133-492-007-000), Castroville Community Plan, and North County Area Plan. The parcel is zoned "CP" for Community Plan, with a land use designation of Industrial. The proposed project includes small renovations to the exterior and interior of a warehouse to establish a marine mammal center. The Marine Mammal Center The proposed marine mammal center is similar to the character and density of an animal hospital but will likely have a reduced intensity as animals will not be permanently treated or kept on-site. Title 21 Chapter 21.28 allows the establishment of an animal hospital subject to the granting of an Administrative Permit. As a use with a similar or reduced character, density, and intensity as an animal center, the proposed marine mammal center also requires the granting of an Administrative Permit (Title 21 section 21.28.050(R)). The project also involves the construction of exterior kennels with shade structures, and site preparations that include grading of approximately 80 cubic yards of cut, to be exported off-site. The proposed accessory structure will be constructed towards the rear of the parcel. The outdoor kennel accessory structure is principally allowed use and is not subject to any separate entitlement because it is an accessory to the animal hospital. However, the outdoor kennel structure and exterior improved to the warehouse are subject to the granting of a Design Approval. Therefore, the proposed project includes allowed uses.

d) Lot Legality. The subject parcel Lot 19 (1.03 acres APN:133-492-

007-000) and Lot 18 (1.06 acres APN:133-492-006-000), are identified in their current configuration as Lot 8 and Lot 19 on the Final Map for the Castroville Industrial Park Subdivision, recorded in February 1948 (Volume 14, Cities and Towns Page 2). Therefore, the County recognizes the subject parcels as legal lots of record.

- e) Review of Development Standards. The project is consistent with the development standards for the Industrial land use designation identified in CCP, Appendix B, section 3.3, Table B-7. Required setbacks for all industrial structures are: 25 feet (front), 10 feet (side), and 20 feet (rear) and the maximum height is 3 stories, or 50 feet. As illustrated on the attached site plan, the warehouse is setback approximately 40 feet from the front property line, 19 feet from the nearest side property line, and 83 feet from the rear property line. The height of the existing warehouse will not change, and the height for the proposed kennels at the rear of the property will be 10 feet. The maximum site coverage in the Industrial land use designation is 50 percent. The combined lot size between both parcels is 2 acres, or 87,120 square feet. Development is only proposed on Lot 18 and will result in a total lot coverage of 15.1 percent. Therefore, as designed and sited the project complies with applicable development standards.
- f) Design. Pursuant to Appendix A section 8 of the Castroville Community Plan, parcels with an Industrial land use designation have specific design guidelines to help maintain their commercial exterior while being consistent with the diverse setting of the Castroville area. Existing development on the site consists of a 4,000-square-foot contractor's office/warehouse. The proposed scope of work includes renovations to the warehouse inclusive of establishing power, installation of sinks, new drainage systems, and the addition of kennels with covered shade structures and cyclone steel fencing. The exterior finish of the structure would remain the same, with the exception of the paint changing from a cream color to dark gray. The exterior sign will be modified to remove the wood panel with the current business name and replaced with a dual-sided metal sign detailing the proposed company logo. Based on the evidence described above, the proposed structures and uses are consistent with the surrounding character (i.e., structural design features, colors, and material finishes) and scale of development in the vicinity.
- g) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. The subject parcel is already developed and heavily disturbed, and an archaeological waiver was submitted and approved with the reasoning that the project is minor in nature on a previously disturbed site. There is no evidence that any cultural resources would be disturbed and the potential for inadvertent impacts on cultural resources is limited, which will be controlled by the application of the County's standard project condition (Condition No. 3) requiring the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Land Use Advisory Committee. The project was not referred to the Castroville Community Plan Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did

not warrant referral because it does not include a public hearing Design Approval, a Variance, Lot Line Adjustment in the coastal zone, or the preparation of an environmental document.

- i) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in project file PLN240053.

2. FINDING: **SITE SUITABILITY** - The site is physically suitable for the use proposed.

EVIDENCE: a) The subject parcels are two acres in size (total). Lot 19 is used for parking while Lot 18 is developed with an existing warehouse that was previously used by a roofing company, paved parking lots, and wire mesh fencing. The surrounding area has parcels of varying size, but typically ranging from approximately one to six or more acres. Many of the parcels are developed in a similar character and scale reflecting a built-out industrial environment. The property is zoned for Industrial and Heavy Commercial development. The project proposes structures and uses that are reflective and similar to the industrial uses allowed within the zoning district.

- b) Staff identified potential impacts to noise, environmental resources and impact to surrounding traffic. The following reports and/or technical memorandums have been prepared:

- “The Marine Mammal Center Acoustical Analysis” prepared by 45dB Acoustics, Goleta, CA, June 12, 2024.
- “Phase 1 Environmental Site Assessment” (LIB240173) prepared by AEI Consultants, Walnut Creek, CA, February 27, 2024.
- “Vehicle Miles Traveled (VMT) Screening Assessment for the Proposed Relocation of the Marine Mammal Center to 11125 Commercial Parkway in Castroville, California” (LIB240225) prepared by Franziska Church, San Jose, CA, September 3, 2024.

County staff independently reviewed these report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, North County Fire Protection District, and the Environmental Health Bureau. There has been no indication that the site is not suitable for the proposed use and conditions recommended by each agency/department have been incorporated.

- d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in project file PLN240053.

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

EVIDENCE: a) County of Monterey HCD-Planning and HCD-Building Services

records were reviewed, and the County is not aware of any violations existing on the subject property.

6. FINDING:

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

EVIDENCE:

- a) The project was reviewed by HCD-Planning, North County Fire Protection District (FPD), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau (EHB), and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) A Phase I Environmental Assessment (EA), prepared by AEI and dated February 27, 2024, was submitted with the application (LIB240173). Through a property records search, the EA found that a 2,000-gallon underground gasoline tank was removed from the subject property in 1991 and disposed off-site. However, there were no records regarding the date of installation, location, or regulatory closure compliance. Therefore, a Phase II EA was recommended to determine if there was a release of hazardous substances and/or petroleum products. EHB reviewed the application, including the Phase I and II EAs. Based on the Phase II EA, the subsurface concentration of benzene were $93\mu\text{g}/\text{m}^3$, above the commercial/industrial vapor intrusion environmental screening level of $14\mu\text{g}/\text{m}^3$. Should additional site clean-up be necessary pursuant to Division 7 of the California Water Code, EHB incorporated a condition of approval that requires that prior to issuance of construction permit(s), the applicant shall submit documentation that the Regional Water Quality Control Board (RWQCB) has been furnished a plan set and does not object to issuance of the construction permit.
- c) The Phase I EA identified that there is potential for asbestos-containing material present within the existing building and that prior to any renovation or demolition activities an asbestos survey be conducted, and if present, be properly disposed of. Renovation or demolition activities will be required to comply with Monterey Bay Air Resources District (MBARD) Rule 424, which enforces the National Emissions Standards for Hazardous Air Pollutants. Compliance with MBARD rules will ensure proper identification and disposal of asbestos and therefore, a condition of approval is not required.
- d) EHB reviewed a noise impact study dated June 12, 2024 which identified that noise potential for storing marine mammals would produce approximately 25dBA at the nearest residential property, which is well under the County's Noise Ordinance limitation.
- e) All necessary facilities are available at the project site. Sanitary

disposal will be accomplished by an existing connection to the Castroville Community Services District, for both sewer and water. The property has water service via Castroville Community Service District and sanitary disposal is provided by a connection to the sanitary sewer system, with weekly solid waste pickup via Waste Management. EHB identified that there is an existing onsite wastewater treatment system (OWTS) that is no longer in use. Therefore, a condition of approval has been incorporated requiring the owner/application demolish or abandon the OWTS in accordance with Monterey County Code section 15.20.090. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.

- f) The Applicant/Owner has prepared an Odor Management Plan to ensure a clean and healthy environment for the animals and their caretakers, and to eliminate nuisance odors that may impact the surrounding area. Identified potential odor sources would be animal waste, animal food, and carcasses. The Marine Mammal Center's Odor Management Protocols require the use of disinfectants to clean the facilities, cleaning of the pens at least once per day (when animals are present) in accordance with the Animal Welfare Act, disposal of animal waste in closed bags, removal and disposal of uneaten food after 20 minutes, cleaning of food preparation equipment and surfaces at the end of each shift, and the cleaning of equipment, including vehicles, that may have come in contact with animal waste. These existing protocols will continued to be utilized at the proposed site and will minimize potential odor concerns.
- g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in HCD-Planning File No. PLN240053.

7. FINDING:

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

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempt additions to existing structures and facilities provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and if the area in which the project is located is not environmentally sensitive. The proposed project utilizes an existing structure and proposes to construct an accessory structure that does not exceed 10,000 square feet and will be connected to public utilities and services. Further, as a fully developed site, no environmentally sensitive habitat exists on site. Therefore, the project is consistent with the parameters of the Class 1 categorical exemptions.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. The project is not

within, or visible from a state scenic highway and does not involve a designated historical resource or a hazardous waste site (see Finding 6 and supporting evidence). Permit records indicate that there are no development projects within the vicinity of the subject property that would result in a cumulative impact resulting from traffic, air quality or noise.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240053.

- 9. FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Planning Commission: Pursuant to Section 21.80.040.A of the County of Monterey Zoning Ordinance (Title 21), the Planning Commission is the appeal authority for discretionary decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

- A. Find that the project qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- B. Approve an Administrative Permit to allow the establishment of a Marine Mammal Center as a use similar to an animal hospital, and a Design Approval to allow the construction of an accessory structure (open air, covered, marine mammal pens).

PASSED AND ADOPTED this 6th day of November, 2024.

Melanie Beretti, AICP
HCD, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN240053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN240053) allows the establishment of a Marine Mammal Center as a use similar to an animal hospital, and a Design Approval to allow the construction of an accessory structure (open air, covered, marine mammal pens. The property is located at 1105 & 1125 Commercial Parkway, Castroville (Assessor's Parcel Number 133-492-006-000, and 133-492-007-000), Castroville Community Plan, North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 133-492-006-000 & 133-492-007-000 on November 6, 2024. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

6. EHSP01 - DEMOLISH EXISTING ONSITE WASTEWATER TREATMENT SYSTEM

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The existing onsite wastewater treatment system(s) (OWTS) currently serving APN #'s: 133-492-006-000 and 133-492-007-000 shall be demolished or abandoned pursuant to the standards found in Monterey County Code (MCC), Chapter 15.20.090.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS demolition permit application for the existing system(s) for review and approval by the Environmental Health Bureau.

Prior to final inspection, demolish the existing OWTS according to the standards found in MCC 15.20.090.

7. EHSP02 – PHASE II ENVIRONMENTAL SITE ASSESSMENT CLEANUP

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Phase II Environmental Site Assessment prepared by AEI consultants dated 4/11/24 details the removal of an underground storage tank (UST) on 8/9/91. Benzene results reported from the subsurface investigation were reported at a concentration of 93µg/m³, which is above the commercial/industrial vapor intrusion ESL (Environmental Screening Level) of 14µg/m³. The Regional Water Quality Control Board (RWQCB) retains legal authority to regulate site cleanup via Division 7 of the California Water Code (WC), State Board plans and policies, and the Regional Water Quality Control Plans (Basin Plans).

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit:

- 1) Submit documentation from RWQCB or other designated state agency to indicate that no further action is required; or
- 2) Conduct site cleanup activities to the satisfaction of RWQCB and obtain soil boring permits from the EHB as applicable.

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THE MARINE MAMMAL CENTER

USE PERMIT JUNE 19, 2024

THE MARINE MAMMAL CENTER

11125 COMMERCIAL PARKWAY
CASTROVILLE, CA 95012



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THE EMBARCADERO
SAN FRANCISCO, CA 94111

INFO@EHDD.COM
+1 415-285-9193

Consultant

Stamp

Printing Date
100% CONSTRUCTION DOCUMENTS XX.XX.XXXX
100% CONSTRUCTION DOCUMENTS XX.XX.XXXX

PROJECT TEAM

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EHDD ARCHITECTURE
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SAN FRANCISCO, CA 94111
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CIVIL ENGINEER

SANDIS
636 9TH STREET
OAKLAND, CA 94607
T: (510) 590-3415

PROJECT DATA / USE PERMIT CHECKLIST

PROJECT LOCATION:
11125 COMMERCIAL PARKWAY, CASTROVILLE, CA 95012

APPLICABLE CODES (BASIS OF DESIGN):
CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

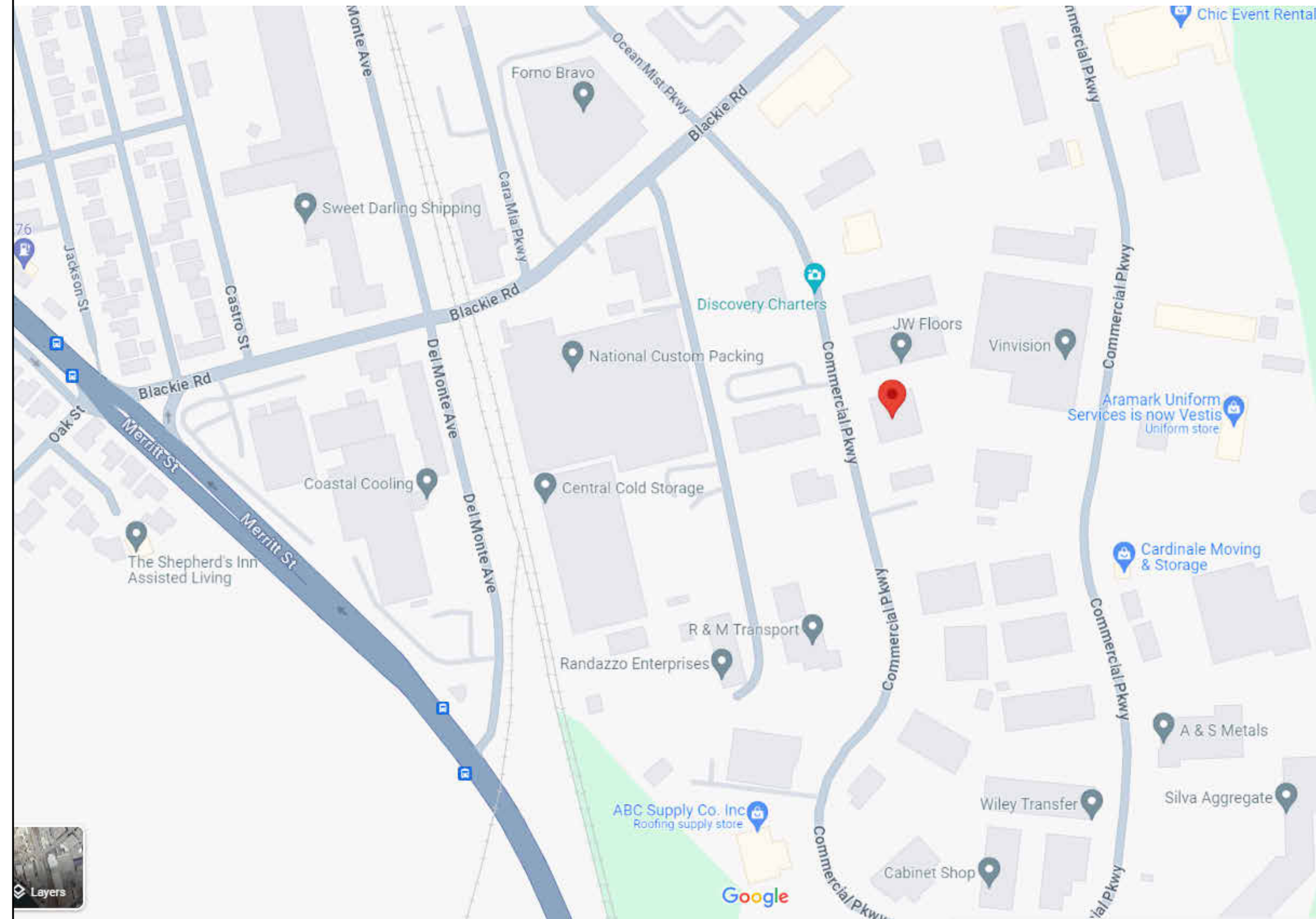
APPLICABLE STATE CODES:
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBSC
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, CBSC
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, CBSC
2022 CALIFORNIA FIRE CODE, PART 9, CBSC
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, CBSC
TITLE 8 C.C.R., CH. 4, SUB-CH. 6-ELEVATOR SAFETY ORDERS
TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS

APPLICABLE FEDERAL CODES & STANDARDS:
AMERICANS WITH DISABILITIES ACT (ADA) TITLE II, 2010

OCCUPANCY CLASSIFICATION & TYPE OF CONSTRUCTION:
EXISTING - B & S-2 OCCUPANCY, TYPE V CONSTRUCTION
PROPOSED - B & S-2 OCCUPANCY WITH ACCESSORY B (FOOD PROCESSING ANIMAL FOOD ONLY / ANIMAL HOSPITAL) ADDED, TYPE V CONSTRUCTION.

PLANNING USE EXISTING - LIGHT INDUSTRIAL/OFFICE - PROPOSED - VETERINARY/OFFICE.

VICINITY MAP



SHEET INDEX

GENERAL	
G0.00	COVER SHEET AND INDEX
G0.01	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS
CIVIL	
C-1.0	COVER SHEET
C-1.1	NOTES
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-5.0	CONSTRUCTION DETAILS
ARCHITECTURAL	
A0.11	SITE PLAN
A2.01	FLOOR PLAN
A2.02	ENLARGED FLOOR PLANS
A3.01	BUILDING ELEVATIONS
A3.02	PEN ELEVATIONS

Revisions and Description Date

NON-INFRINGEMENT

THIS SET OF DRAWINGS DOES NOT ADVERSELY INFRINGE ON THE BASIC LIFE SAFETY SYSTEMS OR THE BUILDING.

DEFERRED APPROVAL

MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, SHADE STRUCTURE, & FENCING

DEFERRED SUBMITTALS FOR DESIGN BUILD PERMITS SHALL BE SUBMITTED BY OTHERS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING LICENSED PROFESSIONALS AS REQUIRED TO DESIGN AND BUILD THE SYSTEM AS WELL AS PROVIDE SERVICES TO INCLUDE THE PREPARATION OF DRAWINGS AS REQUIRED FOR PERMIT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SMALL RENOVATIONS TO THE EXISTING WAREHOUSE INCLUDING ADDED POWER, SINKS, AND FLOOR DRAINAGE TO FACILITATE A FEED PREP AREA AND AN AREA TO PERIODICALLY EXAMINE MARINE MAMMALS. IN THE EXISTING PARKING DRIVEWAY AREA A SERIES OF KENNEL TYPE HOLDING AREAS WILL BE ADDED WITH CYCLONE FENCING, SANITARY SEWER TRENCH DRAINS, HOSE BIBS FOR WASH DOWN, AND A HAND WASH SINK. LIGHTING WILL BE PROVIDED BUT IN GENERAL LIGHTS WILL BE OFF DURING NIGHT HOURS TO AVOID STRESSING THE ANIMALS. THE EXISTING FRONT BUILDING SIGN WILL BE MODIFIED TO IDENTIFY THE MARINE MAMMAL CENTER. AS PART OF THE PROJECT PAVEMENT LEVELING AND A NEW ACCESSIBLE PARKING STALL WILL BE PART OF THE RENOVATION. SEE BELOW FOR THE ACCESSIBLE APPROACH.

ACCESSIBILITY APPROACH

THE SITE PENS FOR MARINE MAMMALS ARE FOR ANIMAL OCCUPATION ONLY WITH NO PUBLIC USE, WITH TMCC STAFF ACCESS ONLY FOR CLEANING AND FEEDING. THE SPECIALIZED REQUIREMENTS OF EMPLOYMENT REQUIRE ABLE BODIES PERSONNEL AND THEREFORE THIS NEW SITE FEATURE IS EXCLUDED FROM THE ACCESSIBLE PATH AND REQUIREMENTS OF THE CODE PER CBC 11B-203.12.

THE RENOVATION OF THE EXISTING WAREHOUSE HAS AN ADJUSTED ESTIMATED CONSTRUCTION COST OF \$175,000. THIS FALLS BELOW THE PUBLISHED CALIFORNIA STATE VALUATION THRESHOLD (\$200,399) FOR FULL ACCESSIBLE UPGRADES. PER CBC 11B-202.4 PATH OF TRAVEL REQUIREMENTS IN ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, EXCEPTION 8. THEREFORE 20% OF THE ESTIMATED CONSTRUCTION COST WILL BE UTILIZED FOR ACCESSIBLE PATH OF TRAVEL UPGRADES. PER EXCEPTION 8, PRIORITY 1 IS PROVIDING AN ACCESSIBLE ENTRANCE. THE PROJECT IS PROVIDING SITE PARKING UPGRADES TO RE-GRADE THE EXISTING ROW OF PARKING SPACES DIRECTLY IN FRONT OF THE MAIN PUBLIC ENTRY, WHICH HAS NO ACCESSIBLE PARKING AND GRADES EXCEED ALLOWABLE FOR AN ACCESSIBLE PATH OF TRAVEL. THE NEW LINE OF PARKING WILL PROVIDE A CODE COMPLIANT VAN ACCESSIBLE PARKING SPACE AND AISLE, AND AN ACCESSIBLE PATH OF TRAVEL TO THE ENTRANCE DOOR. THE ENTRANCE DOORS HAS BEEN SURVEYED AND MEETS ACCESSIBLE REQUIREMENTS. NEW PARKING SYMBOLS ARE INCLUDED AS PART OF THE PARKING PLAN, AND NEW CODE COMPLIANT ACCESSIBLE PARKING SIGNAGE IS PROVIDED. THIS WORK IS ESTIMATED AT \$38,000, EXCEEDING THE VALUATION REQUIREMENT OF 20%. NO INTERIOR ACCESSIBILITY UPGRADES ARE PROPOSED AS PART OF THE SCOPE OF WORK.

Scale

As indicated

Drawn by

Author

EHDD Job Number

[edit project number here]

Sheet Title

COVER SHEET AND INDEX

Sheet Number

Sheet Number

Sheet Number

G0.00

ARCHITECTURAL ABBREVIATIONS

- NOTE: 1. Not all abbreviations listed below appear in the documents 2. Abbreviations apply whether or not they contain periods 3. Definitions for abbreviations for particular drawings may appear on those drawings. Abbreviations for engineering drawings may appear on the general information sheets for those disciplines.

Table of architectural abbreviations organized in columns, listing symbols and their corresponding terms like 'And', 'Angle in Degrees', 'Angle', etc.

ARCHITECTURAL REFERENCE SYMBOLS

Diagrammatic symbols for architectural references including Building Section, Wall Section, Exterior Elevation, Detail Reference, Section Detail Reference, Interior Elevation Reference, and Partition Type Identification Mark.

PROJECT GENERAL NOTES

- 1. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED. 2. DO NOT SCALE DRAWINGS. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT ARCHITECT FOR DIRECTION BEFORE PROCEEDING.

THE MARINE MAMMAL CENTER

11125 COMMERCIAL PARKWAY CASTROVILLE, CA 95012



PIER 1, BAY 2 THE EMBARCADERO SAN FRANCISCO, CA 94111

INFO@EHDD.COM +1 415-285-9193

Consultant

Stamp

Table with 2 columns: Printing, Date. Rows for 100% CONSTRUCTION DOCUMENTS.

Revisions and Description Date

Table for revisions with columns for Revisions and Description, and Date.

Scale As indicated

Drawn by Author

EHDD Job Number [edit project number here]

Sheet Title

ARCHITECTURAL ABBREVIATIONS AND SYMBOLS

Sheet Number

G0.01

ARCHITECTURAL MATERIAL INDICATIONS

Material indication symbols for various materials like Earth, Aggregate Base Course Concrete, Brick Masonry, Steel, Aluminum, Stone, Solid Surface, Wood Framing, Plaster, Vertical Grain Wood, Horizontal Grain Wood, Stone, and Terrazzo.

MODULAR LAYOUT DETAIL NUMBER

Grid systems for modular layout detail numbering, including a 5x5 grid and a 4x4 grid with numbered cells.

Architectural Door and Interior Openings Symbols, showing symbols for single opening door, double acting door, pair doors (equal and unequal sizes), pair doors (double egress), door with side light, sliding door, and sliding pocket door.

ARCH FLOOR PLAN SYMBOLS

Arch floor plan symbols including dimension symbols (shown to structural grid, centerline of assembly, partition assembly), plumbing symbols (toilet, urinal, lavatory, utility sink, bathtub, shower, floor drain), and general symbols (base cabinets, wall cabinets, handrail, bumper guard, corner guard, edge guard, overhead items, under-counter items, not-in-contract items).

DOOR AND INTERIOR OPENINGS SYMBOLS

Door and interior opening symbols including door opening mark, single opening door, double acting door, pair doors (equal and unequal sizes), pair doors (double egress), door with side light, sliding door, and sliding pocket door.

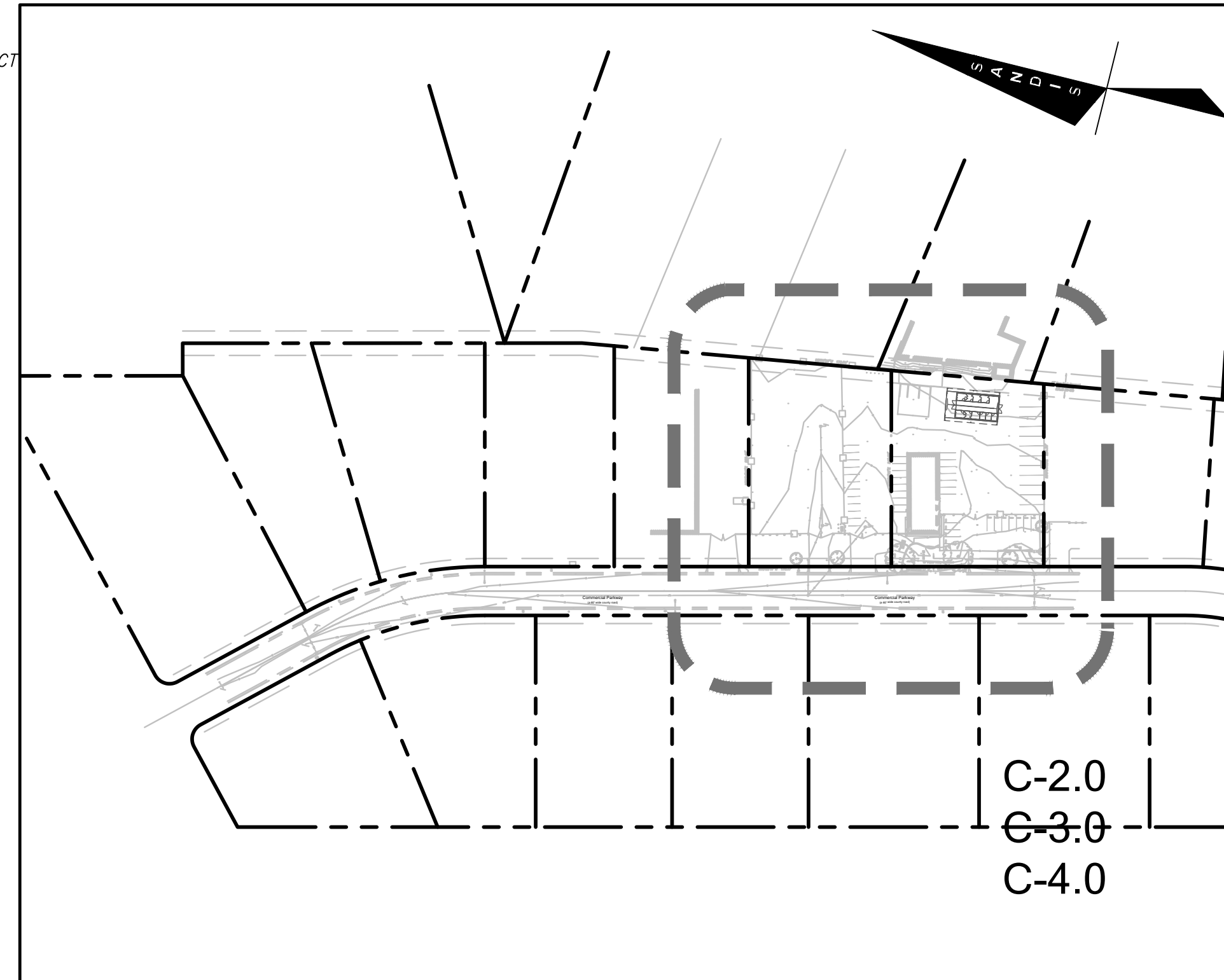
THE MARINE MAMMAL CENTER CASTROVILLE, CA

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE	6" SD	6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS-HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE		WM
WATER METER		WM
WATER VALVE		WM
FIRE HYDRANT		WM
BACK FLOW PREVENTOR		WM
POST INDICATOR VALVE		WM
FIRE DEPARTMENT CONNECTION		WM
WATER LINE TEE		WM
CAP AND PLUG END		WM
AIR RELEASE VALVE		WM
SIGN		WM
ACCESSIBLE RAMP		WM
CONCRETE THRUST BLOCK		WM
REDUCER		WM
SANITARY SEWER MANHOLE		WM
SANITARY SEWER CLEANOUT		WM
STORM DRAIN MANHOLE		WM
STORM DRAIN AREA DRAIN		WM
STORM DRAIN CATCH BASIN		WM
STORM DRAIN CURB INLET		WM
STORM DRAIN CLEANOUT		WM
ELECTROLIER		WM
JOINT POLE		WM
OVERLAND RELEASE		WM
CONSTRUCTION DETAIL REFERENCE		WM

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BFP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLDG	BUILDING
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CCSD	CASTROVILLE COMMUNITY SERVICES DISTRICT
CB	CATCH BASIN
CI	COMBINATION INLET
CIP	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COI	CURB OPENING INLET
CONC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CY	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DIP	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DW	DOMESTIC WATER
DWG	DRAWING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVC	END VERTICAL CURVE
ELEV	ELEVATION
EX, EXIST.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FOOT
FW	FIRE WATER
G	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LP	LOW POINT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MPVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
ROP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SILT FENCE
SG	SUBGRADE
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TD	TOP OF CURB
TOD	TRENCH DRAIN
TOE	TOP OF DOCK
TOS	TOE OF SLOPE
TOW	TOP OF STAIR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED
U/G	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WEST
WWF	WELDED WIRE FABRIC
W/	WITH



KEY MAP
1" = 150'

EARTHWORK QUANTITIES

CUT 80 CY
FILL 00 CY
BALANCE 80 CY EXPORT

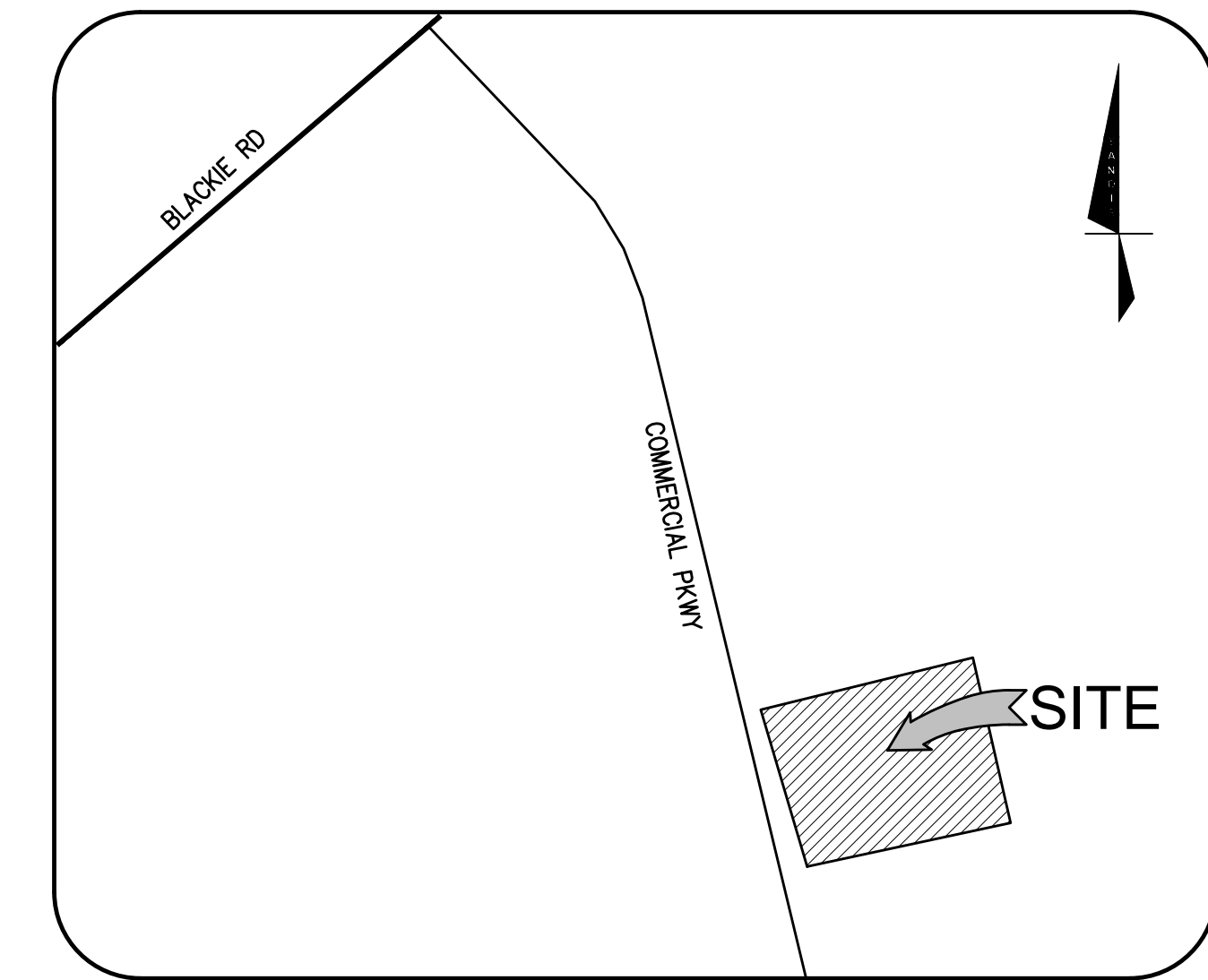
THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CASTROVILLE COMMUNITY SERVICES DISTRICT. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

TENANT IMPROVEMENTS.

OWNER INFO

THE MARINE MAMMAL CENTER
2000 BUNKER ROAD
SAUSALITO, CA 94965
PH: (415)272-7245

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-1.1	NOTES
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-5.0	CONSTRUCTION DETAILS



BUILD ON.
SANDIS.NET

DATE: 6/19/24
SCALE: NONE
PROJECT No.: 624036

DATE 6/19/24

CHAD J. BROWNING
R.C.E. No. 68315, EXPIRES 9-30-25

No.	REVISION	DATE	BY

THE MARINE MAMMAL CENTER

CITY OF CASTROVILLE

CALIFORNIA

COVER SHEET

SHEET

C-1.0

OF 6 SHEETS

CONSTRUCTION NOTES

- ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CASTROVILLE COMMUNITY SERVICES DISTRICT AND THE LATEST CALTRANS STANDARD PLANS & SPECIFICATIONS.
- CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE MONTEREY COUNTY SHERIFF'S OFFICE AND THE NORTH COUNTY FIRE DISTRICT.
- CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFICS OTHERWISE.
- THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
- ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
- STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
- CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
- CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
- A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
- ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
- ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
- CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLES PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

FLOODZONE

THIS PROJECT IS IN FLOOD ZONE X: AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD.

INFORMATION OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 06053C0088G DATED APRIL 2, 2009 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DEMOLITION NOTES

- CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
- BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- COORDINATE WITH DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
- THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
- PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
- ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
- ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR) (2021 EDITION INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR) (2020 EDITION NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR) (2021 EDITION UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR) (2021 EDITION UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR) (2021 EDITION INTERNATIONAL FIRE CODE)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION

NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION

NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION

NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION

NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION

NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUIN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT ±5 PSI FOR 2 HOURS.

NFPA 24, SEC. 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

DUST CONTROL NOTES

- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEP ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CASTROVILLE COMMUNITY SERVICES DISTRICT.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.

GENERAL SITE NOTES


- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
- DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

TREE PROTECTION

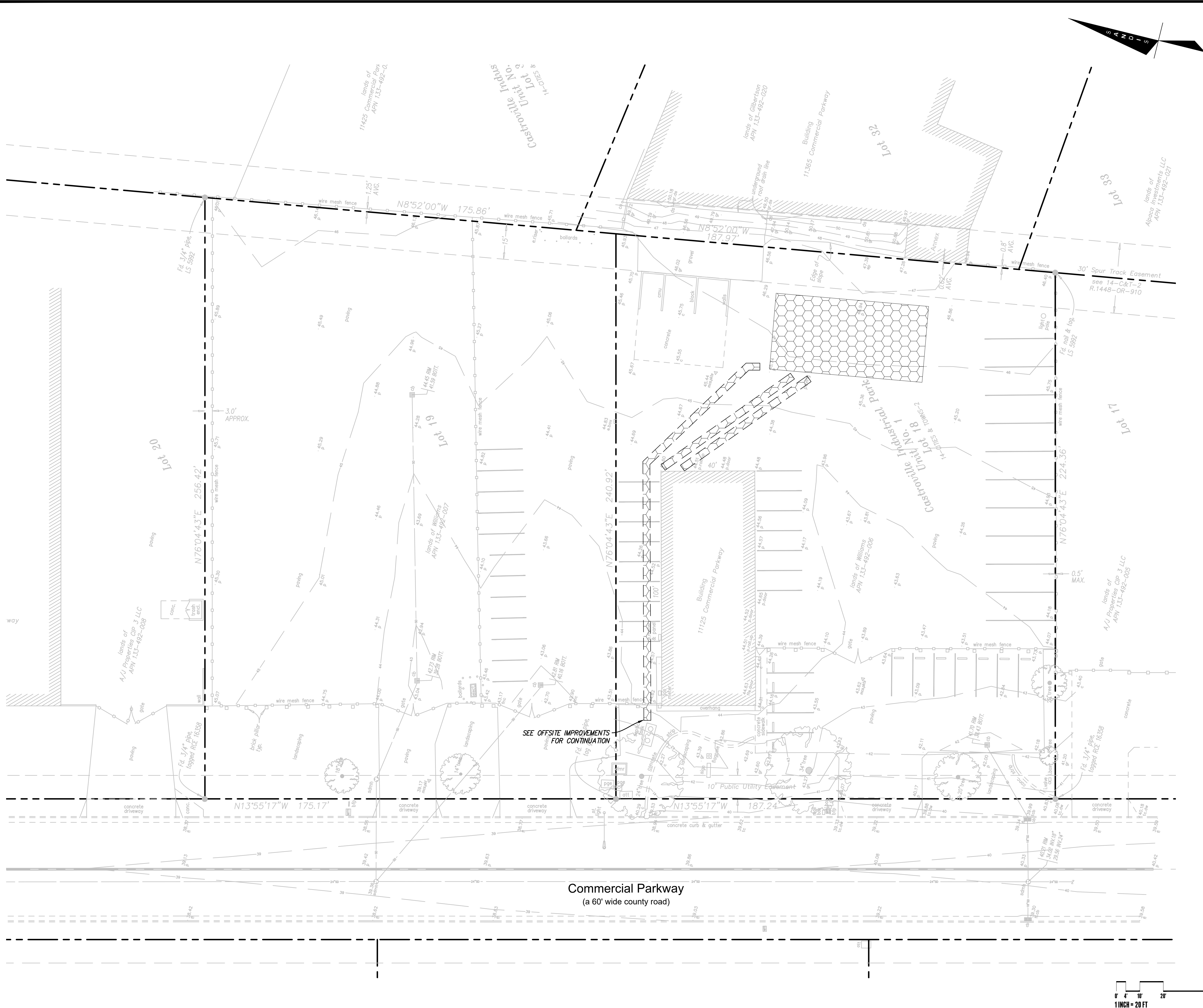
- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL, AS WELL AS FROM RUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
- REFER TO LANDSCAPE PLANS, SPECIFICATIONS OR ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS AND MEASURES.

PROJECT SITE MAINTENANCE

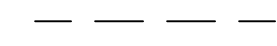
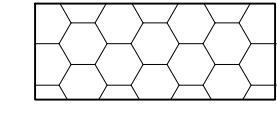
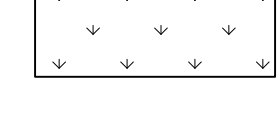
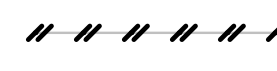

- REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEP MANUALLY.
- CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

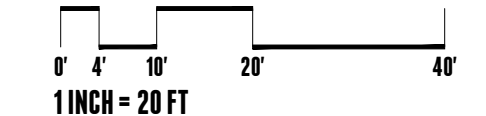
	DATE: 6/19/24	DATE 6/19/24	No.	REVISION	DATE	BY	THE MARINE MAMMAL CENTER CITY OF CASTROVILLE CALIFORNIA	NOTES	SHEET
	SCALE: NONE								C-1.1 OF 6 SHEETS
	PROJECT No.: 624036	CHAD J. BROWNING R.C.E. NO. 68315, EXPIRES 9-30-25							

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LEGEND

-  SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
-  DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
-  CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
-  DEMOLISH AND REMOVE EXISTING CURB AND CUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
-  DEMOLISH AND REMOVE EX. UTILITY STRUCTURE



BUILD ON.
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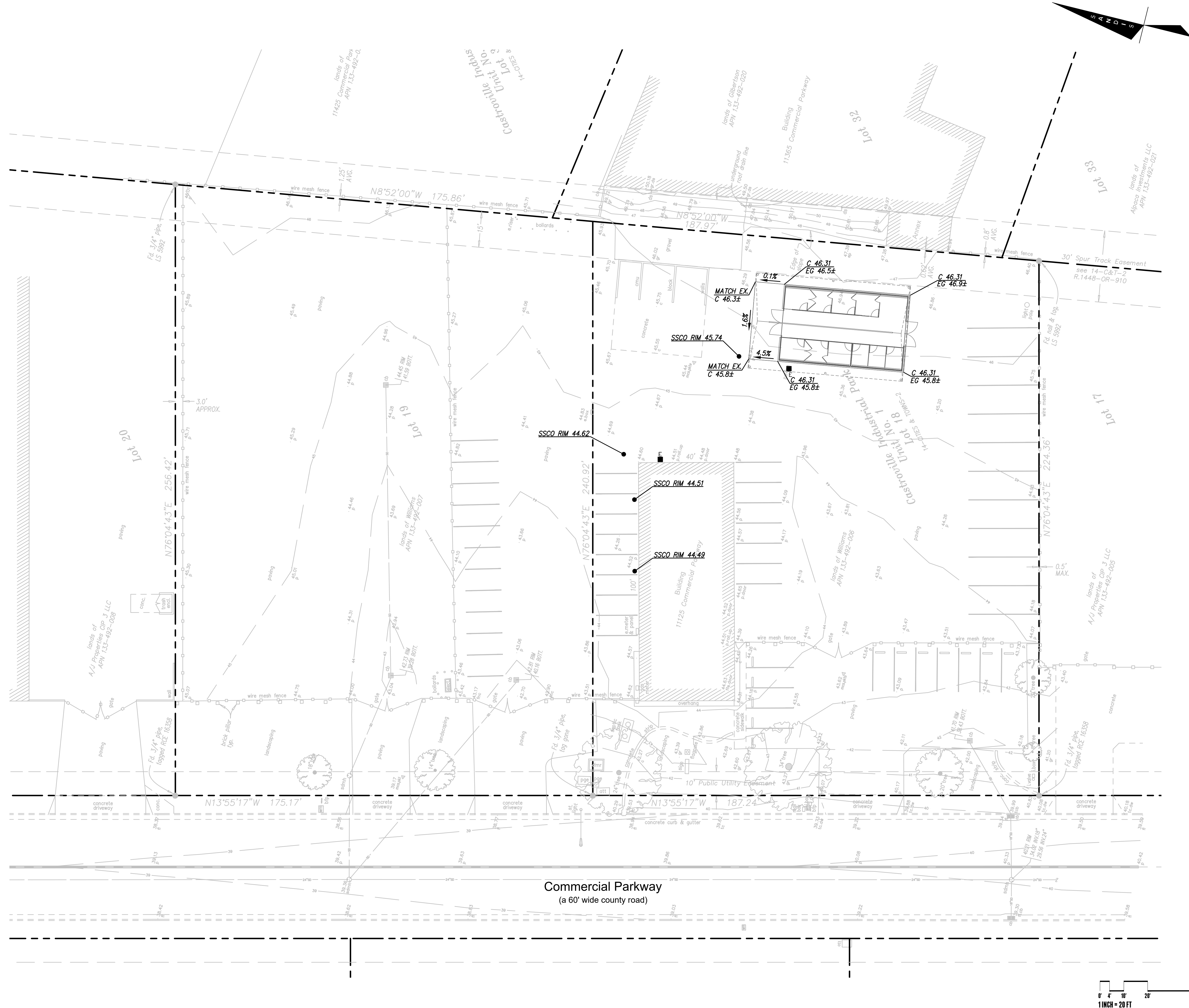
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DEMOLITON PLAN

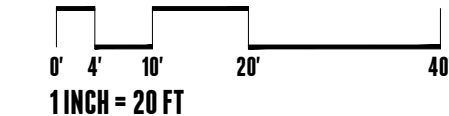
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LEGEND

- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- CONTOURS
- CONTOURS
- AC PAVEMENT
- DEEP LIFT
- SLURRY SEAL
- GRIND & OVERLAY
- CONCRETE SIDEWALK
- PLANTING



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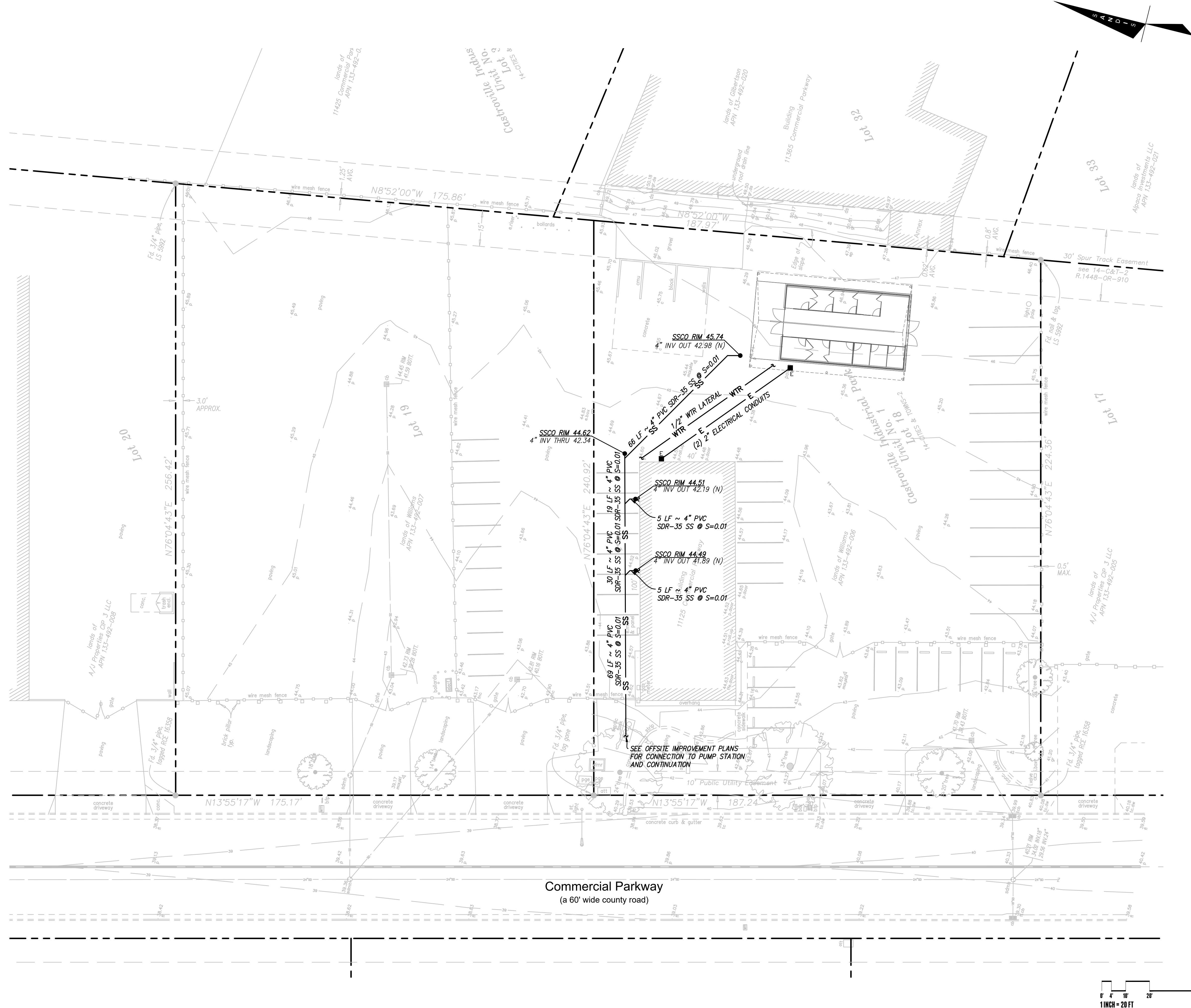
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GRADING & DRAINAGE PLAN

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LEGEND

--- PROPERTY LINE

STORM DRAIN NOTES

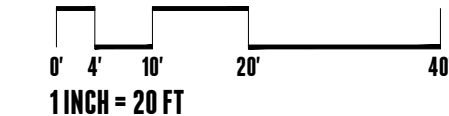
1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.



BUILD ON.
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PROJECT No.: 624036

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CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

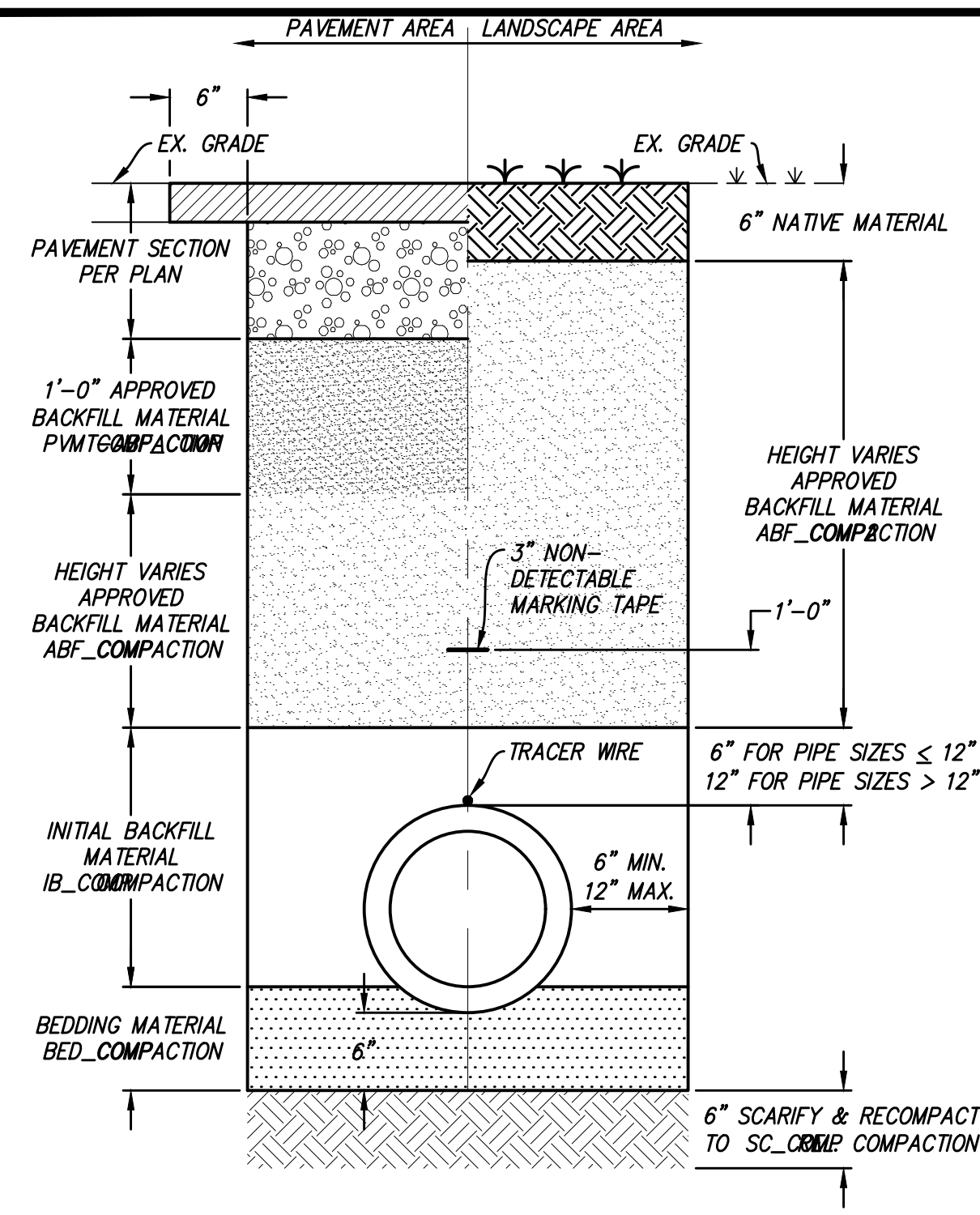
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UTILITY PLAN

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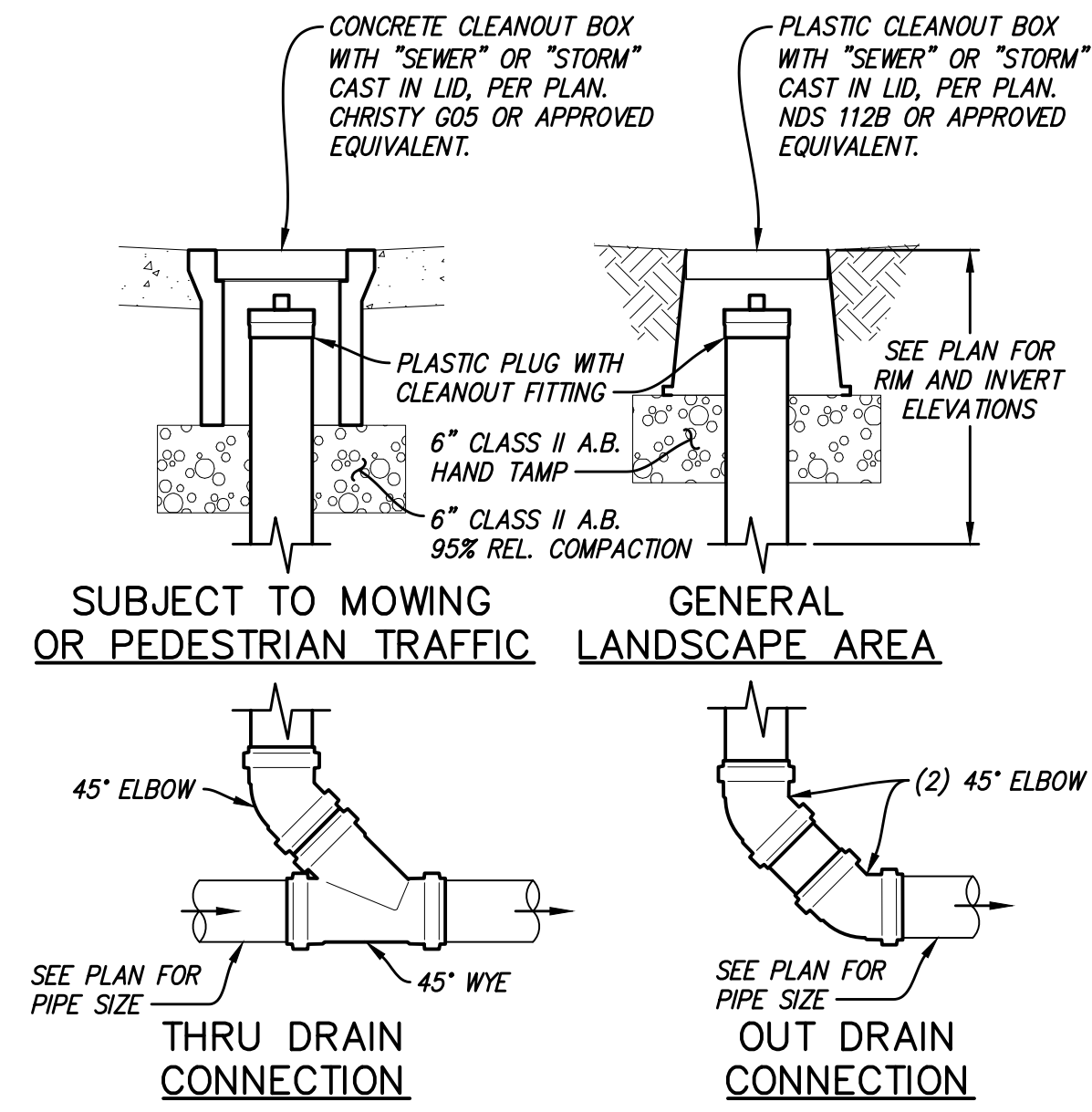
NOTES:

1. SHORING TO BE PER CAL/OSHA CONSTRUCTION SAFETY ORDERS.
2. RESTORE ALL PAVEMENT MARKING IN-KIND WHERE REMOVED AS PART OF TRENCHING OPERATIONS.
3. MOISTURE_COND_NOTE

UTILITY TRENCH DETAIL

1"=1'

1



NOTES:

1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT

1"=1'

2



BUILD ON.
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DATE 6/19/24

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CONSTRUCTION DETAILS

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SITE PLAN NOTES

- PARKING PROVISION 25 SPACES PROVIDED - CBC TABLE 11B 208.2
- 1 ACCESSIBLE SPACE REQUIRED. ONE VAN ACCESSIBLE SPACE IS PROVIDED
- IMPERVIOUS COVERAGE CALCULATIONS:
 - TOTAL EXISTING SITE AREA
 - IMPERVIOUS - 74,050 SF (88.8%)
 - PERVIOUS - 9,263 SF (11.2%)
 - TOTAL - 83,313 SF
- TOTAL BUILDING FOOTPRINT EXISTING
EXISTING WAREHOUSE - 4,000 SF
- TOTAL PROPOSED SITE AREA
- IMPERVIOUS - 71,442 SF (88.5%)
- PERVIOUS - 9,263 SF (11.5%)
- TOTAL - 80,705 SF
- TOTAL BUILDING AREA PROPOSED
EXISTING WAREHOUSE - 4,000 SF
NEW PENS AND SHADE STRUCTURE - 2,608 SF

THE MARINE MAMMAL CENTER

11125 COMMERCIAL PARKWAY
CASTROVILLE, CA 95012



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THE EMBARCADERO
SAN FRANCISCO, CA 94111

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Consultant

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Revisions and Description Date

Scale As indicated

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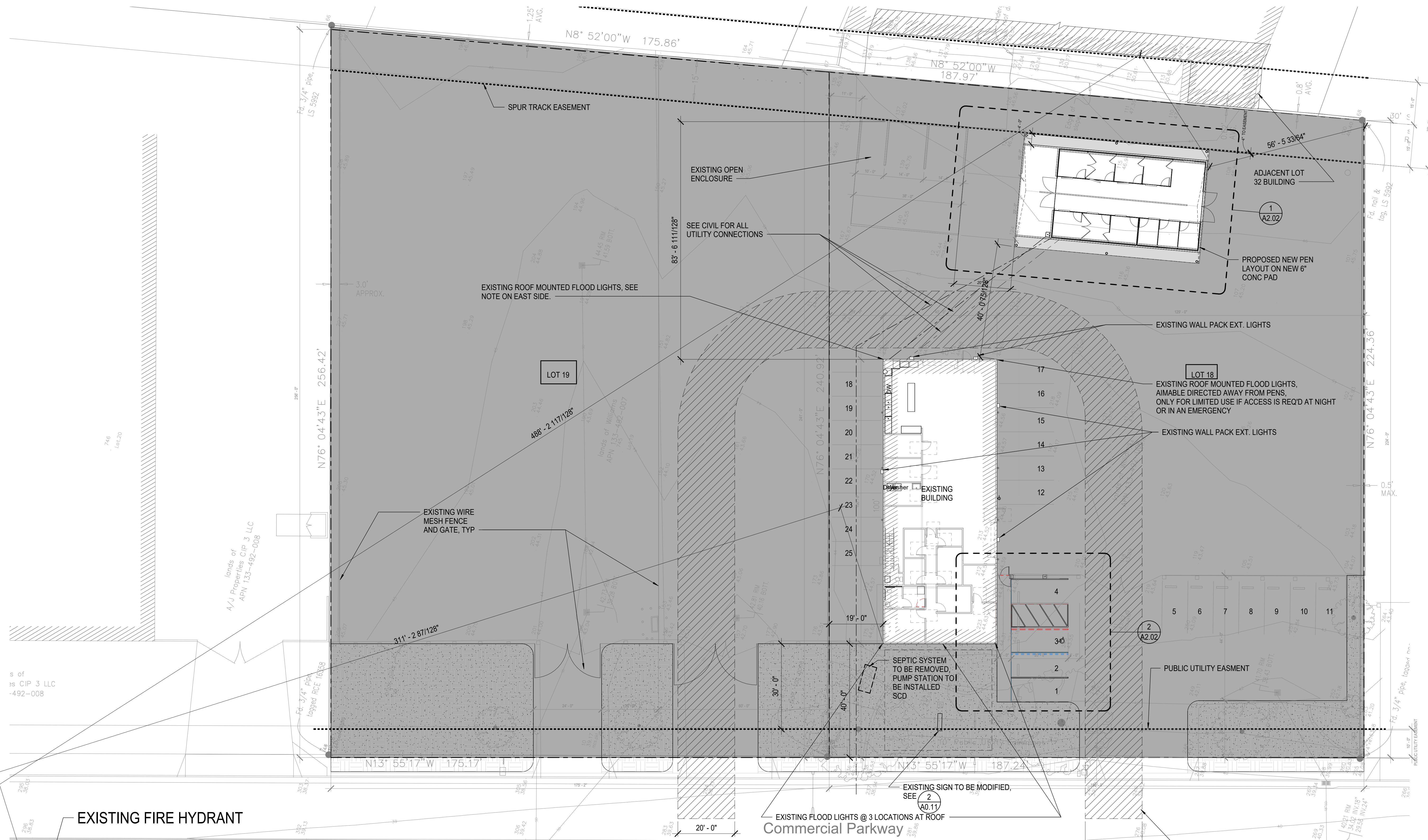
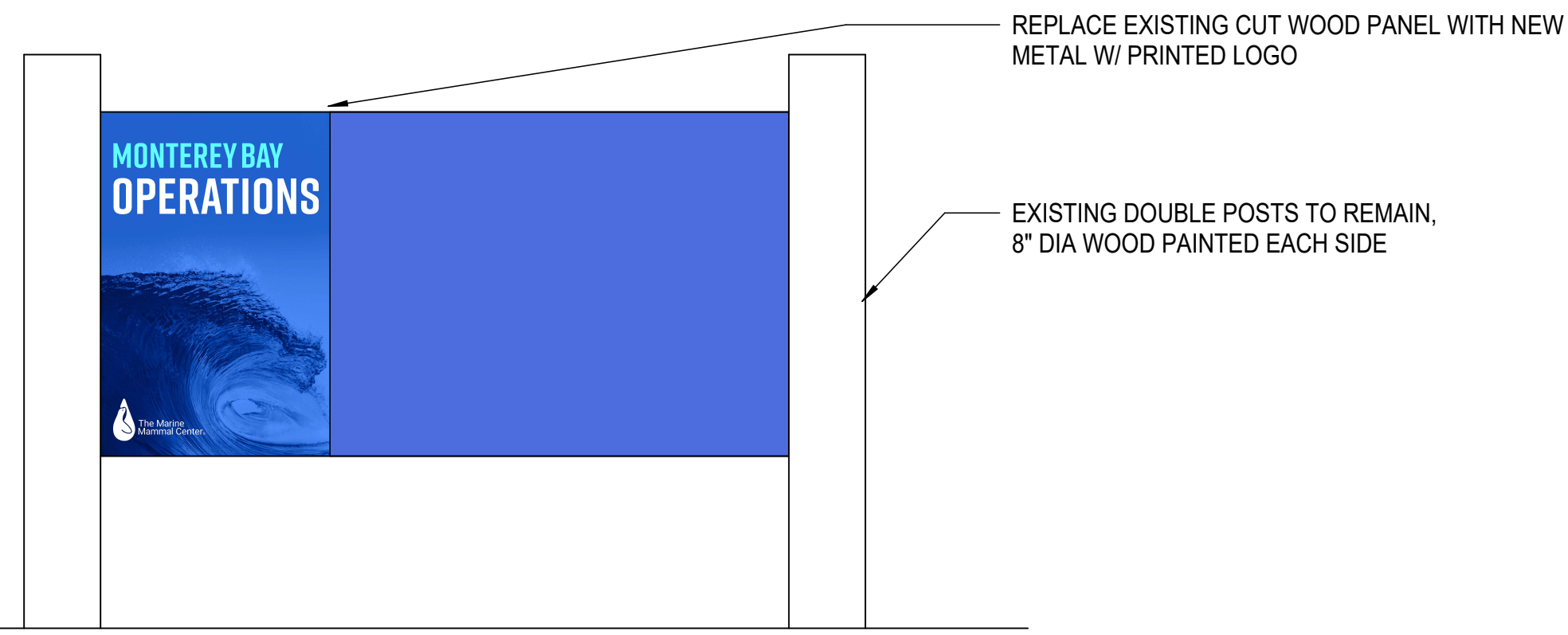
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Sheet Title
SITE PLAN

Sheet Number

A0.11

2 SITE SIGN
A0.11 SCALE: 3/4" = 1'-0"



EXISTING FIRE HYDRANT

1 SITE PLAN Copy 2
A0.11 SCALE: 1/16" = 1'-0"

EXISTING SIGN TO BE MODIFIED, SEE A0.11
EXISTING FLOOD LIGHTS @ 3 LOCATIONS AT ROOF
Commercial Parkway

FIRE APPARATUS ACCESS

FENCING SPECIFICATIONS

PART 1 GENERAL

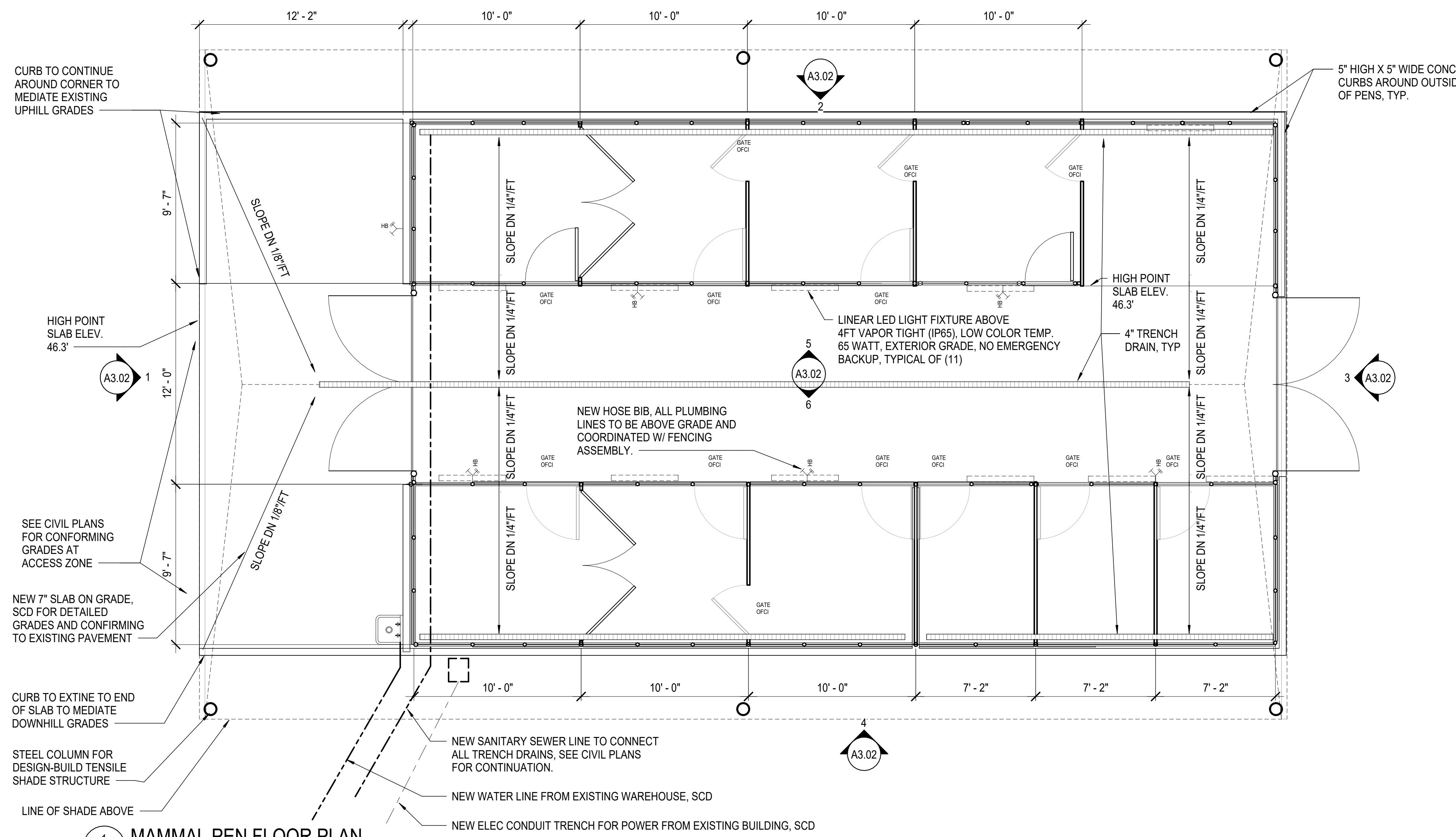
- 1.01 WORK INCLUDED
 - A. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AND APPURTENANCES NECESSARY FOR THE INSTALLATION OF A COMPLETE GALVANIZED CHAIN LINK FENCE SYSTEM.
- 1.02 SYSTEM DESCRIPTION
 - A. THE MANUFACTURER SHALL SUPPLY A TOTAL GALVANIZED CHAIN LINK FENCING.
- 1.03 REFERENCES
 - A. ASTM F567 - INSTALLATION OF CHAIN LINK FENCE
 - B. ASTM F626 - FENCE FITTINGS
 - C. ASTM F900 - INDUSTRIAL AND COMMERCIAL SWING GATES
- 1.04 MANUFACTURER SUBMITTALS
 - A. THE MANUFACTURER'S PRODUCT INFORMATION SHALL BE SUBMITTED PRIOR TO INSTALLATION.

PART 2 MATERIALS

- 2.01 MANUFACTURER
 - A. THE HOT DIPPED GALVANIZED FABRIC, FRAMEWORK, FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED BY MERCHANTS METALS OR APPROVED EQUAL.
- 2.02 FABRIC
 - A. WIRE SIZE: STEEL CORE WIRE SIZE SHALL BE 6 GAUGE WITH THE FINISHED GALVANIZED COATED WIRE SIZE .192 INCHES OUTSIDE DIAMETER.
 - B. HEIGHT AND MESH SIZE: FABRIC HEIGHT SHALL BE 96 INCHES WITH A MESH SIZE OF 1 3/4 INCHES.
 - C. SELVAGE: TOP EDGE AND BOTTOM EDGE SHALL BE KNUCKLED.
- 2.03 STEEL FRAMEWORK
 - A. POSTS, GATE FRAMES, BRACES AND HORIZONTAL RAILS SHALL BE ROUND POST HOT DIPPED GALVANIZED WITH A MINIMUM AVERAGE ZINC COATING OF 1.8 OZ/FT SQUARE MEETING ASTM F1083 FOR STANDARD WEIGHT GALVANIZED PIPE. THE INTERNAL COATING SHALL BE TYPE B ZINC WITH 0.9 OZ/FT SQUARED.
 - B. LINE POSTS SHALL BE 2.375 INCHES OUTSIDE DIAMETER, WEIGHING 3.65 LBS/LINEAR FOOT.
 - C. END/CORNER POSTS SHALL BE 2.875 INCHES OUTSIDE DIAMETER, WEIGHING 3.65 LBS/LINEAR FOOT.
 - D. GATE POSTS SHALL BE 4.00 INCHES OUTSIDE DIAMETER, WEIGHING 9.10 LBS/LINEAR FOOT.
 - E. TERMINAL POSTS, BRACES AND HORIZONTAL BRACES SHALL BE 1.66 INCHES OUTSIDE DIAMETER WEIGHING 2.27 LBS /LINEAR FOOT.
- 2.04 GATES
 - A. GATES SHALL BE SWING COMPLETE WITH LATCHES, STOPS, KEEPERS, HINGES. SWING GATES SHALL CONFORM TO ASTM F900 AND FEDERAL SPECIFICATION RR-F-191. GATE FRAME SHALL BE 1.90 INCHES OUTSIDE DIAMETER, WEIGHING 2.27 LBS/LINEAR FOOT.
 - B. LARGE GATES TO INCLUDE A HOT DIPPED GALVANIZED 10 GAUGE SOLID SHEET KICK PLATE AS SHOWN IN DRAWINGS

PART 3 PROJECT EXECUTION

- 3.01 INSTALLATION
 - A. THE CONTRACTOR SHALL INSTALL THE CHAIN LINK FENCE IN ACCORDANCE WITH ASTM F567.



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

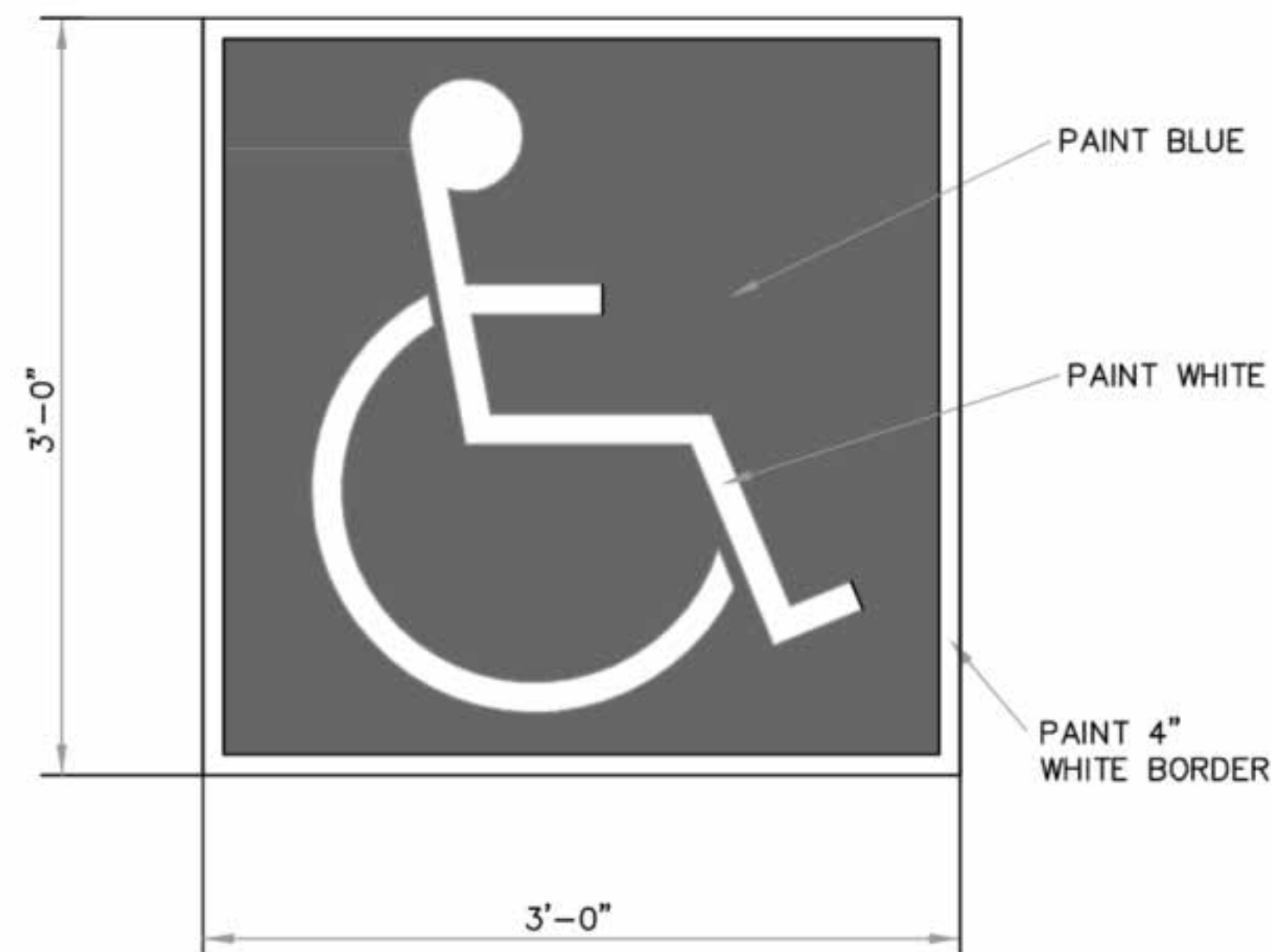


SIGN BACK TO BE BLACK **, RE-FLECTORIZED, AND A MINIMUM OF 70 SQUARE INCHES IN SIZE (TYPICAL AT ALL HANDICAP PARKING SPACES*)

*THIS SIGN TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES

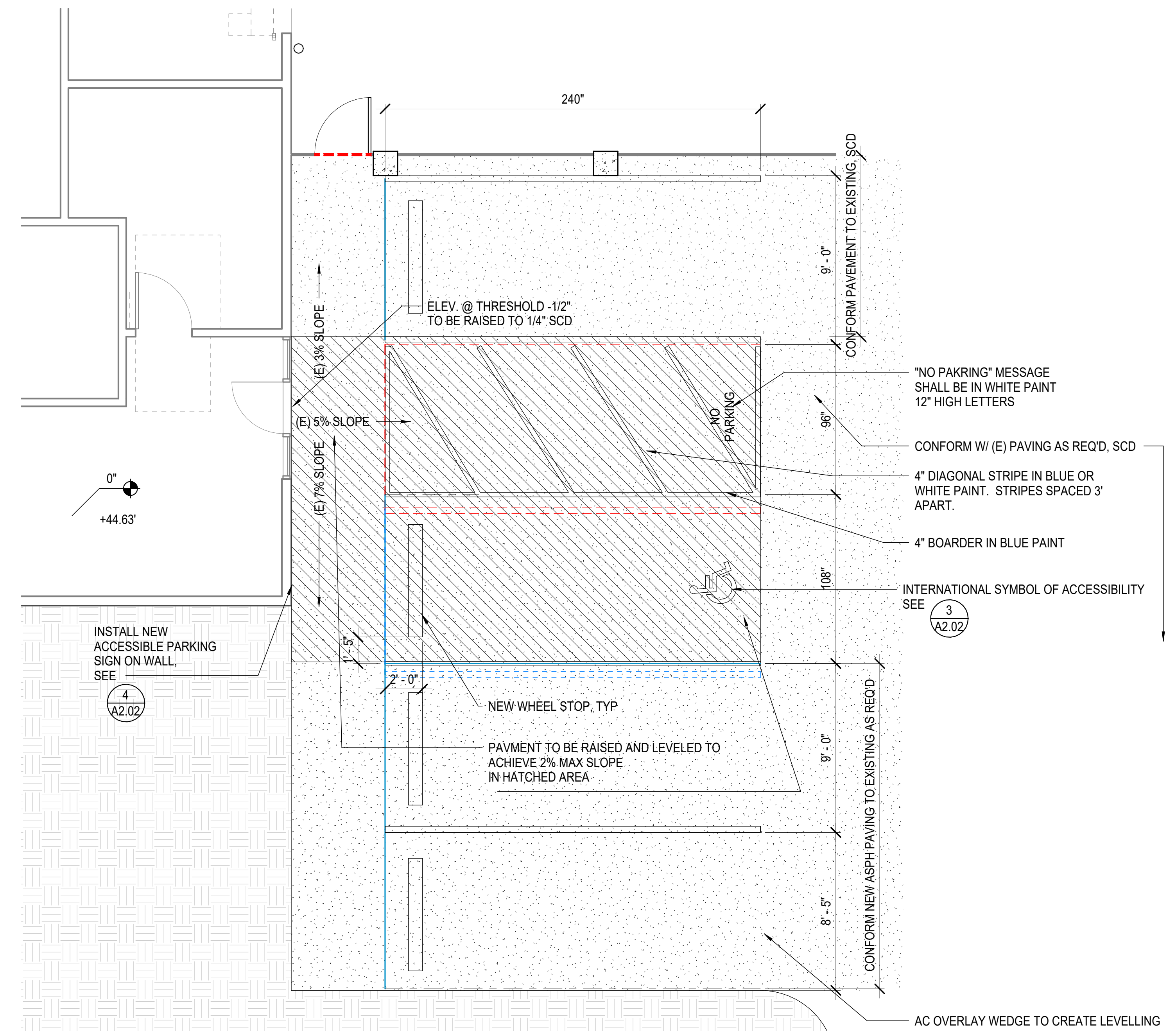
*PENALTY SIGN THAT STATES, "MINIMUM FINE \$250"

4 ACCESSIBLE PARKING SIGNS SCALE: 3" = 1'-0"



NOTES: INTERNATIONAL SYMBOL OF ACCESSIBILITY PER CBC 11B-502.6.4 AND 11B-703.7.2.1.

3 ACCESSIBLE PARKING PLACARD SCALE: 3" = 1'-0"



2 PARKING PLAN SCALE: 1/4" = 1'-0"

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Consultant

Stamp

Printing	Date
100% CONSTRUCTION DOCUMENTS	xx.xx.xxxx
100% CONSTRUCTION DOCUMENTS	xx.xx.xxxx

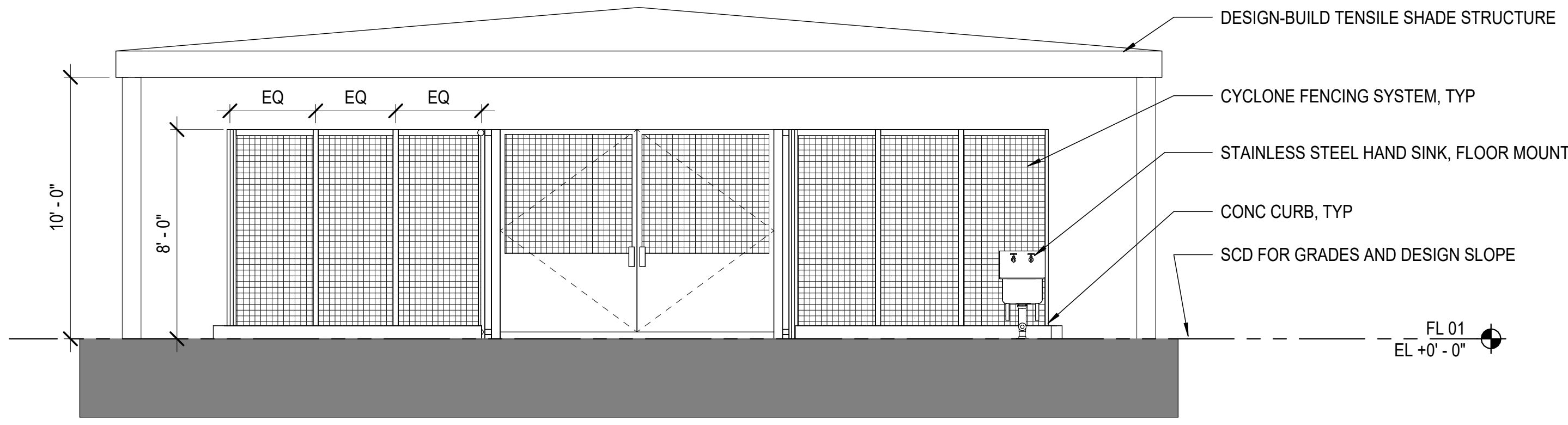
Revisions and Description Date

Revisions and Description	Date

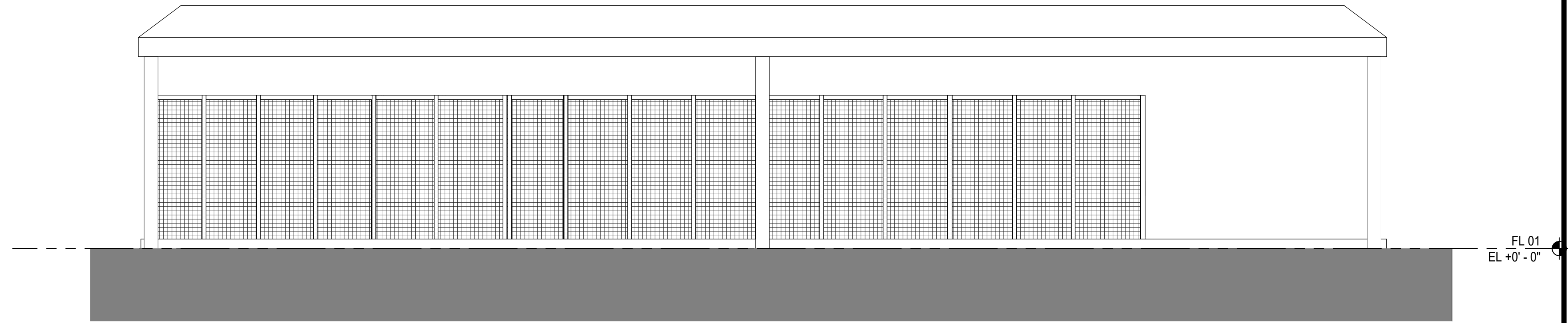
Scale
1/4" = 1'-0"
Drawn by
Author
EHDD Job Number
[edit project number here]
Sheet Title
PEN ELEVATIONS

Sheet Number

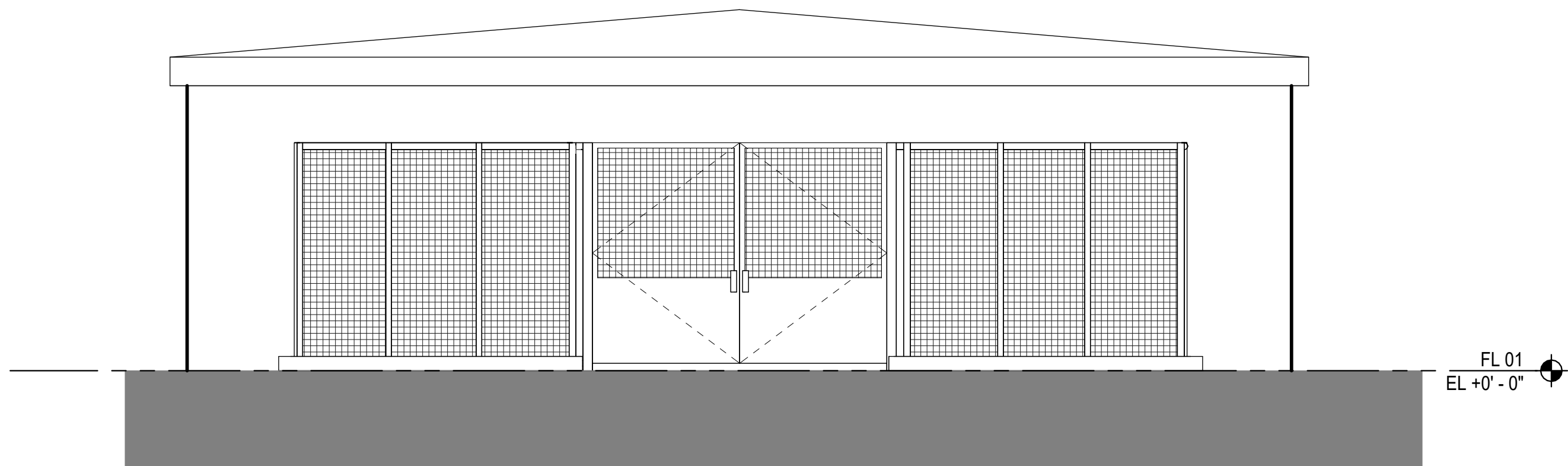
A3.02



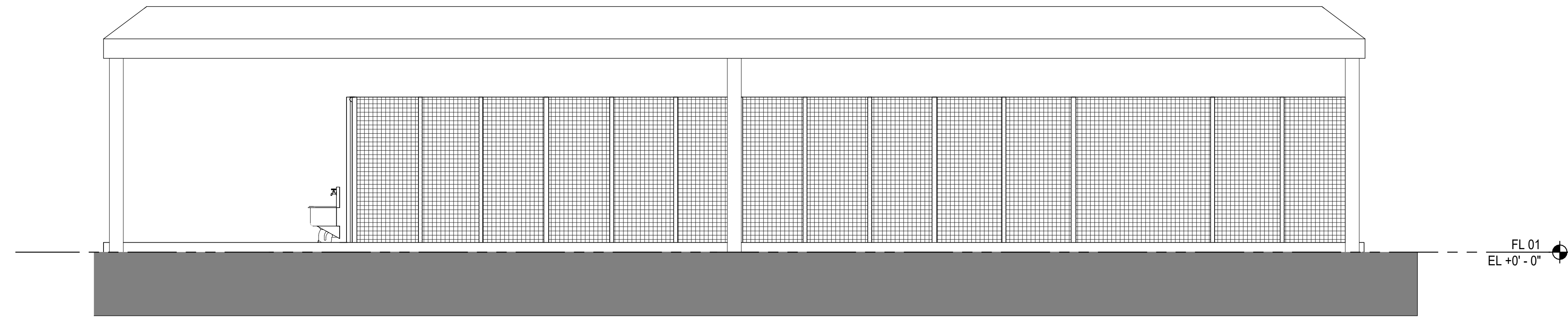
1 WEST ELEVATION
A3.02 SCALE: 1/4" = 1'-0"



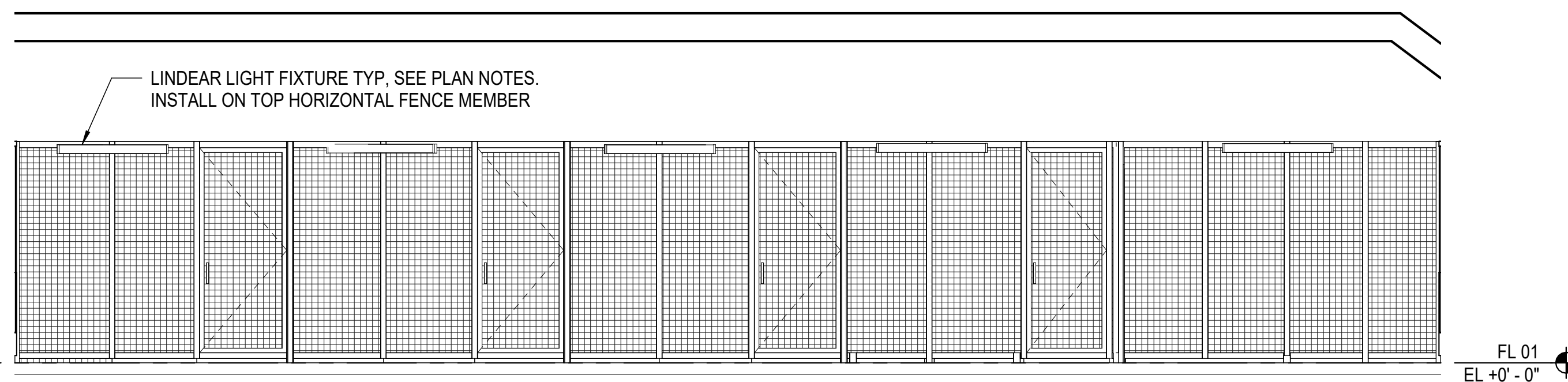
2 NORTH ELEVATION
A3.02 SCALE: 1/4" = 1'-0"



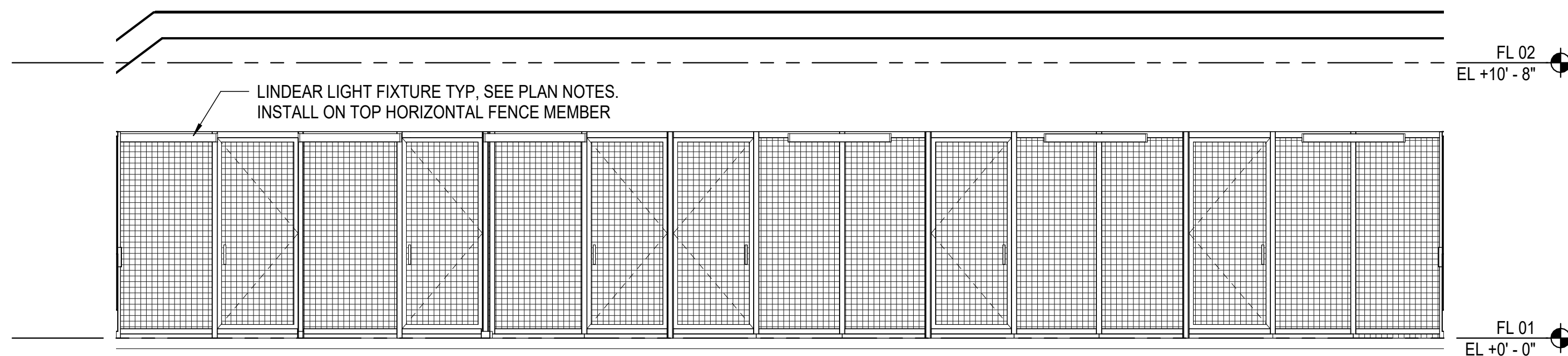
3 EAST ELEVATION
A3.02 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A3.02 SCALE: 1/4" = 1'-0"



5 INTERIOR PEN ELEVATION NORTH
A3.02 SCALE: 1/4" = 1'-0"



6 INTERIOR PEN ELEVATION SOUTH
A3.02 SCALE: 1/4" = 1'-0"

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PROJECT FILE NO. PLN240053

PHOTOGRAPHS



Date: _____ Site Address: _____ Planner: _____

Description: _____

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____ Site Address: _____ Planner: _____

Description: _____

