

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

NORCAL LOCKWOOD LLC (PLN230357)

RESOLUTION NO. 24 -

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project Categorically Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2; and
- 2) Approving an After-the-fact Use Permit to partially clear Code Enforcement Case No. 23CE00563 and allow the construction of a 141,250 square-foot private airstrip (approximately 2,825 feet long by 50 feet wide).

[PLN230357] 47920 Lockwood-Jolon Road,
Lockwood, South County Area Plan (APN 423-042-011-000)]

The Norcal Lockwood LLC application (PLN230357) came on for a public hearing before the Monterey County Zoning Administrator on August 29, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** - The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 2010 General Plan, South County Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - South County Area Plan; and
 - Monterey County Zoning Ordinance - Inland (Title 21).No conflicts were found to exist. The County received no communications from interested members of the public during project review. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- b) The project includes after-the-fact installation of a private use airstrip (landing strip) that is approximately 2,850 feet long by 50 feet wide or 141,250 square feet. Per the attached Operations Plan, the turf

landing strip will only be used by the property owner and their guests. The single-engine aircrafts expected to land here, including but not limited to Game Composites GB1 (22 feet long, 25 foot wingspan, 2 seater) and Cubcrafters Carbon Cub (23 feet long, 34 foot wingspan, 2 seater), would be stored off-site at hangers of the owner's preference. Although aircrafts may be stored occasionally overnight, the project site will not be used to store aircrafts on a frequent or long-term basis. Simply put, the airstrip would be used to fly in and fly out, and all aircrafts would be stored off-site. The airstrip will not be open to the public and will only be used during the daytime and when weather permits. The turf airstrip could be used on an emergency basis, if needed. Further, on an as-needed basis, a limited number of employees may be onsite to ensure property maintenance of the airstrip.

- c) Allowed Uses. The property is located at 47920 Lockwood-Jolon Road, Lockwood, (Assessor's Parcel Number [APN]: 423-042-011-000), South County Area Plan. The parcel is zoned Farmland, 40 acres per unit, which allows for the installation and operation of airports, heliports, and landing strips for aircrafts, subject to the granting of a Use Permit (Title 21 section 21.30.050(T)). As proposed, the project includes after-the-fact construction of a private-use engineered turf landing strip. Therefore, the project is an allowed use.
- d) Lot Legality. The subject 320-acre project site (Assessor's Parcel Number 423-042-011-000) consists of two legal lots of records, described as the Northeast $\frac{1}{4}$ section and the Southeast $\frac{1}{4}$ section of Section 5, Township 23 South, Range 8 East, MDM. The Subdivision Map Act provides that a parcel created prior to March 4, 1972, is conclusively presumed to have been legally created if: (1) at the time of its creation there was compliance with local ordinances, or (2) there were no local ordinances in effect regulating a division of land creating fewer than five parcels (Cal. Gov. Code §66412.6). This Subdivision Map Act provision is reflected in Monterey County Code Title 19, section 19.02.255(C). The County's first ordinance regulating minor subdivisions was adopted on November 18, 1963 (Ordinance No. 1326). On March 7, 1972, the Board of Supervisors adopted Ordinance No. 1858 (amending Ordinance No. 1326) to require that all subdivisions, regardless of size, be regulated.

The 160-acre lot described as the SE $\frac{1}{4}$ of Section 5 was created as a U.S.A. Patent that was transferred from Celestina Garcia to Joseph Walker (September 15, 1888, Volume 19 of Deeds, Page 447). In 1920, the U.S.A transferred a Patent for the NE $\frac{1}{4}$ of Section 5 (160 acres) to Joseph Walker (recorded January 29, 1920 at Volume L, of Patents, Page 17). At this time, the two properties (Northeast $\frac{1}{4}$ section and the Southeast $\frac{1}{4}$ section of Section 5) came into common ownership. These properties were created prior to local zoning regulations pertaining to subdivisions. The two properties (together described as the E $\frac{1}{2}$ of Section 5), were conveyed to S. J. Valdez et al, by Joeseeph and Ida Walker through a deed dated June 29, 1931 at

Volume 298 of the Official Record, Page 413. The properties have continued to be conveyed together since 1931, without express interest or intent to merge. Therefore, the County recognizes the two legal lots of records.

Condition No. 6 requires that the Applicant/Owner records a "Covenant and Agreement To Hold Property As One Parcel". This agreement shall require that both properties are held under common ownership until such time that the landing strip is no longer operational and associated airstrip improvements have been removed.

- e) Development Standards. Development standards for the Farmland (F) zoning district are identified in Title 21 section 21.30.060. As a turf grass landing strip that only required limited land clearing activities, the project is not considered a structure and therefore is not subject to the height and setback limitations of the F zoning district. However, given that the airstrip was constructed over property lines, Condition No. 6 has been applied to ensure that both properties stay under common ownership while the airstrip is in operation or until such time an easement can be granted over that portion of the airstrip that is under separate ownership. The turf landing strip does not contribute to the property's existing site coverage (0.00005%).
- f) Noise. Title 10 section 10.060.030 stipulates that machinery of any kind shall not exceed 70 dBA (intended to be measured from the nearest sensitive receptor). However, if the machinery or an aircraft is to be operated at a distance of 2,500 feet or more from any occupied dwelling unit, this limitation does not apply. The nearest residences are approximately 2,485 feet southeast and 3,005 feet southwest of the airstrip. Accordingly, section 10.60.030 applies. Additionally, the General Plan Safety Element Goal S-7 states that new noise generators may be allowed where noise levels created by the proposed noise source are consistent with the surrounding existing land use(s). Per Table S-2 of the General Plan, normally acceptable community noise exposure levels (CNELs; measures in decibels) range between 55 to 75 decibels in agricultural land use areas. Conditionally acceptable CNELs increase are 70 to 80 decibels in agricultural land use areas. Further, CFR Title 14 Volume 1 Part 36, Appendix G requires that an aircraft's noise be reported when flying at a constant height of 50 feet above the ground before it ascends toward cruising altitude because below that altitude, the airplane's noise propagation can be reduced due to ground attenuation and at altitudes greater than 50 feet, it will be reduced by the increase in source-receiver distance.

The Acoustical Analysis, prepared by 45dB Acoustics, calculated the airstrip's projected noise levels based on the Game Bird (GB-1) (LIB240087) aircraft, which the Property Owner intends to utilize at the project site. The GB-1 has a published noise emission level of 75 dBA, when flying 50 feet above the ground. Per the report's field measurements, the calculated sound level of the GB-1 at a lateral distance of 50 feet from the center of the airstrip (70.5 feet from the

aircraft) was 73.3 dBA. At a distance of 200 feet from the airstrip centerline, the calculated sound level of the GB-1 was reduced to 67.7 dBA. Finally, the calculated sound level of the GB-1 at a distance of 374 feet (nearest property line) was 63 dBA. Although the generated noise will exceed 70 feet when measured 50 feet therefrom, aircraft noise will be below 60 decibels when measured from nearby residences. Noise generated through use of the turf landing strip is within the normally acceptable CNELS for agricultural areas, such as the subject property and surrounding rural area.

- g) Cultural Resources. According to Monterey County GIS, project site is located in an area of high archaeological sensitivity and does not contain a known archaeological site. Pursuant to Title 21 section 21.66.050, a Phase 1 Archaeological Assessment was prepared (LIB240068). Based on the prepared Phase I Archaeological Study, one precontact archaeological site is approximately 0.4 miles southeast of the project site (P-27-001020/CA-MNT-964-H). However, the Project Archaeologist's surface reconnaissance found no evidence of cultural materials, topographic anomalies, or other features that may indicate precontact within the project footprint. The Archaeological Report concluded that there is no evidence that any cultural resources were disturbed, and the potential for inadvertent impacts to cultural resources is limited. All site improvements have been installed and therefore there is no additional potential impact to significant resources.
- h) Land Use Advisory Committee. The project was referred to the South County Land Use Advisory Committee (LUAC) for review on July 17, 2024. The LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project and voted 3 – 0 (3 ayes and 0 naves) to support the project as proposed. The LUAC members had concerns about potential noise-related impacts on neighbors and on-going enforcement to ensure the airstrip would not be used by the general public or by large-aircrafts. While this Use Permit does not restrict which types of aircrafts can utilize the airstrip, only those aircrafts owned and operated by the Property Owner and its guests can use the turf landing strip. All aircrafts using this airstrip are subject to the County's Noise Ordinance.
- i) Environmentally Sensitive Habitat Area (ESHA). The entirety of the project site is highly disturbed due to previous cultivation activities for agriculture. However, to ensure that the turf landing strip did not impact biological resources during construction, a Biological Report was prepared by Denise Duffy & Associates (LIB240069). Within 100 feet of the airstrip, the Project Biologist observed ruderal vegetation and ruderal annual grassland, neither of which are considered sensitive communities. Multiple ponds are located on the property. However, these ponds are located outside of the development footprint and were not impacted by construction of the project. Additionally, the Project Biologist did not observe any special-status plant or wildlife species during their on-site survey and concluded special-status species have a low to very-low potential to

occur within the project site due to the lack of suitable habitat. No impacts to ESHA occurred.

- j) Federal Aviation Administration Notification. Pursuant to Title 14 Code of Federal Regulations Part 157, the Federal Aviation Administration (FAA) must be notified of all civil or joint use airports/landing areas. FAA Form 7480-1 (Notice for Construction, Alteration, and Deactivation of Airports) is used to activate and deactivate landing areas, change traffic patterns, change use types, and realign landing areas. On April 4, 2024, the Applicant/Owner submitted this form to the FAA.
- k) California Department of Transportation (Division of Aeronautics) Design Guidelines. Article 5 section 3560 (Personal Use Airports) of the California Code of Regulations (CCR) states that many elements in the design of Personal-Use Airports are at the discretion of the Owner. However, the California Department of Transportation (Division of Aeronautics) requires, at minimum, the following design elements: 1) Runway length and width are adequate to enable aircraft to operate safely, considering airport location and the performance data of the most demanding aircraft to utilize the airport; 2) Ends of each runway are at least 200 feet from the airport property line (assuming both properties are held as one [Condition no. 6]); 3) The distance from the runway centerline to the property line of another owner is at least 50 feet (assuming both properties are held as one [Condition no. 6]); 4) The distance from the taxiway centerline to the property line of another owner is at least 50 feet; and 5) If the airport is identifiable as an airport from the air, it shall be marked with the letter "R". As proposed, after-the-fact airstrip is sited to comply with requirements #1 through #3. The subject airstrip is visible from the air and therefore Condition No. 5 has been applied to ensure compliance with requirement #4, marking the land strip with a letter "R". Although not required for private use airports, the Applicant/Owner will install a windsock and cones at the runway corners, which is consistent with CCR section 3542 (Design Standards, Airports Only). In addition to marking the airstrip with a letter "R" so that the runway is identifiable from the air, Condition No. 5 also requires the runway corners to be marked with cones and a windsock be installed. No airstrip lighting is proposed.
- l) Military Operations. The subject airstrip is located 70 miles west of Naval Air Station Lemoore and 6.5 miles southeast of Fort Hunter Liggett (FHL). Naval Air Station Lemoore had no comments on the project but recommended that the Applicant/Owner submits FAA Form 7480-1 (see preceding Evidence "j"). The subject landing strip is approximately 1.27 miles north of FHL's Special Use Airspace R-2513. Special Use Airspace R-2513 is utilized on a daily basis by military aircrafts. For the protections of military aircrafts, safety of military pilots, flight crews and passengers, FHL informed HCD-Planning staff that it is prohibited for private aircrafts to enter Special Use Airspace R-2513. In addition, for the protection of the private planes and their pilots from weapons vertical hazards during military live fire training, no private planes used by the subject landing strip

shall fly over designated FHL's Surface Danger Zones. FHL has multiple surface danger zones to the south and west of the subject private airstrip. A surface danger zone is the ground and airspace designated for vertical and lateral containment of projectiles, fragments, debris, and components resulting from firing, launching, or detonation of weapon systems including explosives and demolitions. These restrictions have been incorporated into the attached Operations Plan. Operation of the private airstrip will not interfere with nearby military operations.

- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN230357.

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

EVIDENCE: a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, the South County Fire Protection District, Naval Air Station Lemoore, and Fort Hunter Liggett. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.

- b) The following technical reports have been prepared:
 - "Biological Resources Report" (Monterey County Document No. LIB240069) prepared by Denise Duffy & Associates, Monterey, California, February 2024;
 - "Phase I Archaeological Study" (Monterey County Library No. LIB240068) prepared by Historic Resource Associates, Pebble Beach, California, February 2024; and
 - "Noise Analysis,"(Monterey County Library No. LIB240067) prepared by 45dB Acoustics, Buellton, California, February 23, 2024.
- c) County staff independently reviewed the above referenced reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN230357.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health

Bureau, the South County Fire Protection District, Naval Air Station Lemoore, and Fort Hunter Liggett. 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. Also see Finding No. 1 and supporting evidence.

- b) Operation of the landing strip does not require any utilities.
- c) The project planner reviewed the submitted plans to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN230357.

4. **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 categorically exempts the maintenance and operation of existing private structures, involving negligible or no expansion of an existing use.
 - b) As proposed, the project involves after-the-fact approval of an existing private landing strip (approximately 2,825 feet long by 50 feet wide). On-going maintenance and operation of this airstrip will occur. Therefore, the project qualifies for this exemption.
 - c) Class 1 categorical exemptions apply regardless of their location. The project is also not located in an area where an environmental resource of hazardous or critical concern has been designated by a local, state, or federal agency and precisely mapped.
 - d) The project site is not located near a scenic highway and does not contain any historical resources.
 - e) The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code.
 - f) There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulatively significant impact.
 - g) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230357.

5. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property. The granting of this Use Permit will bring the property partially into compliance.

- EVIDENCE:**
- a) On September 28, 2023, the HCD-Code Enforcement issued an Administrative Citation (Case No. 23CE00563) notifying the

Applicant/Owner that violations exist on the subject property. Cited violations included construction of an accessory structure over 240 square feet, and the construction of a private airstrip. Construction of an accessory agricultural structure, such as a barn, is a principally allowed use in the Farmland zoning district. The Applicant/Owner is not seeking after-the-fact approval of the 10,000-square-foot pole barn and has applied for a demolition permit from HCD-Building Services to abate this portion of the violation (Building Permit No. 24CP00697). Pursuant to Title 21 section 21.30.050(T), airports, heliports, and landing strips for aircrafts requires the granting of a Use Permit. The granting of this Use Permit will partially abate Code Enforcement Case No. 23CE00563. The Applicant/Owner has applied for a grading permit to fully abate this violation (Building Permit No. 24CP00444). The grading permit shall be obtained and finalized in a timely manner.

- b) HCD-Code Enforcement has assessed \$630.00 of cost recovery/enforcement fees. These fees shall be paid prior to issuance of the required grading permit.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN2300357.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

EVIDENCE: a) Planning Commission. Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Planning Commission by any public agency or person aggrieved by a decision of the Zoning Administrator.

DECISION

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

- 1) Find the project Categorically Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2; and
- 2) Approve an After-the-fact Use Permit to partially clear Code Enforcement Case No. 23CE00563 and allow the construction of a 141,250 square-foot private airstrip (approximately 2,825 feet long by 50 feet wide).

All of which are in general conformance with the approved sketch and subject to the conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of August, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON DATE.

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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

NOTES:

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

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

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

2. This permit expires 2 years after the above date of granting thereof unless appropriate construction permits have been obtained within this period.

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County of Monterey HCD Planning

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

PLN230357

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN230357) allows installation and operation of a 141,250 private use airstrip. The property is located at 47920 Lockwood Jolon Road, Lockwood (Assessor's Parcel Number 423-042-011-000), South 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:
"A Use Permit (Resolution Number _____) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 423-042-011-000 on August 29, 2024. The permit was granted subject to 6 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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

4. PSDP002 - OPERATIONS PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: On and on-going basis, the Applicant/Owner and all pilots utilizing the subject airstrip, shall adhere to the Operations Plan attached to Zoning Administrator Resolution No. 24-XXX. Operation of the airstrip which is inconsistent with the issued Use Permit or Operations Plan shall be prohibited.

Compliance or Monitoring Action to be Performed: On and on-going basis, the Applicant/Owner and all pilots utilizing the subject airstrip, shall adhere to the Operations Plan attached to Zoning Administrator Resolution No. 24-XXX.

5. PDSP001 - AIRSTRIP MARKINGS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Per California Department of Transportation (Division of Aeronautics) design guidelines for private-use airports, the Applicant/Owner shall provide evidence to HCD-Planning demonstrating that the landing strip has been marked with the letter "R" (must be legible from the air), cones have been installed at the corners, and a windsock has been installed in a visible location. These improvements shall remaining in affect while the airstrip is in operation.

HCD-Planning

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Applicant/Owner shall provide evidence to HCD-Planning demonstrating that the landing strip has been marked with the letter "R", cones have been installed at the corners, and a windsock has been installed in a visible location.

6. PDSP003 - COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title a "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL" or an equivalent agreement, approved as to form by the Office of County Counsel, that requires the Applicant/Owner and its successors to hold the two properties under common ownership until such time that the airstrip is no longer operational and all airstrip site improvements have been removed.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title an agreement satisfying the language of this condition.

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GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

GRADING AND DRAINAGE

- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

GRADING QUANTITIES

EARTHWORK QUANTITIES:
 CUT = 3,750 CY
 FILL = 3,750 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES.

SCOPE OF WORK

GRADING AND DEMOLITION SHOWN ON THESE PLANS ARE TO ADDRESS A NOTICE OF VIOLATION FOR CASE NUMBER 23CE00563. THE GRADING HAS ALREADY BEEN DONE AND VEGETATION IS GROWING. THE GRADING IS SHOWN AS PROPOSED FOR PURPOSES OF ESTABLISHING CUT AND FILL VOLUMES FOR RETROACTIVE PERMITTING.

LAND DISTURBANCE

LAND DISTURBANCE AREA = 501.843 SF

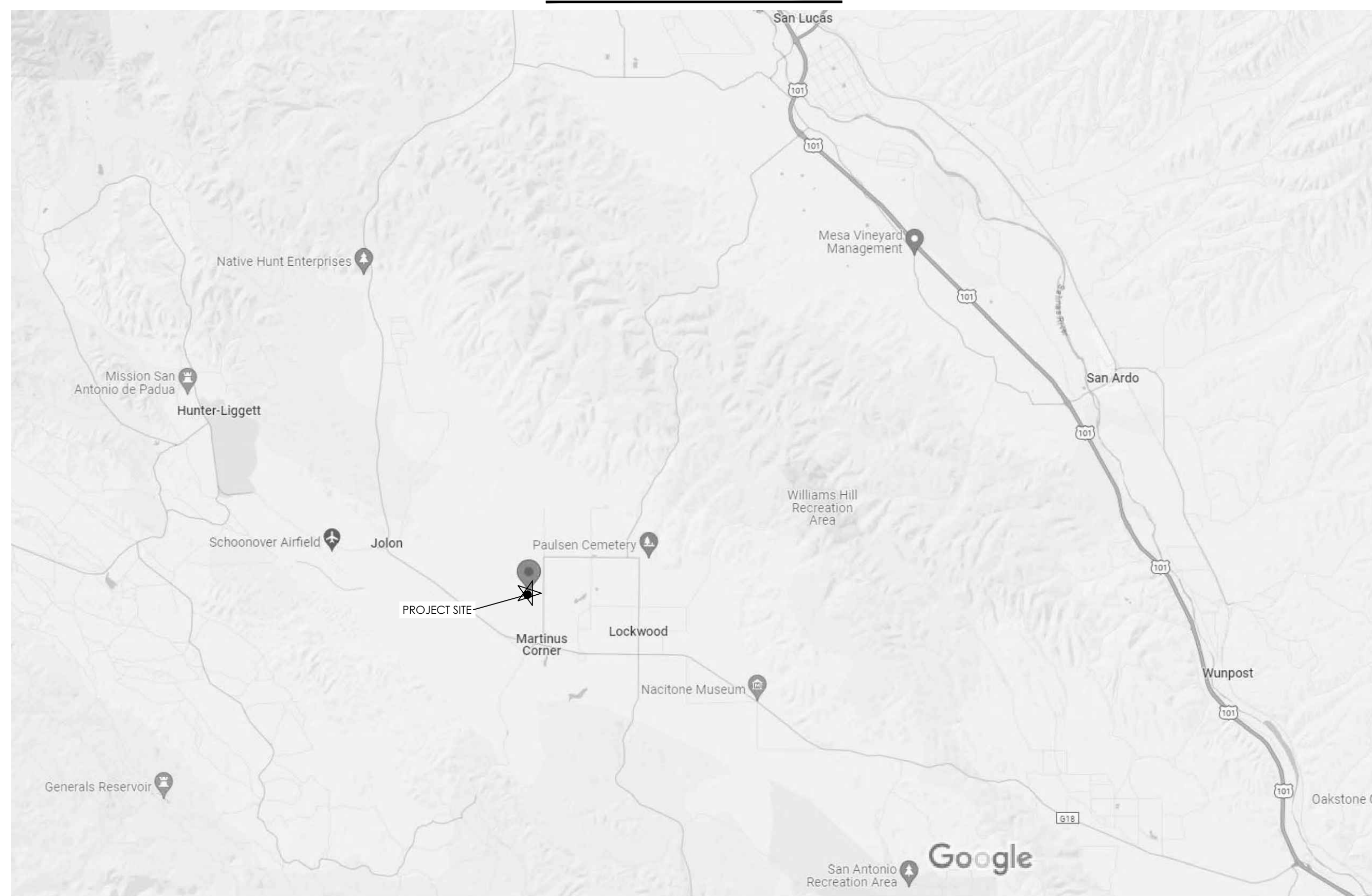
SHEET INDEX

- C1 TITLE SHEET
- C2 GRADING & FUEL MANAGEMENT PLAN
- C3 EROSION CONTROL PLAN

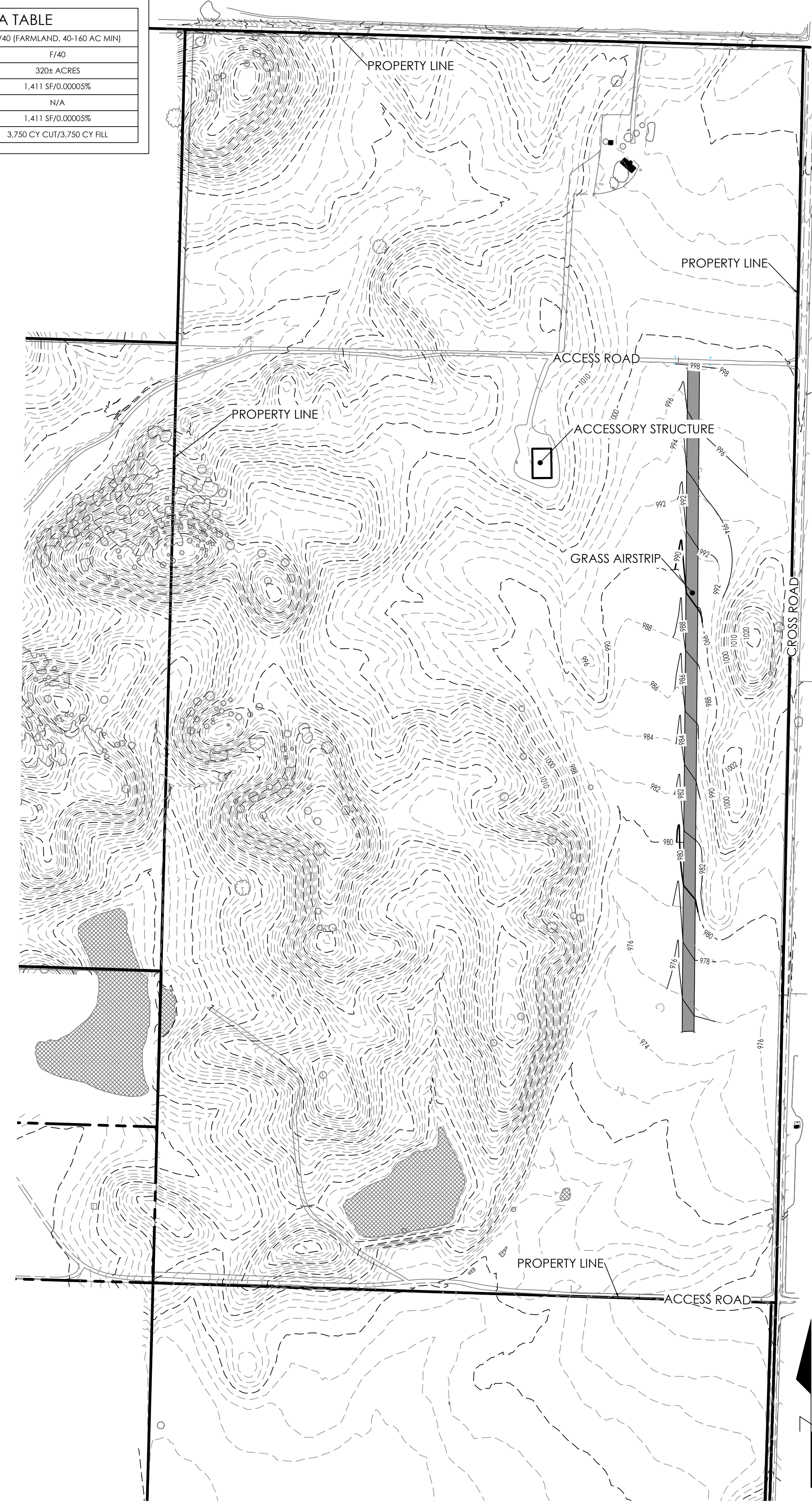
LEGEND

<p>EXISTING</p> <p>-----</p> <p>X-----</p> <p>----- 50 -----</p> <p>----- 49 -----</p> <p>○ 1 1/2" Dia.</p>	<p>PROPOSED</p> <p>----- 50 -----</p> <p>----- 49 -----</p> <p>TREE</p>
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VICINITY MAP



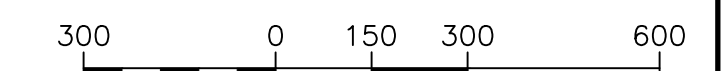
PROJECT DATA TABLE	
GENERAL PLAN LAND USE DESIGNATION	F/40 (FARMLAND, 40-160 AC MIN)
ZONING DESIGNATION	F/40
PARCEL SIZE (AC/SF)	320+ ACRES
LOT COVERAGE	1,411 SF/0.00005%
FLOOR AREA RATIO	N/A
IMPERVIOUS COVERAGE	1,411 SF/0.00005%
GRADING	3,750 CY CUT/3,750 CY FILL



A
C1

OVERALL SITE PLAN

SCALE: 1"=300'



GRAPHIC SCALE

REV.	DATE	DESCRIPTION

AC3 ENGINEERING INCORPORATED
 Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 647-1192 Fax: (831) 647-1194
 mail@ac3engineering.net



TITLE SHEET

47920 LOCKWOOD-JOLON RD, LOCKWOOD

APN 423-042-011-000
 CASE NO. 23CE00563

SCALE:	AS NOTED
DATE:	4/26/2024
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	

C1

OF 3 SHEETS

PROJECT# 123180

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 Drawing file: Z:\Projects\123180_Cederquist-Lockwood-Red-tag.dwg 123180 Grading Plan.dwg
 Plotted: Apr 26, 2024 2:16pm

TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE.

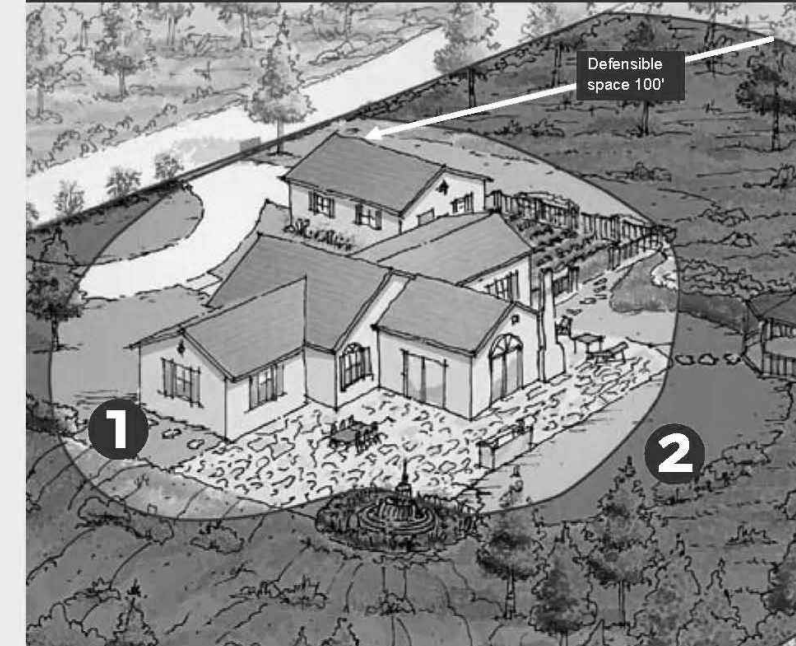
1. Lean, Clean and Green Zone

An area of 30 feet immediately surrounding your home.

2. Reduced Fuel Zone

The fuel reduction zone in the remaining 70 feet (or to the property line).

Defensible Space Helps Save Lives and Property!



COMPLY WITH THE LAW AND HELP SAVE YOUR HOME BY CREATING DEFENSIBLE SPACE.

Follow these guidelines:

1. Create a Lean, Clean and Green Zone

Remove all flammable vegetation and any dead or dying plants within 30 feet of each building or structure.

You may keep single trees or other vegetation that are trimmed of all dead and dying foliage and are well pruned and maintained.

2. Decrease Fuel in the Reduced Fuel Zone

Surface litter consists of fallen leaves, needles, twigs, bark, cones, pods, small branches, etc. Remove loose surface litter so it does not exceed a depth of three inches.

Make It Safe: Logs, Stumps and Snags
 • All logs and stumps should be removed unless they are embedded in the soil. If you keep an embedded log, remove nearby vegetation.

• A standing dead tree (snag) may be kept for wildlife providing there is only one snag per acre, and if the snag were to fall, it would not reach buildings or structures and would not land on roadways or driveways.

Provide Fuel Separation and Treatment

• Guidelines for fuel treatment as published by CDF are designed to reduce the spread of wildfires.

• Choose option 2a or 2b. The best option for your property will be based on its characteristics (slope, vegetation size, vegetation type—brush, grass, trees, etc.) and other fuel characteristics. Properties with greater fire hazards will require larger separation between fuels. For example, a property on a steep slope with larger vegetation will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

2a: Grasses

Ideally, grass should not exceed four inches in height. In situations where these fuels are isolated from other fuels or where necessary to stabilize soil, grasses and forbs may reach a height of 18 inches.

2b: Horizontal Clearance for Shrubs and Trees

Uncleared ground fuels provide an open freeway for the rapid spread and increased intensity of fire.

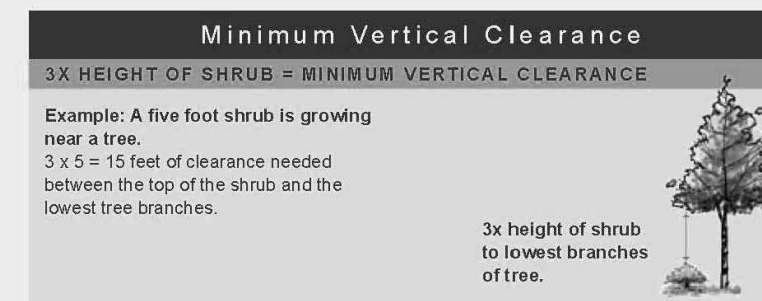
Clearance between shrubs should be 4 to 40 feet depending on the slope of the land and size and type of vegetation. Check the chart below for an estimation of clearance distance. Any questions regarding requirements for a specific property should be addressed to your local fire official.

Minimum Horizontal Clearance	
SHRUBS	TREES
From edge of one shrub to the edge of the next	From edge of one tree canopy to the edge of the next
Flat to mild slope (0% to 20% slope) Two times (2x) the height of the shrub (Two shrubs 2' high should be spaced 4' apart)	Flat to mild slope (0% to 20% slope) 10 feet
Mild to moderate slope (20% to 40% slope) Four times (4x) the height of the shrub (Two shrubs 2' high should be spaced 8' apart)	Mild to moderate slope (20% to 40% slope) 20 feet
Moderate to steep slope (greater than 40% slope) Six times (6x) the height of the shrub (Two shrubs 2' high should be spaced 12' apart)	Moderate to steep slope (greater than 40% slope) 30 feet

2a: Vertical Clearance for Shrubs and Trees

Low branches create "ladders" from the ground fuels to the trees.

To determine the proper vertical clearance between shrubs and the lowest branches of trees, use the formula below.



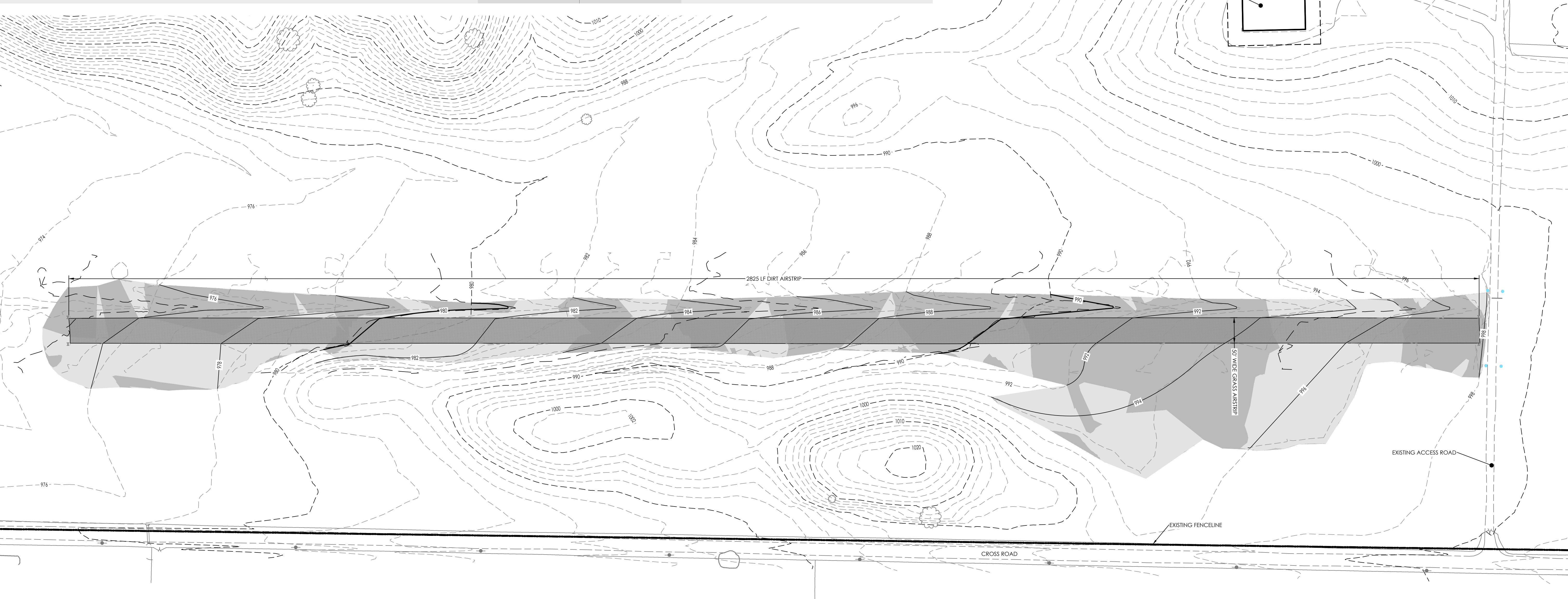
Note: A grouping of vegetation may be treated as a single plant if the foliage of the grouping does not exceed 10 feet in width. For example, three individual manzanita plants growing in a cluster with a total foliage width of 8 feet can be "grouped" and considered as one plant.

2b: Defensible Space with Continuous Tree Canopy

To achieve Defensible Space while keeping a larger stand of trees with a continuous tree canopy, adhere to the guidelines below.

• Prune lower branches of trees to a height of six to 15 feet from the top of the vegetation below (or the lower 1/3 of branches for small trees). Properties with greater fire potential such as steeper slopes or more severe fire danger will require pruning heights in the upper end of this range.

• Remove all ground fuels greater than four inches in height. Single specimens of trees or other vegetation may be kept if they are well-spaced, well-pruned and create an overall condition that avoids the spread of fire to other vegetation or to structures.



FUEL MANAGEMENT NOTES:

- VEGETATION WILL BE LIMITED TO EROSION CONTROL ON SLOPES BELOW AND ABOVE THE DEVELOPED AREAS.
- THERE ARE NO TREES LOCATED ON-SITE OR PROPOSED TO BE PLANTED.
- EMERGENCY VEHICLES WILL UTILIZE THE EXISTING GRADED FARM ACCESS ROAD AS SHOWN ON THE SITE PLAN.
- FIRE DEPARTMENT CONTACT:

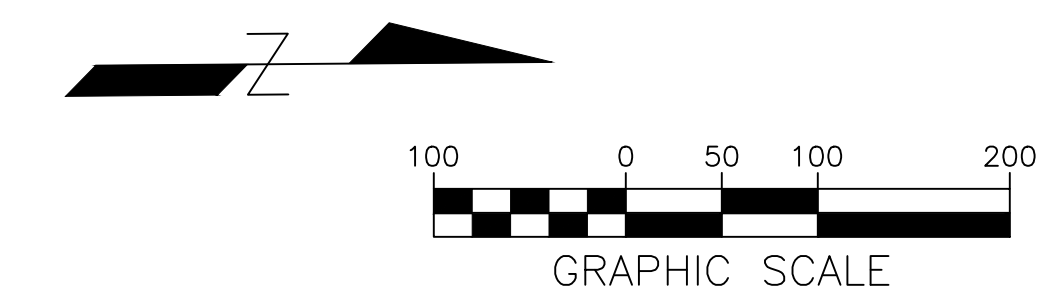
MONTEREY COUNTY NOTES:

"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."

GRADING & FUEL MANAGEMENT PLAN
 SCALE: 1"=100'

LEGEND

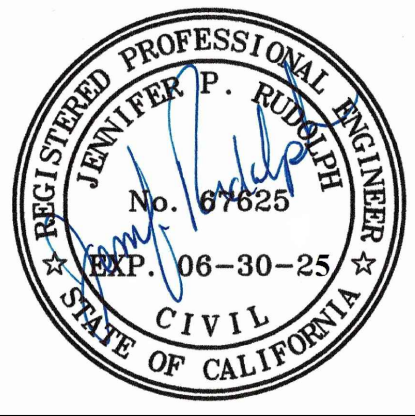
[Shaded Area]	CUT AREA
[White Area]	FILL AREA



NO.	REV.	DATE	DESCRIPTION

AC3 ENGINEERING INCORPORATED
 Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 647-1192 Fax: (831) 647-1194
 mail@ac3engineering.net



GRADING & FUEL MANAGEMENT PLAN
 47920 LOCKWOOD-JOLON RD., LOCKWOOD

APN 423-042-011-000
 CASE NO. 23CE00563

SCALE:	AS NOTED
DATE:	4/26/2024
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	

C2
 OF 3 SHEETS
 PROJECT# 123180

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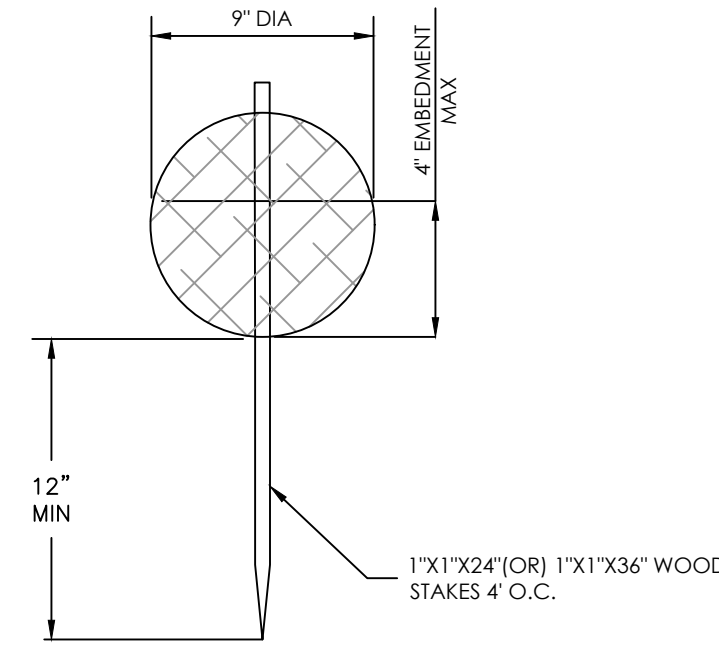
Drawing file: Z:\Projects\123180_Cedarquist-Lockwood_Red-tag.dwg\123180_Grading_Planning.dwg
 Plotted: Apr 26, 2024 - 2:16pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
 THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 - E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED:
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED:
8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT. CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

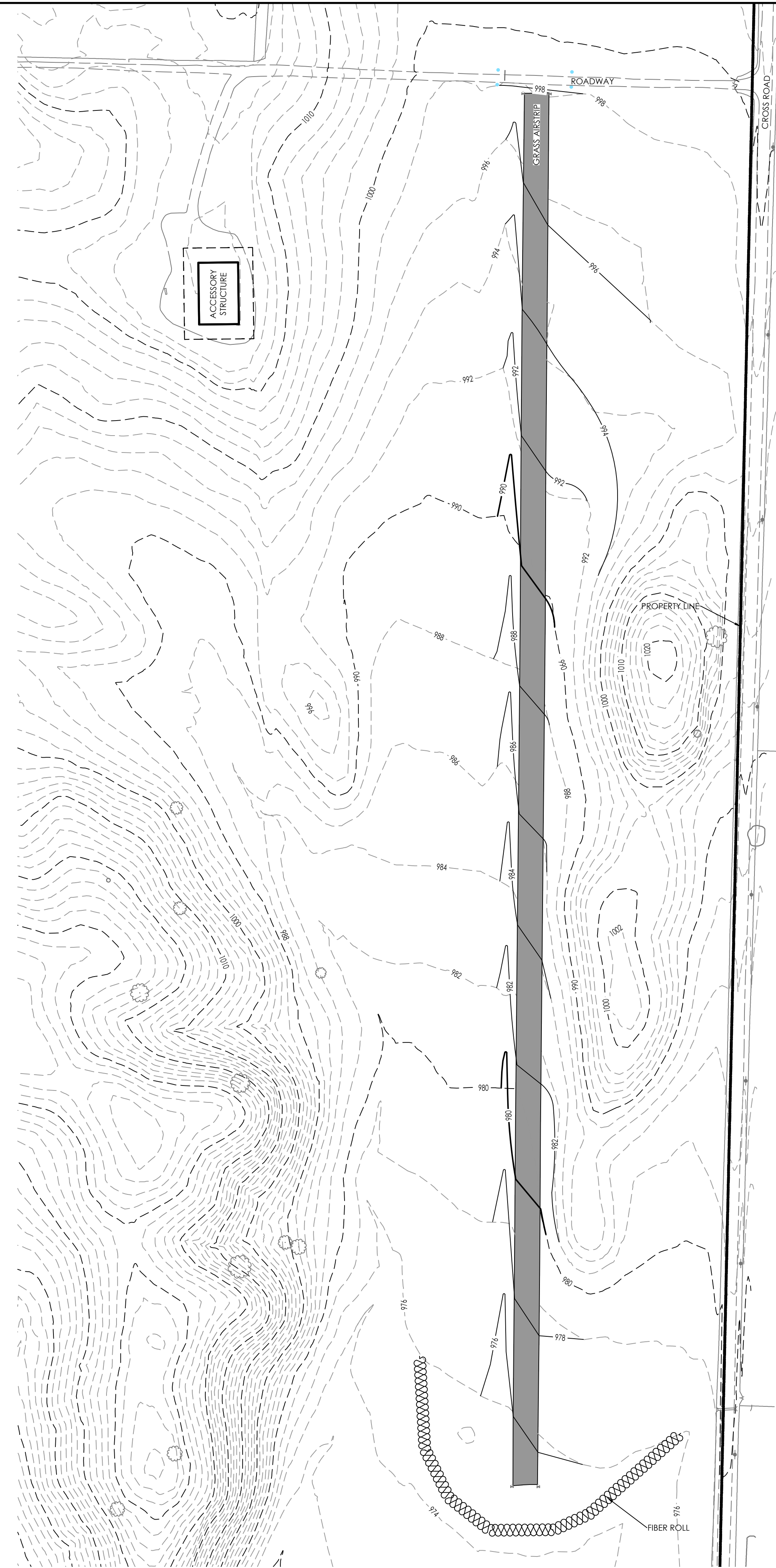


- INSTALLATION**
1. USE 1"X1"X2" OR 1"X1"X3" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL. SHORTER STAKES IN DENSER SOILS.
 2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
 3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.
 4. CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)
 5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

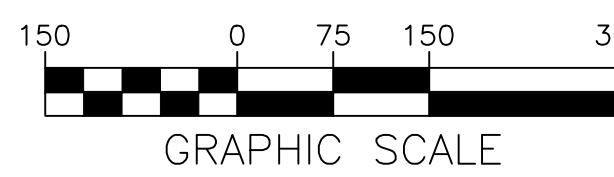
B
C3 FIBER ROLL NTS



C
C3 CONSTRUCTION HAUL ROUTE NTS



A
C3 EROSION CONTROL PLAN SCALE: 1"=60'



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 Drawing file: Z:\Projects\123180_Cedarquist-Lockwood_Red-Tag.dwg | 123180 Grading Plan.dwg
 Plotted: Apr 26, 2024 - 2:17pm

<p>AC3 ENGINEERING INCORPORATED Civil Engineering Land Development Stormwater Control</p> <p>126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax: (831) 647-1194 mail@C3Engineering.net</p>	<p>REGISTERED PROFESSIONAL ENGINEER JENNIFER P. RUDOLPH No. 674625 EXP. 06-30-25 CIVIL STATE OF CALIFORNIA</p>
<p>EROSION CONTROL PLAN 47920 LOCKWOOD-JOLON RD, LOCKWOOD APN 423-042-011-000 CASE NO. 23CE00563</p>	
<p>SCALE: AS NOTED DATE: 4/26/2024 DESIGN BY: JPR DRAWN BY: JPR CHECKED BY: SHEET NUMBER:</p>	
<p>C3 OF 3 SHEETS PROJECT# 123180</p>	

NORCAL Lockwood Operational Plan

Introduction:

This operations plan describes the operations at the turf landing strip owned by NORCAL Lockwood, LLC. The turf strip is intended for owner and guests' daytime operations of single engine aircraft. Aircraft utilizing the strip will be based and hangared at other locations.

Site Improvements

- The site was cleared of all debris.
- The existing fence and gates were repaired.
- Approximately 2825' long 50' wide turf strip was improved for safety.

Location:

The turf landing strip is located 2 miles northwest of Lockwood, CA. The strip runs north/south parallel on west side of Cross Road and south of Lockwood-Jolon Road.

Uses:

The intent is for daytime and fair-weather use of single engine aircraft. The airstrip will be utilized by experienced pilots in properly maintained aircraft. Aircraft may park overnight.

Airstrip Owner:

The property is owned and maintained by NORCAL Lockwood, LLC.

Number of Users:

The intended users of the strip are the owner and guests. The strip will not be made available for public use.

Typical type of Aircraft:

1. Game Composites GB1
 - a. Length – 22' Height – 7' Wingspan 25'
 - b. Seating Capacity 2
2. Cubcrafters Carbon Cub
 - a. Length – 23' Height – 8' Wingspan 34'
 - b. Seating Capacity 2

Operation Hours:

Daytime and fair-weather use only

Employees:

Employees may provide operational support on an as-needed basis.

Markings/Signage

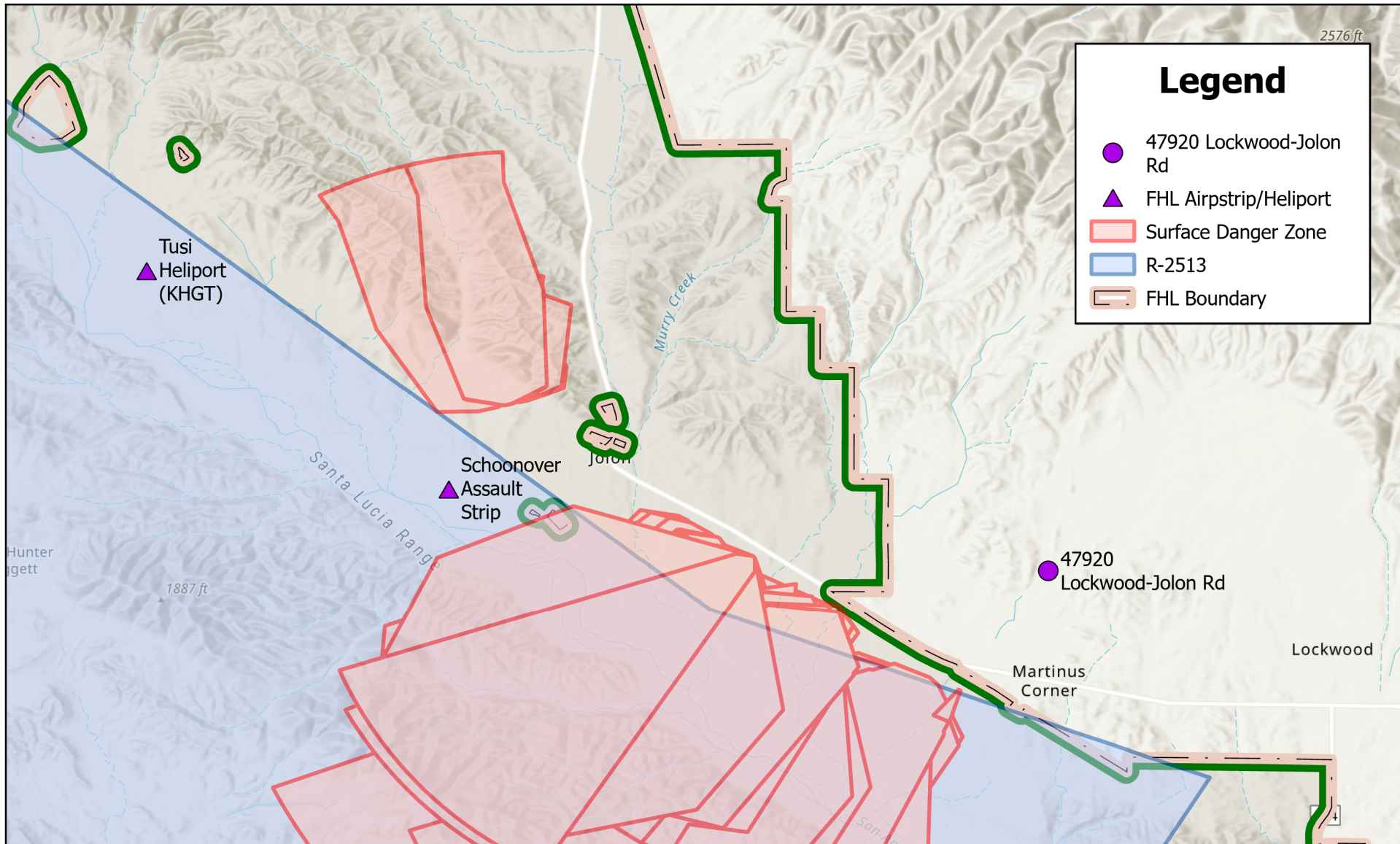
The turf strip will be marked by white plastic runway edge cone markers. There will also be a windsock with appropriate segmented circle laid around made with landscaping rock. No lighting will be installed as intended use is for daytime operations only.

The Design Elements for Personal-Use airports (Article 5 of the California Code of Regulations (CCR 3560)) will be adhered to on an on-going basis:

- i. Runway length and width are adequate to enable aircraft to operate safely, considering airport location and the performance data of the most demanding aircraft to utilize the airport.
- ii. Ends of each runway are at least 200 feet from the airport property line.
- iii. The distance from the runway centerline to the property line of another owner is at least 50 feet.
- iv. The distance from the taxiway centerline to the property line of another owner is at least 50 feet.
- v. If the airport is identifiable as an airport from the air, it shall be marked with the letter "R" in accordance with the CCR 3543(a). If an airport lighting system is installed, it shall illuminate the required markings and be submitted to HCD-Planning for review and approval.

General Operating Procedures for Landing, Take-off

- Pilot users announce intentions on 122.8.
- Watch for other traffic.
- Traffic pattern designed to keep landing pattern to west of turf strip, so aircraft remain over the owned property.
 - Utilize left traffic for landing to North 35.
 - Utilize right traffic for landing to South 17.
- All aircraft associated with this private use airstrip shall comply with Federal Aviation Regulations, including those applicable to the Fort Hunter Liggett's Special Use Airspace R-2513 boundary and Surface Danger Zone locations (see attached map).



Legend

- 47920 Lockwood-Jolon Rd
- ▲ FHL Airstrip/Heliport
- Surface Danger Zone
- R-2513
- FHL Boundary

Fort Hunter Liggett

California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

2024

Coordinate System: GCS WGS 1984

