

## Exhibit B

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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:

**AMARAL RANCHES (PLN200271)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project exempt from CEQA pursuant to section 15301, existing facilities, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an after the fact Use Permit to partially clear a Code Enforcement violation (20CE00295) and allow an onsite agricultural support and farm equipment storage facility for wooden pallet storage, repair, sale and rent. Onsite pallet production shall not exceed 28,000 pallets in a 12-month period.

[PLN200271, Amaral Ranches, 31201 Johnson  
Canyon Road, Gonzales, Central Salinas Valley Area  
Plan (APN: 223-071-013-000)]

**The Amaral Ranches application (PLN200271) came on for hearing before the County of Monterey Zoning Administrator on October 10, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

#### **FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Central Salinas Valley Area Plan; and
- County of Monterey Zoning Ordinance (Title 21).

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

b) **Project Scope.** The project consists of after the fact establishment of an onsite agricultural support and farm equipment storage facility. The agricultural equipment that will be stored onsite include pallets for transporting crops and tools to repair and build the pallets. The pallets support the onsite and offsite agricultural activities of Amaral Ranches and other local agricultural operations.

- c) Allowed Use. The project is located at 31201 Johnson Canyon Road, Gonzales, (APN: 223-071-013-000) within the Central Salinas Valley Area Plan. The property has a zoning of Farmland with a density of one unit per 40 acres or “F/40”. This property is approximately 59 acres and is primarily used for row crops. The storage and agricultural support operation is located in the southern corner of the lot, along Johnson Canyon Road. The rest of the lot is covered in row crops. Pursuant to section 21.30.040 of the County’s Zoning Ordinance, Title 21, farm equipment storage facilities and agricultural support facilities are allowed following the issuance of a Use Permit. As this is an existing, unpermitted operation, the applicant has applied for an after the fact Use Permit. Therefore, the proposed project is an allowed use for the lot.
- d) Lot Legality. The subject parcel underwent a lot line adjustment (PLN030208), which was approved by the County on October 29, 2003 (Resolution No. 030208). A Record of Survey was prepared to reflect the changes made to the lot line in 2003, it was filed with the County Recorder’s office on November 4, 2003, this can be found in Volume 27, Page 19 of surveys on record with the County of Monterey. The parcel’s current configuration matches the 2003 record of survey and there is no record of the lot undergoing additional adjustments after 2003. Therefore, the parcel is recognized as a legal lot of record.
- e) Development Standards. There are three structures onsite including a mobile office, a storage container and a shade structure over the water cooler. These structures are all well within all required setbacks with the closest setback to the edge of the property being over 50 feet. The required side setback is 6 feet for accessory structure pursuant to section 21.30.060.
- f) Parking. There is a compacted dirt parking area outside of the main entrance, to the southeast. This area has substantial space, approximately 1,600 square feet) for the 8 employees to park.
- g) Signage. There will be no signs advertising the storage or support facility. The only signs onsite are safety signs and signs denoting through access for vehicles.
- h) Agricultural Support Uses. The 2010 General Plan policy AG-2.1 establishes Agricultural Support Uses as “coolers, cold storage, warehouses, parking lots, greenhouses, temporary and permanent worker housing and offices, processing equipment and facilities, agricultural research facilities, loading docks, workshops established to serve on-site and/or off-site farming and ranching activities”. The existing facilities consists of outdoor pallet storage and a workshop for fixing and building pallets. As this facility directly supports onsite and offsite agricultural activities, it falls under the category of an Agricultural Support Use.
- i) Agricultural Equipment Storage Facility. Policy AG-2.9 of the 2010 General Plan defines onsite farm equipment storage facilities as “buildings and land used to provide storage of a range of farm equipment”. There is approximately 16,800 square feet of pallets onsite, used primarily by Amaral Ranches but are sometimes rented or sold to other local farmers. The pallets are stored in compliance with the National Fire Protection Association’s (NFPA) regulations for outdoor

pallet storage. They are stacked no higher than 15 feet and are neatly stacked in piles of no larger than 20 feet wide by 20 feet long. There are 41 pallet stacks onsite, there is a minimum of 8 feet between each stack and a 10 foot minimum setback from the property line. Policy AG-2.9 also states that such facilities shall be sited to minimize the conversion of viable agricultural land. Although the subject property is currently in crop production in areas designated as Prime Farmland and Farmland of Statewide Importance, the storage area (see attached plans) is located within an area designated as Other Lands and would not result in removing viable agricultural land out of production.

- j) Agricultural Advisory Committee. The project was brought before the Agricultural Advisory Committee on September 26, 2024. The committee unanimously recommended support of the application, with a vote of 10-0 with 2 members absent, provided a site plan showing the storage area is attached to the resolution and that onsite production does not exceed 28,000 pallets in a 12-month period, which was calculated based on the maximum storage capability. The site plan is attached accordingly and since production was not specifically identified in the attached Operations Plan, language identifying the production limitation is specified in the project description and in Condition No. 1 – Specific Uses. Prior to making the motion, the committee inquired on the proximity of the subject parcel to the City of Gonzales' sphere of influence. Staff verified that the subject property is outside of this area as illustrated on the Sphere of Influence Map for the City of Gonzales, adopted by the Local Agency Formation Commission of Monterey County September 2014.
- k) Site Inspection. Staff conducted a site inspection on July 20, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, site photos and related support materials submitted by the project applicants to Monterey County HCD- Planning for the proposed development are found in Project File PLN200271.

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

**EVIDENCE:**

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Gonzales Rural Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- b) Staff identified potential impacts to historic resources, archaeological resources, soils and protected trees. The following reports have been prepared:
  - “Traffic Assessment” (LIB240126) prepared by Armen Hovanessian, West Hills, California, May, 23, 2024.

The above-mentioned technical report by an outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County

staff has independently reviewed this report and concurs with the conclusions. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on July 20, 2023 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicants to the Monterey County HCD- Planning for the proposed development are found in Project File PLN200271.

**3. FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Gonzales Rural Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. 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) Applicant submitted water quality test results for remaining constituents: perchlorate, secondaries, and total coliforms. Samples were collected on October 31, 2023 by Monterey Bay Analytical Services. Certificate of Analysis was completed on November 15, 2023 for these samples. The EHB completed review and determined these samples are acceptable under Title 22 of the California Code of Regulations.
- c) EHB confirmed a permanent restroom exists on the property. The restroom is connected to a septic system (approx. 1,500 gallon concrete tank connected to a single seepage pit) which was found to be in an acceptable condition with no recommended repairs. The application materials indicate an existing operation with a total of 8 staff and no anticipated future expansion of operations. Therefore, the existing septic system is suitable for the operation.
- d) The Gonzales Rural Fire Protection District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent. The pallets are being stored in compliance with the NFPA outdoor idle pallet storage standards.
- e) The application, project plans, and related support materials submitted by the project applicants to the Monterey County HCD- Planning for the proposed development are found in Project File PLN200271.

**4. FINDING:** **VIOLATIONS** - The subject property currently has a code enforcement violation. As a result of this action to obtain an after the fact Use Permit, the subject property shall be partially considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 21. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

**EVIDENCE:**

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of an existing violation on the subject property.
- b) The applicants' application has been reviewed by County staff and found to be consistent with all County policies and regulations. Issuance of this permit will partially abate the violation by permitting the existing Use onsite. In accordance with section 21.84.130, the applicants have paid twice the amount normally charged for this after the fact Use Permit.
- c) After the fact construction permits may be required and must be obtained following approval of this permit to fully clear the violation.
- d) Staff conducted a site visit on July 20, 2023, and researched County records to assess the violations on the subject property and how proposed activities would address them.
- e) The application, plans and supporting materials submitted by the project applicants to Monterey County HCD-Planning for the proposed development are found in Project File PLN200271.

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

**EVIDENCE:**

- a) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15301 categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration to existing structures and facilities.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
  - The location of a project site is not located within an environmentally sensitive area;
  - There will be no cumulative impacts. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. There are no significant resources within the project area that could be impacted if the operation were replaced in the future. At this time, there are no applications for similar operations in the same area that could cumulatively impact traffic;
  - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 and 2);
  - The project site is not visible from any scenic highways, and the proposed use would not result in damages to scenic resources; and
  - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
- c) Staff reviewed aerial imagery and photos of the project site to verify that the site and proposed project meet the criteria for an exemption.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicants to Monterey County HCD-Planning for the proposed development are

found in Project File PLN200271.

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

**EVIDENCE:** Pursuant to Title 21 section 21.80.040, the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator.

### **DECISION**

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

- 1) Find the project exempt from CEQA pursuant to section 15301, existing facilities, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve an after the fact Use Permit to partially clear a Code Enforcement violation (20CE00295) to allow an onsite agricultural support and farm equipment storage facility for wooden pallet storage, repair, sale and rent. Onsite pallet production shall not exceed 28,000 pallets in a 12-month period.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of October, 2024:

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Mike Novo AICP, Zoning Administrator

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 OF 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 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 Department office in Salinas.

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN200271

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This after the fact Use permit (PLN200271) partially clears Code Enforcement violation (20CE00295) and allows an onsite agricultural support and farm equipment storage facility for wooden pallet storage, repair, sale and rent. Onsite pallet production shall not exceed 28,000 pallets in a 12-month period. The property is located at 31201 Johnson Canyon Road (Assessor's Parcel Number 223-071-013-000), Central Salinas Valley 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 after the fact Use permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 223-071-013-000 on October 10, 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 RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - 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 RMA - 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 RMA - 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.  
(RMA - 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 RMA - 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. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct commercial driveway connection(s) to Johnson Canyon Road. The design and construction is subject to the approval of the HCD-PWFP. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD-PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. The applicant is responsible for obtaining all permits and environmental clearances.

### 5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

## 6. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

## 7. PWSP0001 – DRAINAGE

**Responsible Department:** Public Works

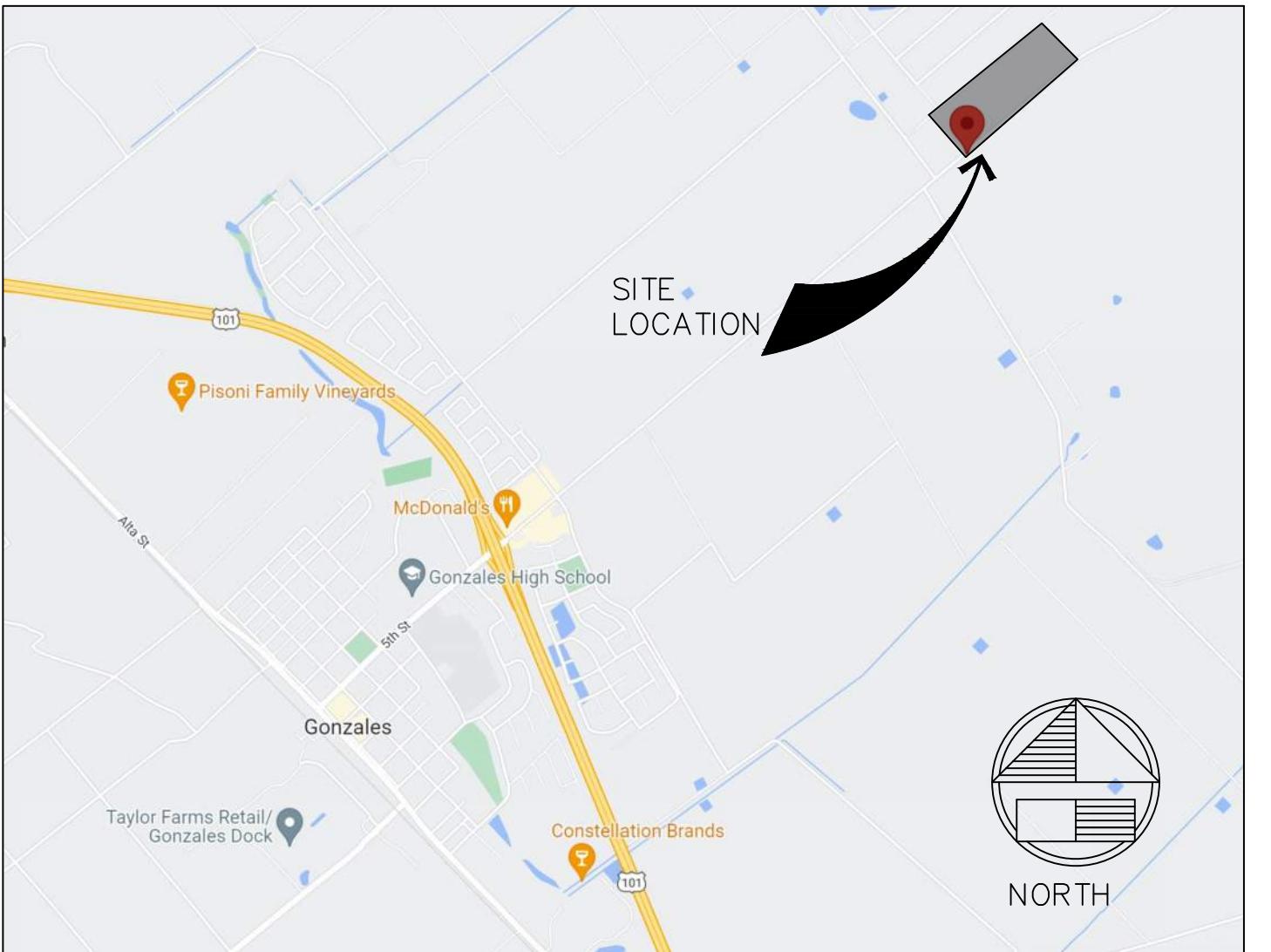
**Condition/Mitigation Monitoring Measure:** The minimum culvert size shall be 18 inches. Restore existing roadside drainage ditches and culverts to full functionality at Johnson Canyon Road. Fill material must be removed from the bottom of the ditch and kept out of the road right-of-way, subject to the approval of HCD – Engineering Services.

**Compliance or Monitoring Action to be Performed:** Prior to Building Issuance, the Owner/Applicant shall obtain an encroachment permit from HCD. Improvements are to be completed prior to occupancy or commencement of use. The applicant is responsible for obtaining all permits and environmental clearances.

# SANDOVAL PALLET STORAGE

## 31201 JOHNSON CANYON ROAD

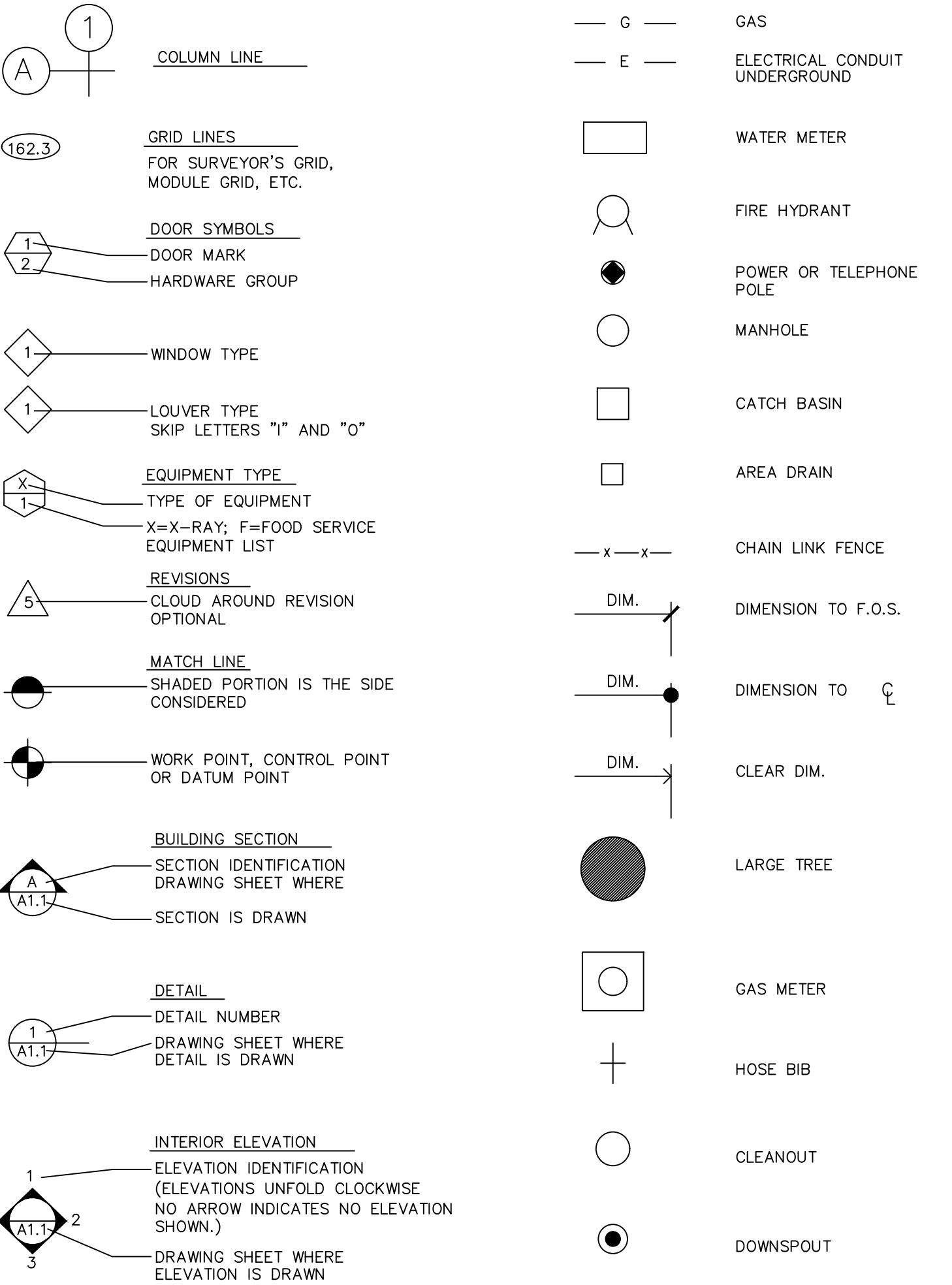
GONZOLES, CALIFORNIA, 93926



### VICINITY MAP

SCALE: 1/4"=1'0"

### SYMBOLS



### SHEET INDEX

T1.1 TITLE SHEET  
 A1.0 OPERATION PLAN  
 A1.2 OPERATION PLAN CONT.  
 A1.3 EXISTING SITE PLAN  
 A1.4 PROPOSED SITE PLAN  
 E1.0 ELECTRICAL PLAN  
 R.01 RESOURCES  
 R.02 RESOURCES  
 A1.5 EROSION CONTROL

### SCOPE OF WORK

**CODE ENFORCEMENT:**  
 DEMO EXISTING NON CONFORMING SHADE STRUCTURES, REMOVE DEBRIS, AND UN USED TRUCKS/ VANS AND WASTE. ELIMINATE HAZARDOUS WASTE FROM SITE GROUNDS. DEMOLISH (E) FIRE DAMAGED COVERED SHADE STRUCTURE.

**PROPOSED:**  
 ADD NEW ELEC. OUTDOOR RECEPTACLE OUTLETS  
 • NEW OUTDOOR WORK AREA W/ (N) ELECTRICAL  
 • NEW PALLET STORAGE ZONES PER CBC.

NO GRADING TO BE DONE  
 NO LANDSCAPING TO BE DONE  
 NO TREES TO BE REMOVED  
 LIGHT DEMOLITION TO BE DONE

### PROJECT OUTLINE

DEMO EXISTING NON CONFORMING SHADE STRUCTURES, REMOVE DEBRIS, AND UN USED TRUCKS/ VANS AND WASTE. ELIMINATE HAZARDOUS WASTE FROM SITE GROUNDS. DEMOLISH (E) FIRE DAMAGED COVERED SHADE STRUCTURE.

### DISCLAIMER

THE PROPERTY LINE LAYOUT (DIMENSIONS, ORIENTATION AND LOCATION) WERE PRODUCED FROM ASSESSOR MAPS. THESE MAPS DO NOT REPRESENT ACTUAL SURVEYS AND ARE NOT ONLY USED FOR SCHEMATIC (ESTIMATE) PURPOSES.

THE DIMENSIONS PROVIDED ON THE PLANS ARE A RESULT OF FIELD OBSERVATIONS, AND WERE TAKEN FROM ASSUMED PROPERTY LINES. IF AN ACCURATE SURVEY IS REQUIRED; THE SURVEY SHALL BE PERFORMED BY A COMPETENT LAND SURVEYOR CURRENTLY LICENSED IN THE STATE OF CALIFORNIA.

### GENERAL NOTES

1. WORKMANSHIP: WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE DRAWINGS AND OR SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO ALL METHODS AND OPERATIONS OF THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED. THE CONTRACTOR SHALL VERIFY ALL WORK, DIMENSIONS AND DRAWINGS, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
2. CLEAN-UP: THE ENTIRE PREMISES SHALL BE MAINTAINED REASONABLY NEAT, CLEAN AND HAZARD FREE DURING THE COURSE OF CONSTRUCTION. ALL TRADES SHALL REMOVE TOOLS, RUBBISH, AND UNUSED MATERIALS AS SOON AS THEIR RESPECTIVE WORK IS COMPLETE, LEAVING ALL AREAS IN BROOM CLEAN CONDITION. THE TRASH SHALL BE REMOVED DAILY AND NOT BE ALLOWED TO ACCUMULATE.
3. LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND THE CONTRACTOR SHALL CONTACT THE OWNER IF UNKNOWN CONDITIONS ARISE.
4. THE CONTRACTOR SHALL PROVIDE ANY OR ALL SHORING AND BRACING TO THE STABILITY OF ANY OF THE PARTS OF THE PROJECT DURING CONSTRUCTION TO ASSURE SAFETY.
5. MATERIAL: UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE NEW AND DELIVERED TO THE JOB IN THE MANUFACTURE'S ORIGINAL PACKAGE, AND CONTAINERS OR BUNDLES, BEARING THE FULL IDENTIFICATION. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE BY THE CONTRACTOR.
6. PROTECTION: ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES, AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
7. EQUIPMENT: ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT IS REQUIRED TO BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO THE CITY BUILDING DEPARTMENT.
8. SITE GRADES: THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SITE GRADE ELEVATIONS TO ENSURE PROPER SITE DRAINAGE. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM BUILDING OR FOUNDATIONS.
9. DIMENSIONS: DO NOT SCALE PLANS, VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
10. SANITARY FACILITIES: THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING THE DURATION OF CONSTRUCTION.
11. ELECTRICAL: ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NEC.
12. PROVIDE CONCRETE/STUCCO WASHOUT AREA ON SITE, PER CITY STANDARDS.
13. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.

### CONTACT INFO:

**FLOORPLANDESIGNCO.**  
 DESIGNER(S): RICK CASTILLO  
 ADDRESS: 21 WEST ALISAL, SUITE 101  
 SALINAS, CA 93901  
 REPRESENTATIVE: RICK CASTILLO  
 DRAFTING TEAM: EDGAR, RICK, CRIS, FRANK  
 COMPANY EMAIL: FLOORPLANDESIGNCO@GMAIL.COM  
 OFFICE PHONE: 831-524-5927

**CLIENT**  
 AGENT/CLIENTS NAME: ALPHONSO SANDOVAL  
 PROPERTY ADDRESS: 31201 Johnson Canyon Rd,  
 Gonzales, CA 93926  
 PHONE: (831) 512 7759  
 EMAIL: sandovalpallet@gmail.com  
 OWNERS NAME: AMORAL RANCHES

**AUTHORITY / JURISDICTION**  
 GOV./AGENCY: Monterey County Housing and Community Development  
 PROPERTY ADDRESS: 1441 Schilling Place, 2nd Floor  
 Salinas, CA 93901  
 Office: (831) 755-5025  
 Direct: (831) 755-5226

### ABBREVIATIONS

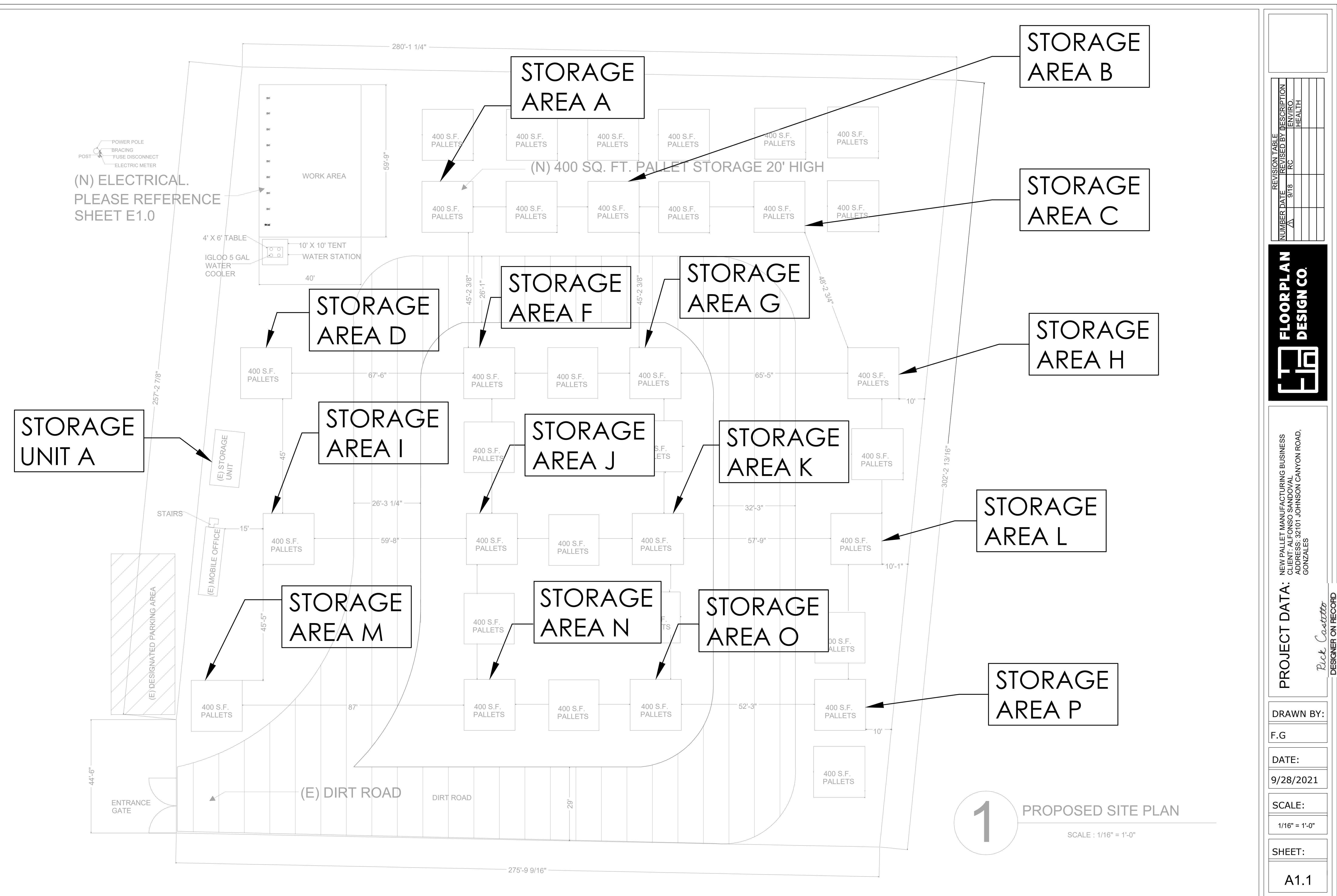
|       |                                                                                                 |       |                                   |                               |                             |           |                                                   |                |                           |
|-------|-------------------------------------------------------------------------------------------------|-------|-----------------------------------|-------------------------------|-----------------------------|-----------|---------------------------------------------------|----------------|---------------------------|
| 1     | COLUMN LINE                                                                                     | G     | GAS                               | AND                           | EAST                        | LAB.      | LABORATORY                                        | S.C.D.         | SEAT COVER DISPENSER      |
| 162.3 | GRID LINES<br>FOR SURVEYOR'S GRID,<br>MODULE GRID, ETC.                                         | E     | ELECTRICAL CONDUIT<br>UNDERGROUND | ANGLE                         | EACH                        | LAM.      | LAMINATE                                          | SCHED.         | SCHEDULE                  |
| 1     | DOOR MARK                                                                                       | Ø     | WATER METER                       | CENTERLINE OR ROUND           | EXPANSION JOINT             | LKR.      | LOCKER                                            | SOAP DISPENSER | SOAP DISPENSER            |
| 1     | HARDWARE GROUP                                                                                  | 1     | FIRE HYDRANT                      | DIAMETER OR ROUND             | ELEV.                       | LT.       | LIGHT                                             | SECTION        | SECTION                   |
| 1     | WINDOW TYPE                                                                                     | 2     | POWER OR TELEPHONE<br>POLE        | PERPENDICULAR                 | EMER.                       | MAX.      | MAXIMUM                                           | SH.            | SHelf                     |
| 1     | LOUVER TYPE<br>SKIP LETTERS "I" AND "O"                                                         | 1     | MANHOLE                           | POUND OR NUMBER<br>(E)<br>(N) | EMERGENCY                   | M.C.      | MEDICINE CABINET                                  | SHR.           | SHOWER                    |
| X-1   | EQUIPMENT TYPE<br>TYPE OF EQUIPMENT                                                             | 1     | CATCH BASIN                       | EXISTING                      | ENCLOSURE                   | MCH.      | MEDICAL                                           | SHT.           | SHEET                     |
| X     | X-X-RAY; F=FOOD SERVICE<br>EQUIPMENT LIST                                                       | 1     | AREA DRAIN                        | EXPOSED                       | ELECTRICAL PANEL BOARD      | MEMB.     | MEMBRANE                                          | SIM.           | SIMilar                   |
| 5     | REVISIONS<br>CLOUD AROUND REVISION<br>OPTIONAL                                                  | x-x-x | CHAIN LINK FENCE                  | EXP.                          | EXPANSION                   | MET.      | METAL                                             | S.N.D.         | SANITARY NAPKIN DISPENSER |
| 1     | MATCH LINE<br>SHADED PORTION IS THE SIDE<br>CONSIDERED                                          | DIM.  | DIMENSION TO F.O.S.               | EXT.                          | EXTERIOR                    | MFR.      | MANUFACTURER                                      | S.N.R.         | SANITARY NAPKIN           |
| 1     | WORK POINT, CONTROL POINT<br>OR DATUM POINT                                                     | DIM.  | DIMENSION TO C                    | F.A.                          | FIRE ALARM                  | MH.       | MANHOLE                                           | RECEPTACLE     | RECEPTACLE                |
| 1     | BUILDING SECTION<br>SECTION IDENTIFICATION<br>DRAWING SHEET WHERE<br>SECTION IS DRAWN           | A     | LARGE TREE                        | F.D.                          | FLOOR DRAIN                 | M.I.      | MALLEABLE IRON                                    | SPEC.          | SPECIFICATION             |
| 1     | DETAIL<br>DETAIL NUMBER                                                                         | 1     | GAS METER                         | FND.                          | FOUNDATION                  | M.I.      | MALLEABLE IRON                                    | SQ.            | SQUARE                    |
| 1     | DRAWING SHEET WHERE<br>DETAIL IS DRAWN                                                          | 1     | HOSE BIB                          | F.O.C.                        | FIRE ALARM CABINET          | M.I.      | MALLEABLE IRON                                    | SST.           | STAINLESS STEEL           |
| 1     | INTERIOR ELEVATION<br>(ELEVATIONS UNFOLD CLOCKWISE<br>NO ARROW INDICATES NO ELEVATION<br>SHOWN) | +     | CLEANOUT                          | F.O.C.                        | FIRE HOSE CABINET           | M.I.      | MALLEABLE IRON                                    | S.S.           | SERVICE SINK              |
| 1     | DRAWING SHEET WHERE<br>ELEVATION IS DRAWN                                                       | 1     | DOWNSPOUT                         | F.O.H.C.                      | FLAMEWOOD SCREW             | M.I.      | MALLEABLE IRON                                    | STA.           | STATION                   |
| 1     | 1                                                                                               | 2     |                                   | F.I.W.S.                      | FLASH                       | M.I.      | MALLEABLE IRON                                    | STD.           | STANDARD                  |
| 1     | 3                                                                                               |       |                                   | FIN.                          | FLASHING                    | M.I.      | MALLEABLE IRON                                    | SIL.           | STEEL                     |
| 1     |                                                                                                 |       |                                   | FL.                           | FLUORESCENT                 | M.I.      | MALLEABLE IRON                                    | STL.           | STORAGE                   |
| 1     |                                                                                                 |       |                                   | F.O.C.                        | FACE OF CONCRETE            | M.I.      | MALLEABLE IRON                                    | STR.           | STRUCTURAL                |
| 1     |                                                                                                 |       |                                   | F.O.C.                        | FACE OF MASONRY             | M.O.      | MASONRY OPENING                                   | SUSP.          | SUSPENDED                 |
| 1     |                                                                                                 |       |                                   | F.O.S.                        | FACE OF STRUCTURE           | M.T.D.    | MOUNTED                                           | STM.           | SYMMETRICAL               |
| 1     |                                                                                                 |       |                                   | F.P.R.F.                      | FIREPROOF                   | M.U.L.    | MULLION                                           |                |                           |
| 1     |                                                                                                 |       |                                   | F.R.P.                        | FIBERGLASS REINFORCED PANEL | N.        | NORTH                                             |                |                           |
| 1     |                                                                                                 |       |                                   | F.R.P.                        | FOOT OR FEET                | N.I.C.    | NOT IN CONTRACT                                   |                |                           |
| 1     |                                                                                                 |       |                                   | F.T.                          | FOOTING                     | N.O. OR # | NUMBER                                            |                |                           |
| 1     |                                                                                                 |       |                                   | F.T.G.                        | FOOTING                     | N.T.S.    | NOT TO SCALE                                      |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.R.                        | FURRING                     | O.A.      | OVERALL                                           | TRD.           | TREAD                     |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | O.D.      | OBSCURE                                           | T.B.           | TOWEL BAR                 |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | O.D.      | OBSCURE                                           | T.C.           | TOP OF CURB               |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | O.N.      | ON CENTER                                         | TEL.           | TELEPHONE                 |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | O.D.      | OUTSIDE DIAMETER (DIM.)                           | TER.           | TERAZZO                   |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | OFF.      | OFFICE                                            | T.G.           | TONGUE AND GROOVE         |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | OPNG.     | OPENING                                           | THK.           | THICK                     |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | OPP.      | OPPOSITE                                          | T.P.D.         | TOP OF PAVEMENT           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.A.P.    | PAPER ACTUATED FASTENER                           | T.P.           | TOILET PAPER DISPENSER    |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.R.CST.  | PRECAST                                           | T.V.           | TELEVISION                |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | PL.       | PLATE                                             | T.W.           | TOP OF WALL               |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.L.      | PLASTIC LAMINATE                                  | UNF.           | UNFINISHED                |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.L.      | PLASTER                                           | U.O.N.         | UNLESS OTHERWISE NOTED    |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.L.      | PLYWOOD                                           | UR.            | URINAL                    |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.S.I.    | POUNDS PER SQUARE INCH                            | VERT.          | VERTICAL                  |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.R.      | PART                                              | VEST.          | VESTIBULE                 |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.T.      | POINT                                             |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.T.D.    | PAPER TOWEL DISPENSER                             |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.T.D/R   | COMBINATION PAPER TOWEL<br>DISPENSER & RECEPTACLE |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.T.H.    | PAPER TOWEL HOLDER                                |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.T.N.    | PARTITION                                         |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | P.T.R.    | PAPER TOWEL RECEPTACLE                            |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | Q.T.      | QUARRY TILE                                       |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.F.P.    | REINFORCED FIBERGLASS PANEL                       |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.        | RISER                                             |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.A.      | RETURN AIR                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.D.      | ROOF DRAIN                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.D.      | REFRIGERATOR                                      |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | REFR.     | REFERENCE                                         |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.GTR.    | REGISTER                                          |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | REINF.    | REINFORCED                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | RESI.     | REINFORCED                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | RESI.     | REINFORCED                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.H.W.S.  | ROUND HEAD WOOD SCREW                             |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.M.      | ROOM                                              |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.O.      | ROUGH OPENING                                     |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R/W.      | RIGHT OF WAY                                      |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.W.D.    | REDWOOD                                           |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | R.W.L.    | RAIN WATER LEADER                                 |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | S.        | SOUTH                                             |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | S.A.      | SUPPLY AIR                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | S.B.      | SOLID BLOCKING                                    |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | S.C.      | SOLID CORE                                        |                |                           |
| 1     |                                                                                                 |       |                                   | F.U.T.                        | FUTURE                      | I.        |                                                   |                |                           |

### CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM WITH FOLLOWING:

2019 California Building Code  
 2019 California Fire Code  
 2019 California Electrical Code  
 2019 California Energy Code  
 2019 California Mechanical Code  
 2019 California Plumbing Code  
 2019 California Green Building Code  
 2019 California Title 24 Energy Requirements

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.



A TOTAL OF 42 20'X20' OPEN STORAGE AREAS



20'X20' FT OPEN STORAGE AREA

WOODEN PALLETS TO BE STACKED AND SHALL FOLLOW CODE 315.7.3 STORAGE HEIGHT FOR THE MAX HEIGHT.



20'X20' FT OPEN STORAGE AREA

EMPTY AS OF NOW. BUT PLANNING TO STORE PALLETS LIKE THE REST OF THE OPEN STORAGE AREAS.



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21'X11' FT STORAGE UNIT

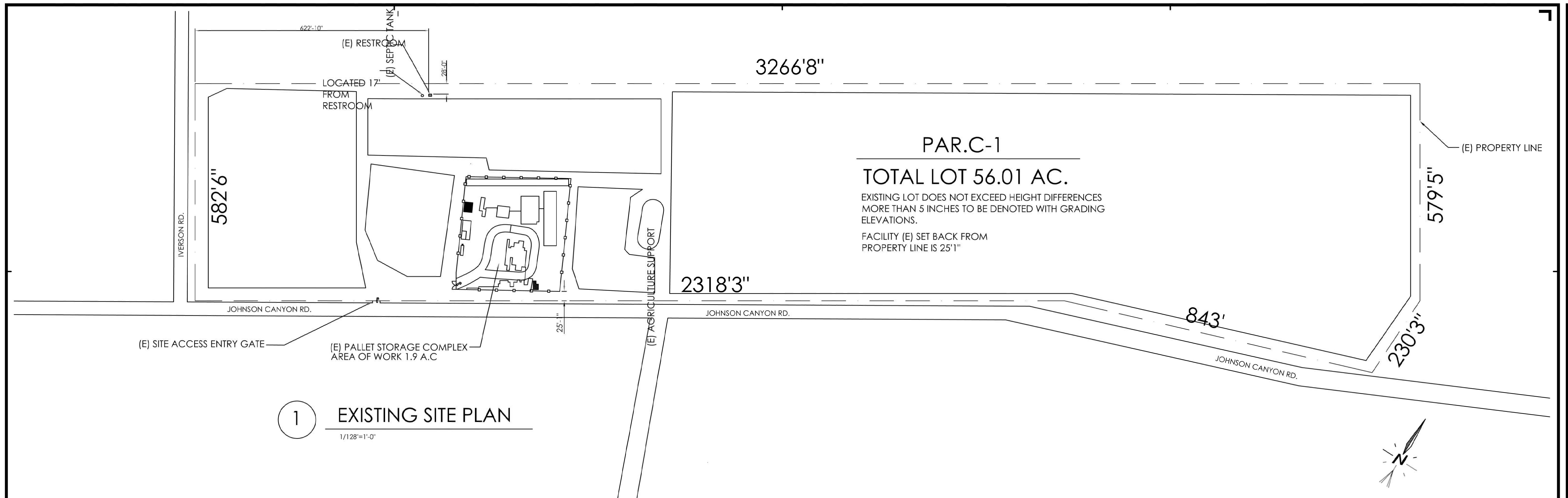
TOOLS AND EQUIPMENT TO BE STORED IN STORAGE UNIT

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
| A              | 9/18 |
| RC             |      |
| ENVIRO.        |      |
| HEALTH         |      |



PROJECT DATA: NEW PALLET MANUFACTURING BUSINESS  
CLIENT: ALFONSO SANDOVAL  
ADDRESS: 32101 JOHNSON CANYON ROAD,  
GONZALES  
Rick Castello  
DESIGNER ON RECORD

DRAWN BY:  
F.G  
DATE:  
9/28/2021  
SCALE:  
1/16" = 1'-0"  
SHEET:  
A1.2



## LEGEND

## ADDITIONAL INFORMATION

CLIENT NAME: ALFONSO SANDOVAL  
CONTACT INFO  
EMAIL: SANDOVALPALLET@HMAIL.COM  
PHONE: 801-512-7752

PHONE: 831-512-7759  
LOT USE TYPE: AGRICULTURE  
TAX RATE AREA: 076-006  
PARCEL# (APN) 223-071-013  
MAILING ADDRESS: PO BOX 3035 GONZOLES  
CA 93926-3035  
LOT ACREAGE: 56.010  
LOT SQUARE FT: 2,438,785

LOT SQUARE FT: 2,439.795

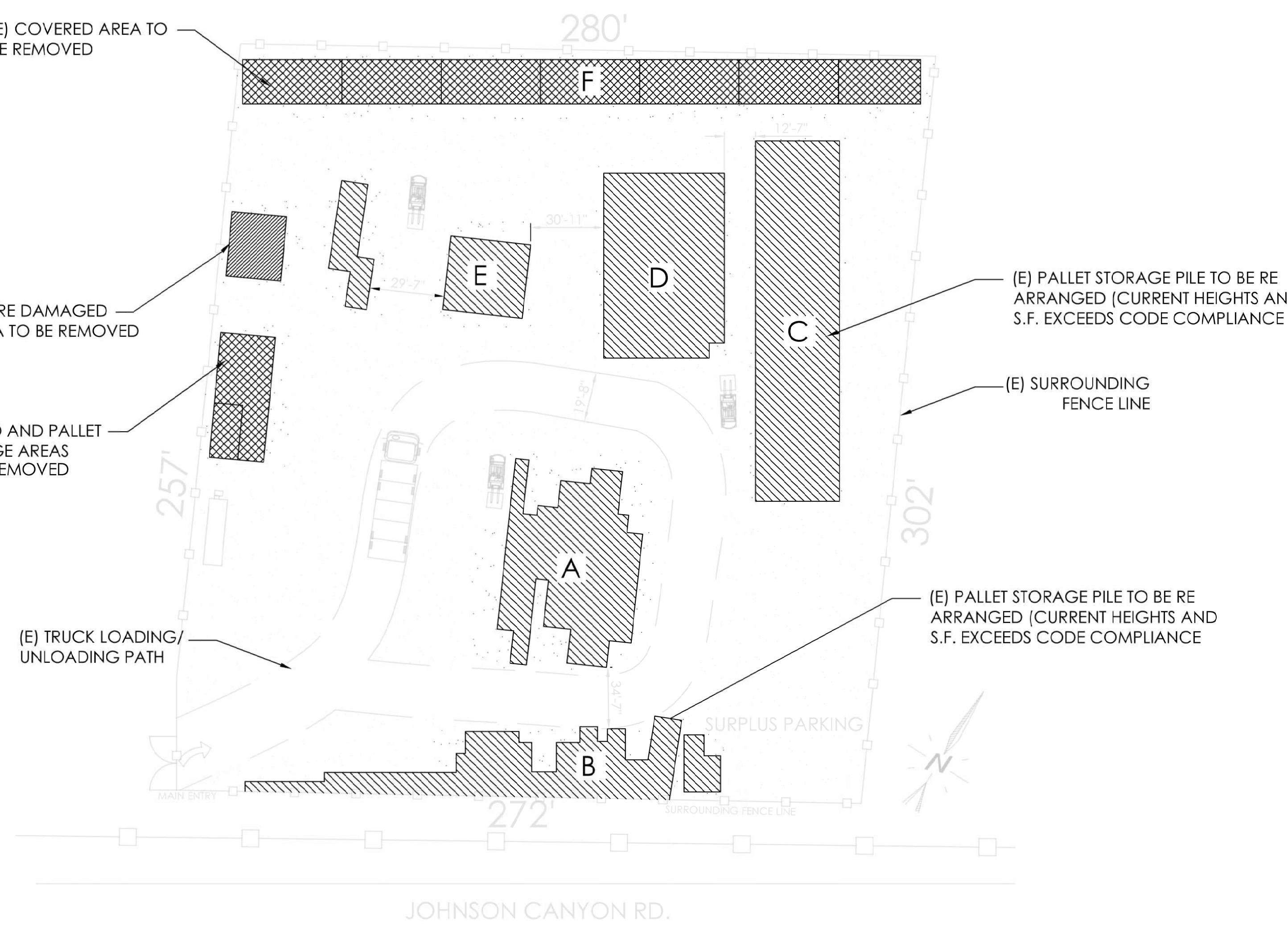
## LOT COVERAGE DATA

(E) BUILDING AREA ..... 5,514.86 sf /56.01 ac. = .23%  
(E) NON CONFORMING PALLET AREA ..... 15,422.88 sf/ 56.01 ac. = .63%  
(E) NON CONFORMING BUILDING AREA ..... 4,741.16 sf/ 56.01 ac. = .19%  
TOTAL LOT COVERAGE ..... 25,678.9 sf or 1.05%

**TOTAL LOT COVERAGE** ----- 25,678.9 sf or 1.05%

## 2 ENLARGED SITE PLAN

ENLARGED TO SHOW DETAIL, NOT TO SCALE



# FLOORPLAN DESIGN CO.

10

Phone (831) 524-5927

Phone (831) 524-5927

**31201 JOHNSON CANYON**  
PROJECT DESCRIPTION: SANDOVAL PALLET STORE  
**EXISTING SITE PLAN**

|       |               |
|-------|---------------|
| DATE  | 10/07/2020    |
| SCALE | 1/128"=1'-0"  |
| DRAWN | RICK CASTILLO |
| JOB   | FPDC-22-1     |
| SHEET | A1.3          |
| OF    | SHEETS        |

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

## EROSION PROTECTION NOTES

10. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF SHALL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
11. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS PROJECT AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE PROJECT.
12. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
13. SEDIMENT CONTROL/BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE. A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW, MAINTAIN, AND IMPLEMENT THE REQUIREMENTS OF THE PLAN.
14. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS; PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING; AND RUNOFF FROM EQUIPMENT AND VEHICLE WASHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
15. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS. STAGING AREAS SHALL BE SELECTED BY THE CONTRACTOR WITH INCORPORATION OF THE APPROPRIATE BMP'S.
16. BMP'S SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMP'S SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS. SEE THE PROJECT STORM WATER POLLUTION PREVENTION PLAN FOR BMP DETAILS.
17. SPECIFIC LOCATIONS OF BMP'S SUCH AS SILT FENCING, MATERIALS STORAGE AREA AND STABILIZED ROAD CONSTRUCTION ARE TO BE ADJUSTED TO REFLECT ACTUAL CONSTRUCTION EQUIPMENT & CONTRACTORS 'MEANS AND METHODS'.
18. STRAW MULCH OR SOIL BINDER SHALL BE APPLIED TO ALL INACTIVE DISTURBED AREAS. STRAW MULCH SHALL BE RE-APPLIED AS NEEDED TO MAINTAIN EFFECTIVENESS.
19. LINEAR SEDIMENT CONTROLS (SILT FENCING, FIBER ROLLS, ETC.) SHALL BE DEPLOYED ON DISTURBED SLOPES (IF ANY). LINEAR SEDIMENT CONTROLS WILL ALSO BE USED AS A PERIMETER CONTROL TO CONTAIN SEDIMENT WITHIN THE PROJECT AREA. IT IS NOT NECESSARY TO DEPLOY PERIMETER CONTROLS AT LOCATIONS WHERE SEDIMENT IS UNABLE TO LEAVE THE PROJECT SITE (SUCH AS AREAS THAT SLOPE INWARD).

## GENERAL PLAN NOTES

-INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY, PER CITY STANDARD PLAN NO. 59A. (SEE DETAIL 1 ON THIS SHEET)

-PLACE GRAVEL BAGS AROUND NEARBY, DOWNSTREAM STORM INLET(S) DURING CONSTRUCTION, PER CITY STANDARD PLAN NO. 59A. (SEE DETAIL 3 ON THIS SHEET)

-PROVIDE CONCRETE/STUCCO WASHOUT AREA ON SITE, PER CITY STANDARD PLAN NO. 59B. (SEE DETAIL 2 ON THIS SHEET)

-DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT\*

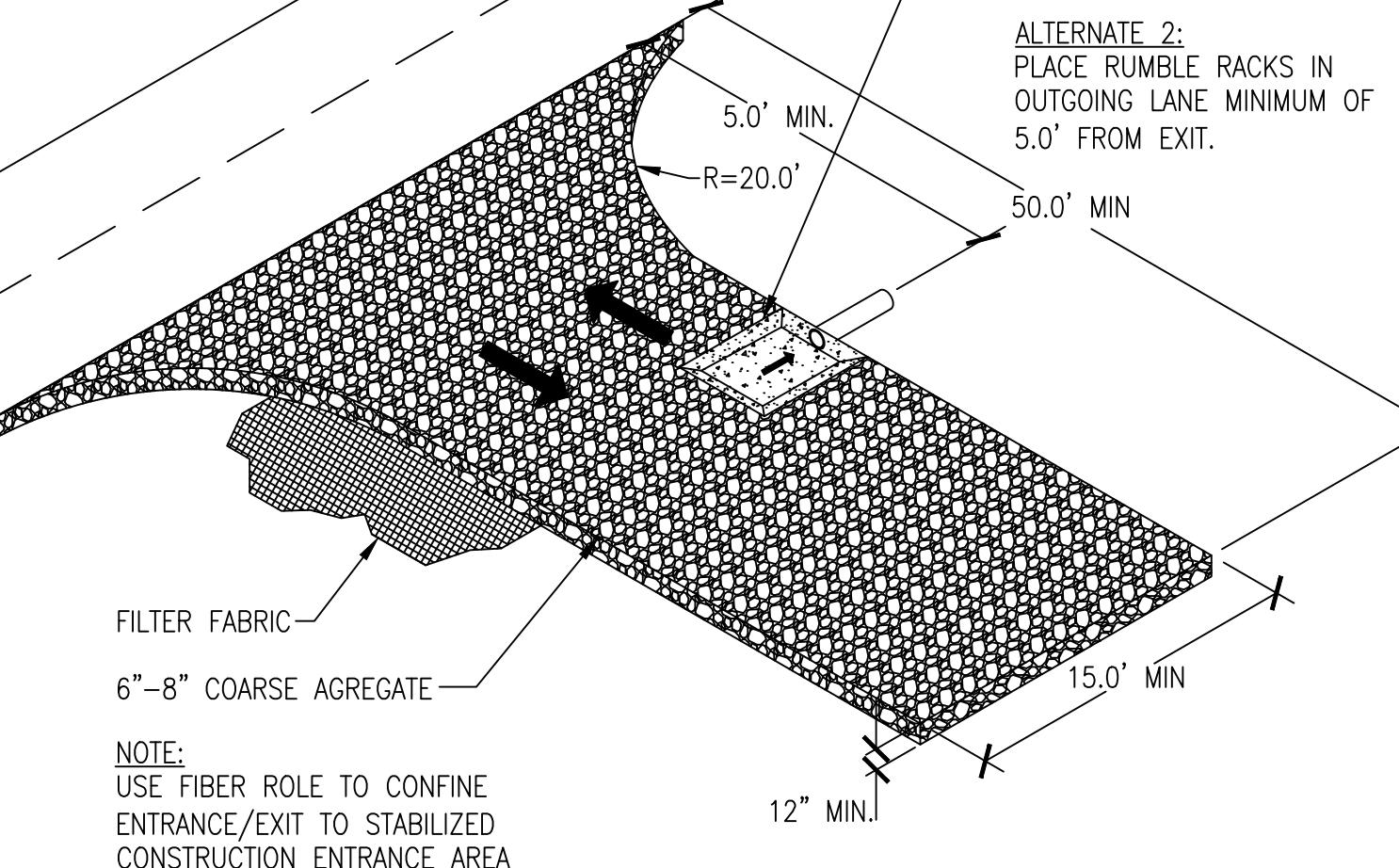
-DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15)\*

• GRADING ACTIVITIES MUST BE SCHEDULED TO MINIMIZE BARE GRADE AREAS.

• SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS SHALL BE KEPT ON SITE AT ALL TIMES TO BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO LIKELY PRECIPITATION EVENTS.

ALTERNATE 1:  
TIRE WASH DRAIN TO CHANNEL OR BASIN TO ALLOW SEDIMENT TO CLEAR BEFORE DISCHARGING WATER INTO STORM DRAIN.

ALTERNATE 2:  
PLACE RUMBLE RACKS IN OUTGOING LANE MINIMUM OF 5.0' FROM EXIT.



NOTE:  
USE FIBER ROLE TO CONFINE  
ENTRANCE/EXIT TO STABILIZED  
CONSTRUCTION ENTRANCE AREA

**B** STABILIZED CONSTRUCTION ENTRANCE

## BMP CONSIDERATION CHECKLIST

| BMP NO. | BMP                                   | BMP NO. | BMP                                   |
|---------|---------------------------------------|---------|---------------------------------------|
| EC-1    | SCHEDULING                            | NS-1    | WATER CONSERVATION PRACTICES          |
| EC-2    | PRESERVATION OF EXISTING VEGETATION   | NS-2    | DEWATERING OPERATIONS                 |
| EC-3    | HYDRAULIC MULCH                       | NS-3    | PAVING AND GRINDING OPERATIONS        |
| EC-4    | HYDROSEEDING                          | NS-4    | TEMPORARY STREAM CROSSING             |
| EC-5    | SOIL BINDERS                          | NS-5    | CLEAR WATER DIVERSION                 |
| EC-6    | STRAW MULCH                           | NS-6    | ILLICIT CONNECTION/ DISCHARGE         |
| EC-7    | GEOTEXTILES & MATS                    | NS-7    | POTABLE WATER/IRRIGATION              |
| EC-8    | WOOD MULCHING                         | NS-8    | VEHICLE AND EQUIPMENT CLEANING        |
| EC-9    | EARTH DIKES & DRAINAGE SWALES         | NS-9    | VEHICLE AND EQUIPMENT FUELING         |
| EC-10   | VELOCITY DISSIPATION DEVICES          | NS-10   | VEHICLE AND EQUIPMENT MAINTENANCE     |
| EC-11   | SLOPE DRAINS                          | NS-11   | PILE DRIVING OPERATIONS               |
| EC-12   | STREAMBANK STABILIZATION              | NS-12   | CONCRETE CURING                       |
| EC-13   | POLYACRYLAMIDE                        | NS-13   | CONCRETE FINISHING                    |
| SE-1    | SILT FENCE                            | NS-14   | MATERIAL AND EQUIPMENT USE OVER WATER |
| SE-2    | SEDIMENT BASIN                        | NS-15   | DEMOLITION ADJACENT TO WATER          |
| SE-3    | SEDIMENT TRAP                         | NS-16   | TEMPORARY BATCH PLANTS                |
| SE-4    | CHECK DAM                             | WM-1    | MATERIAL DELIVERY AND STORAGE         |
| SE-5    | SEDIMENT LOG (1/C1.0)                 | WM-2    | MATERIAL USE                          |
| SE-6    | GRAVEL BAG BERM                       | WM-3    | STOCKPILE MANAGEMENT                  |
| SE-7    | STREET SWEEPING AND VACUUMMING        | WM-4    | SPILL PREVENTION AND CONTROL          |
| SE-8    | SAND BAG BARRIER                      | WM-5    | SOLID WASTE MANAGEMENT                |
| SE-9    | STRAW BALE BARRIER                    | WM-6    | HAZARDOUS WASTE MANAGEMENT            |
| SE-10   | STORM DRAIN INLET PROTECTION          | WM-7    | CONTAMINATED SOIL MANAGEMENT          |
| SE-11   | CHEMICAL TREATMENT                    | WM-8    | CONCRETE WASTE MANAGEMENT (2/C1.0)    |
| WE-1    | WIND EROSION CONTROL                  | WM-9    | SANITARY/SEPTIC WASTE MANAGEMENT      |
| TC-1    | STABILIZED CONSTRUCTION ENTRANCE/EXIT | WM-10   | LIQUID WASTE MAINTENANCE              |
| TC-2    | STABILIZED CONSTRUCTION ROADWAY       | TC-3    | ENTRANCE/OUTLET TIRE WASH             |

| REVISIONS | DATE | BY | DESCRIPTION   |
|-----------|------|----|---------------|
| △         | 9/18 | RC | ENVRO. HEALTH |

*Rick Castillo*  
DESIGNER ON RECORD

**FLOORPLAN**  
E-10

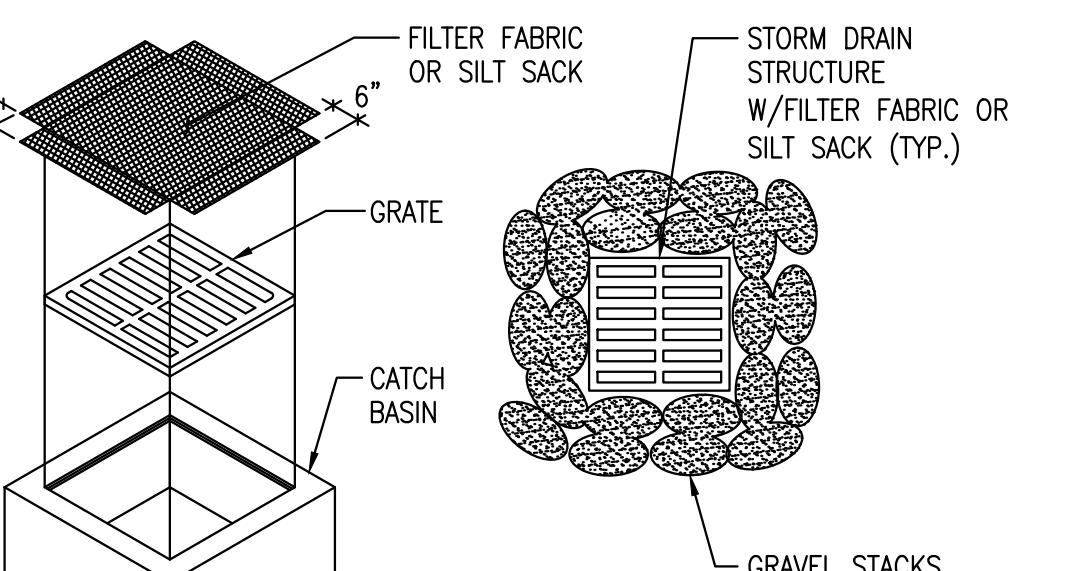
Phone (831) 544-5927

EROSION CONTROL PLAN  
PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE  
APN: 223 071 013  
CLIENT: ALFONSO SANDOVAL  
GONZALEZ, CA

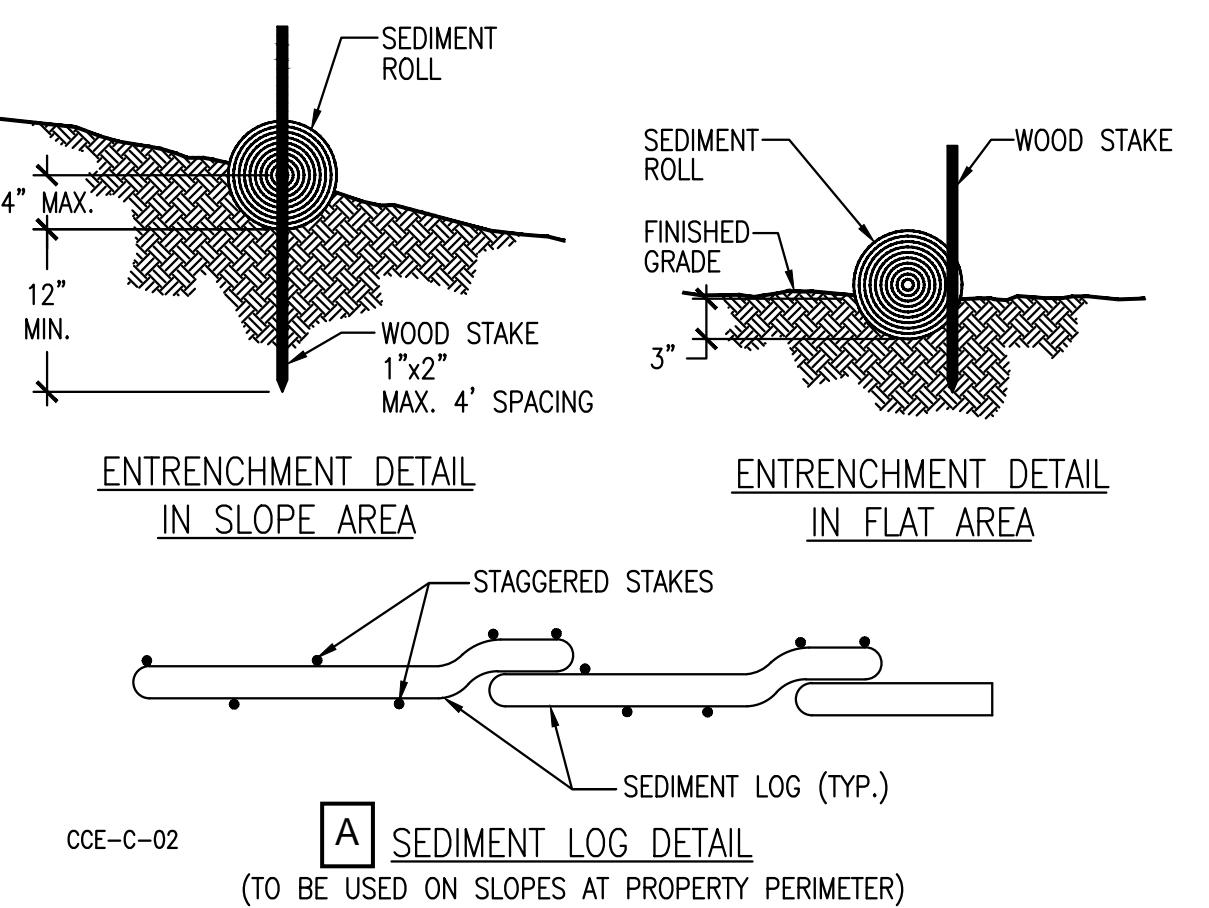
31201 JOHNSON CANYON RD.  
DATE 10/07/2020  
SCALE 1/128"=1'-0"  
DRAWN RICK CASTILLO  
JOB FPDC-22-1  
SHEET A1.5  
OF SHEETS



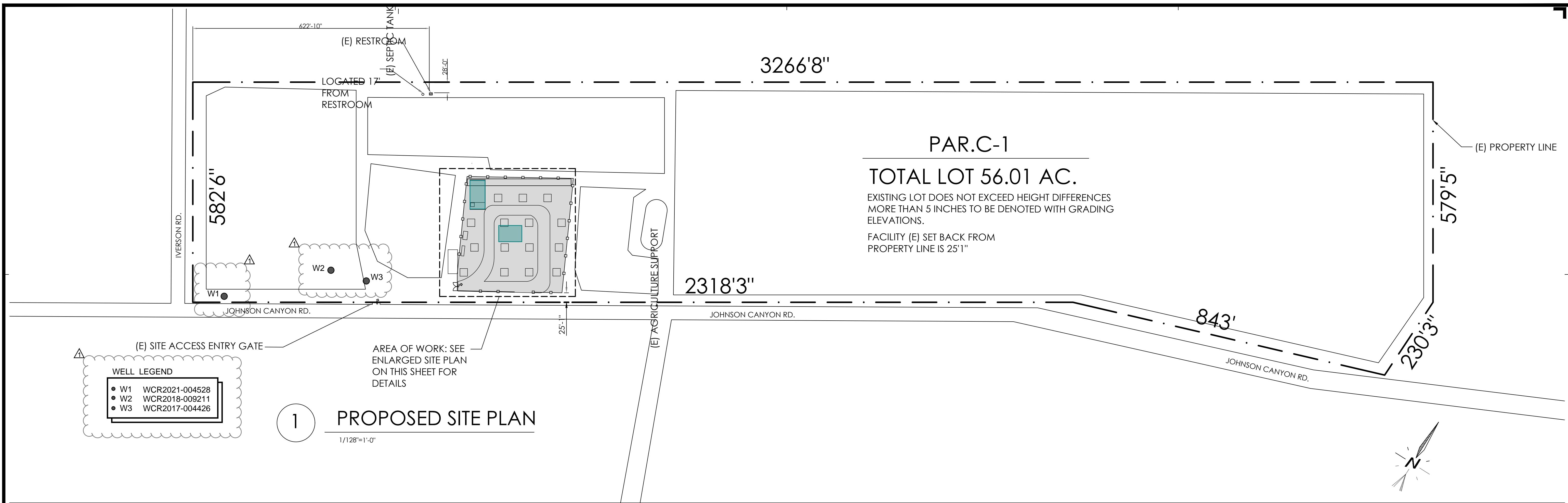
JOHNSON CANYON RD.



TYPICAL STORM DRAIN STRUCTURE REQUIREMENTS



CCE-C-02  
A SEDIMENT LOG DETAIL  
(TO BE USED ON SLOPES AT PROPERTY PERIMETER)



| REVISIONS | DATE | BY | DESCRIPTION    |
|-----------|------|----|----------------|
| △         | 9/18 | RC | ENVIRO. HEALTH |
|           |      |    |                |
|           |      |    |                |
|           |      |    |                |

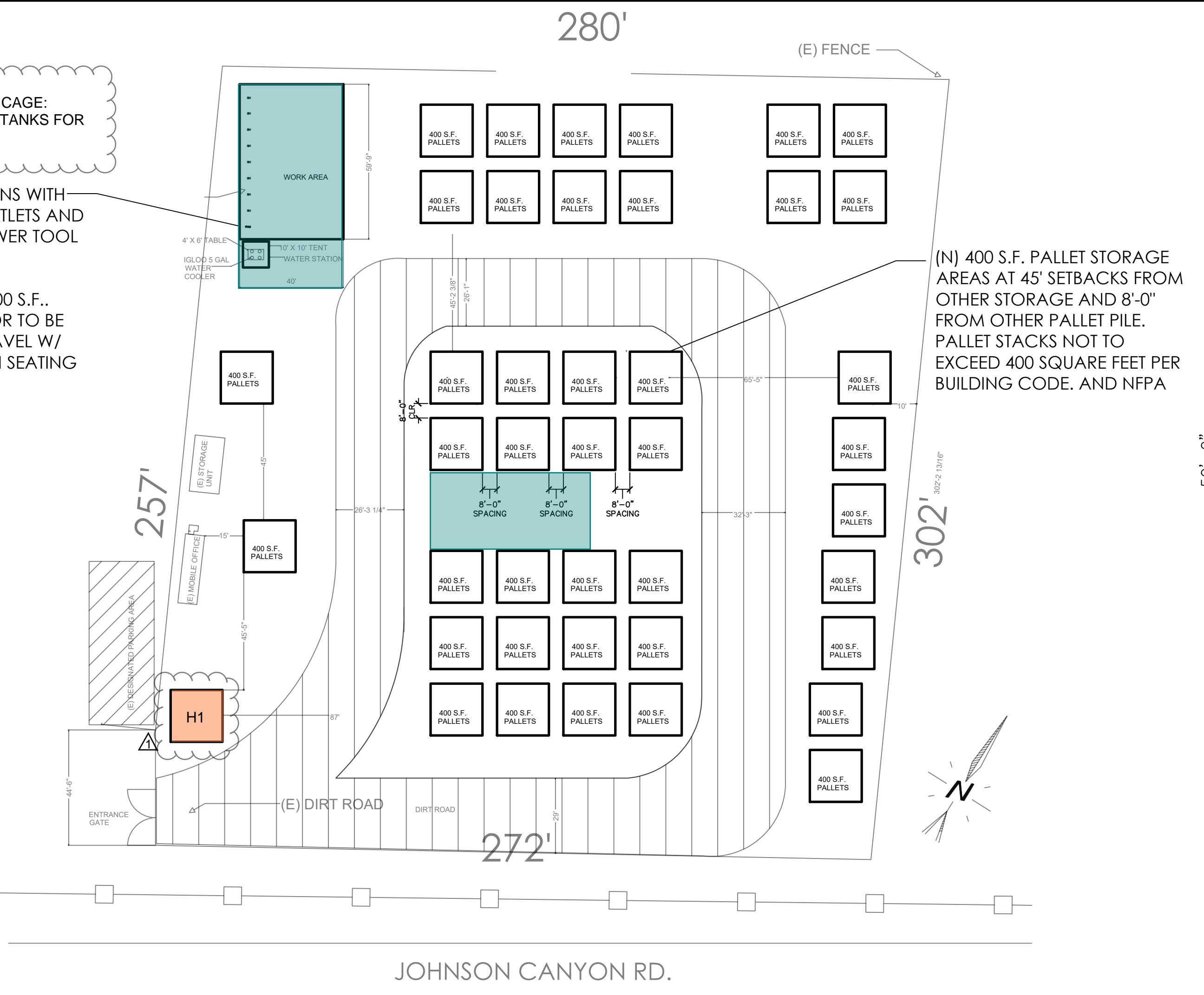
PICK CASTILLO  
 DESIGNER ON RECORD  
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### LEGEND

- PROPOSED AREA
- COMPACTED DIRT AREA
- NEW DESIGNATED PALLET STORAGE AREAS
- FENCE LINE (BUSINESS BOUNDARY)
- Proposed Soil sample locations/ tests

### LOT COVERAGE DATA

(P) WORK AREA ..... 2,325 sf / 56.01 ac = .09%  
 (P) PALLET STORAGE AREA ..... 16,800 sf / 56.01 ac. = .68%  
 (E) BUILDING AREA ..... 665.6 sf / 56.01 ac. = .027%  
 TOTAL LOT COVERAGE ..... .8%



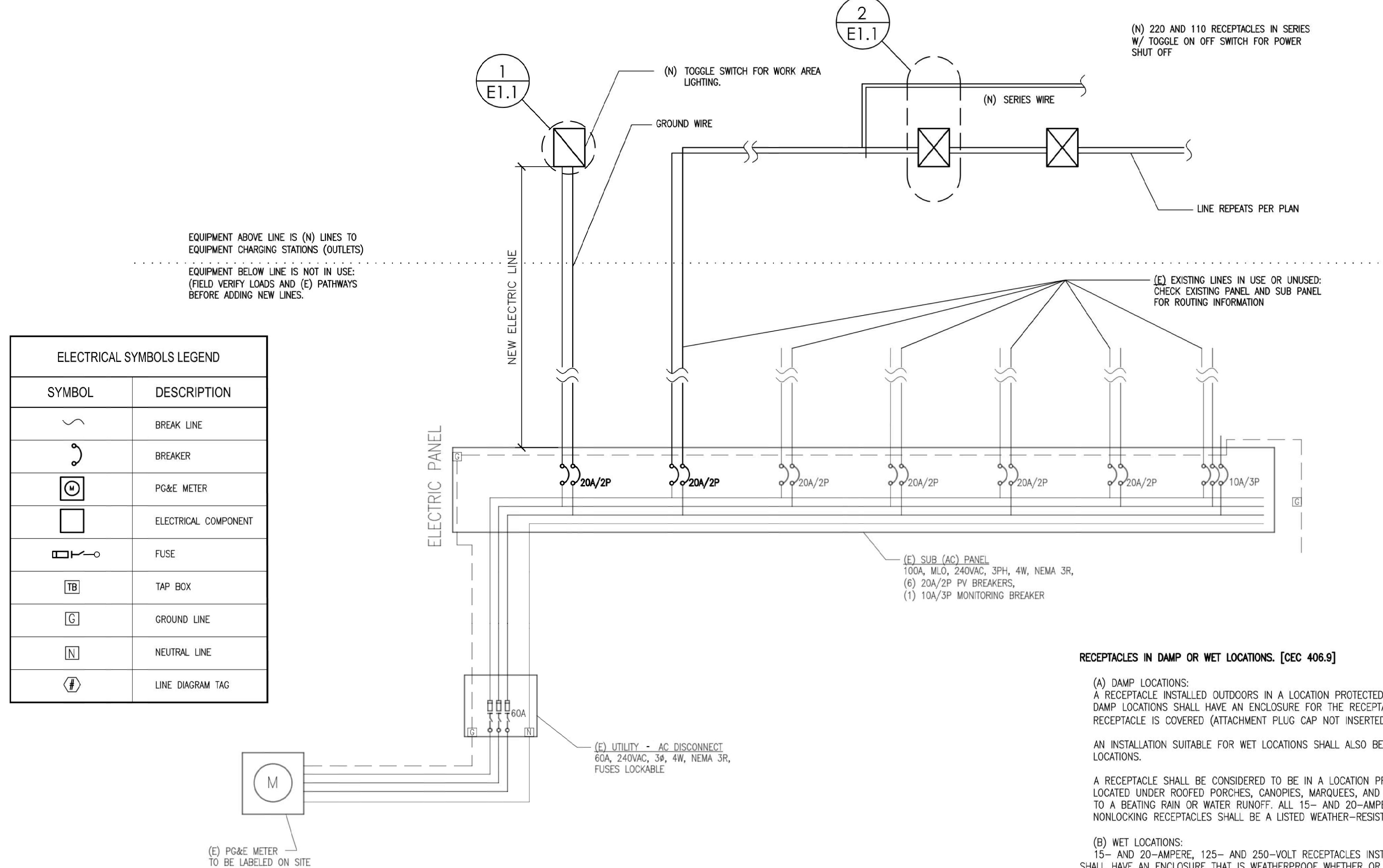
#### GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST ADOPTED NATIONAL ELECTRICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE REGULATIONS AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE THE FINAL LOCATIONS FOR RECEPTACLE, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC.
- A 200 AMP. (min.) MAIN ELECTRICAL PANEL REQUIRED (CEC 230.79)
- MAIN ELECTRICAL SERVICE SHALL BE GROUNDED BY THE UFER-GROUNDING METHOD, WITH A CONCRETE-ENCASED-ELECTRODE PER NEC.
- PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.
- DO NOT RECESS ELECTRICAL PANEL (MAIN OR SUB PANEL) INTO THE 5/8" TYPE 'X' GYP. BD. UNLESS NOTED AND FULLY DETAILED AS FIRE RESISTIVE ASSEMBLY AROUND AND BEHIND THE PANEL. (FULL BLOCK AROUND AND INSTALL FIRE-RATED GYP. BD. BEHIND ELECTRICAL) PANEL PER CBC.
- ELECTRICAL RANGES AND DRYERS SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC 250-140.
- RELATING TO ALL ELECTRICAL WORK, THE ELECTRICAL CONTRACTOR SHALL OBTAIN A CERTIFICATION OF APPROVAL AS REQUIRED BY THE ORDINANCES OF THE AUTHORITIES HAVING JURISDICTION AND SUBMIT TO THE COUNTY ENGINEER, BEFORE FINAL ACCEPTANCE OF THE ELECTRICAL WORK.
- AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS AND BASEMENTS.
- ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. (CEC 406.12)
- ALL APPLIANCES MUST COMPLY WITH THE STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD.
- VERIFY LOCATION OF ALL OUTLETS WITH OWNER PRIOR TO ROUGH-IN.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL, PANELS, OUTLET BOXES, ETC. AND COORDINATE THEIR INSTALLATIONS WITH THE OTHER TRADES PRIOR TO STARTING ANY WORK. SEE APPROPRIATE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- CONTRACTOR SHALL OBTAIN ELECTRICAL DRAWINGS AND VERIFY ALL WORK REQUIRED FOR POWER AND CONTROL OF ELECTRICAL EQUIPMENT. FURNISH AND INSTALL LINE AND LOW VOLTAGE WIRING, MATERIAL AND EQUIPMENT REQUIRED TO PROVIDE COMPLETE INTERLOCKING AND OPERATION OF THE ELECTRICAL SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL ARRANGE FOR INSPECTIONS, TESTS AND GIVE REQUIRED NOTICES TO UTILITY REPRESENTATIVES AND BUILDING INSPECTORS RELATING TO ELECTRICAL WORK. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL AS REQUIRED ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF/HERSELF WITH EXISTING PROJECT CONDITIONS AND VERIFY SERVICES CONNECTIONS INCLUDING ALL NECESSARY PULL BOXES THAT MAY BE REQUIRED BY CODE TO ACHIEVE THE DESIRED ARRANGEMENT, WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT; BUT REQUIRED TO MAKE A COMPLETE AND APPROVED INSTALLATION.
- ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE LOCATION OF OUTLETS AND EQUIPMENT WITH THE CIRCUIT ARRANGEMENT OF THE REQUIRED WIRING AND DO NOT NECESSARILY INDICATING THE ACTUAL ROUTES. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PROPER COORDINATION WITH THE WORK OF THEIR TRADES AND THE AVAILABLE SPACES PERMIT.
- REMOVE ALL DIRT, OIL OR GREASE FROM EQUIPMENT, CLEAN AND POLISH LIGHTING FIXTURES, AND TRIMS.
- SITE SHALL BE LEFT BROOM CLEAN AFTER COMPLETE OF WORK.
- ALL ELECTRICAL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE REQUIREMENTS OF AND BE LISTED BY "UNDERWRITERS LABORATORIES INC." WHERE SUCH LISTING IS APPLICABLE.
- PROVIDE NYLON PULL LINES IN ALL EMPTY CONDUITS STUBS & TAG AS THE USAGE (IE, TELEPHONE", ETC.) THE EXACT LOCATION & DEPTH OF ALL UNDERGROUND CONDUIT STUBS SHALL BE CLEARLY NOTED ON THE AS-BUILT PLANS.
- ALL CUTTING AND PATCHING FOR ELECTRICAL WORK (INSTALLATION FOR NEW AND DEMOLITION OF EXISTING) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- HOLDS IN EXISTING SURFACES SHALL BE HELD TO THE MINIMUM REQUIRED FOR WORK TO BE INSTALLED OR REMOVED.
- PATCHING SHALL BE AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES. ALL JOINTS SHALL BE TIGHT, EVEN AND SMOOTH. PATCHING OF FINISHES (PANELING, PAPERING, PAINTING THIN COAT PLASTER, ETC.) IS BY OTHERS.

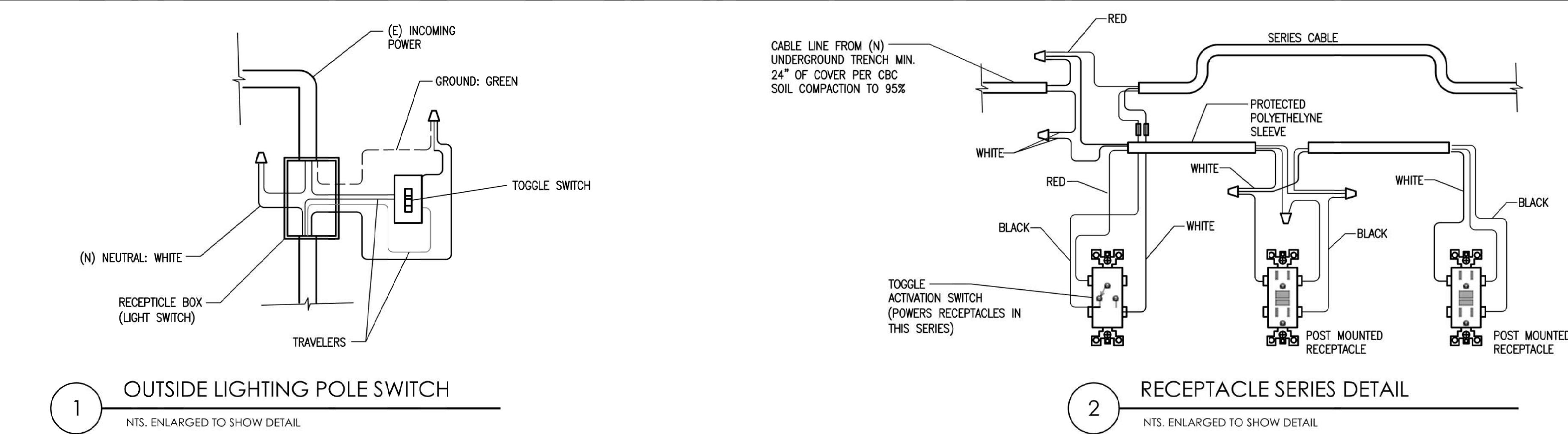
#### ELECTRICAL MATERIALS LIST

| NO. | DESCRIPTION                     | QTY. | NOTES                 |
|-----|---------------------------------|------|-----------------------|
| 1   | WATER PROOF RECEPTACLES 110     | 9    | W/ FOLDING DUST COVER |
| 2   | WATER PROOF RECEPTACLES 220     | 1    |                       |
| 3   | WATER PROOF 110 RECEPTACLES BOX | 9    | W/ FOLDING DUST COVER |
| 4   | WATER PROOF 220 RECEPTACLES BOX | 1    |                       |

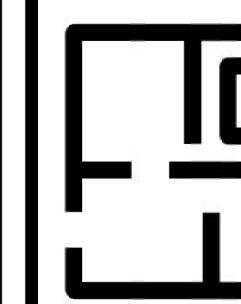
| ELECTRICAL SYMBOLS LEGEND |                      |
|---------------------------|----------------------|
| SYMBOL                    | DESCRIPTION          |
| $\sim$                    | BREAK LINE           |
| $\circlearrowright$       | BREAKER              |
| $\square$                 | PG&E METER           |
| $\square$                 | ELECTRICAL COMPONENT |
| $\square$                 | FUSE                 |
| TB                        | TAP BOX              |
| G                         | GROUND LINE          |
| N                         | NEUTRAL LINE         |
| !                         | LINE DIAGRAM TAG     |



#### ELECTRICAL PLAN



#### FLOORPLAN



JOHNSON CANYON RD.  
APN: 223 071 013

ELECTRICAL PLAN  
PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE  
DRAWN: RICK CASTILLO  
JOB: FPDC-22-1  
SHEET: E1.0  
OF SHEETS

REVISIONS DATE BY DESCRIPTION  
△ 9/18 RC ENVIRO. HEALTH

Pick Castillo  
DESIGNER ON RECORD

## Store your idle pallets according to NFPA standards.



Many businesses that store and ship goods or supplies use pallets at their facilities. These pallets are often stored when not in use, but stockpiling them could present a fire hazard. That's because wood pallets often dry out, and their edges become frayed and splintered.

When stacked wood pallets become dry, even a small ignition source can spark a quickly spreading fire that may cause a devastating loss. However, you can help reduce this risk by strictly limiting the number of pallets you store indoors, or by employing a sprinkler system when it's called for. There's also the option of moving idle pallets outside and away from your building.

The National Fire Protection Association (NFPA) is a recognized authority on how to help prevent fires involving idle wood and plastic pallets, and Nationwide® encourages you to familiarize yourself with NFPA guidelines. The tables featured in this brochure are reprinted with permission from NFPA 13-2016, *Standard for the Installation of Sprinkler Systems*, Copyright® 2015, and NFPA 1-2018, *Fire Code*, Copyright® 2017, National Fire Protection Association, Quincy, MA. This reprinted material is not the complete and official position of the NFPA on the referenced subject, which is represented only by the standards in their entirety which can be obtained through the NFPA website at [nfp.org](http://nfp.org).

The NFPA is the recognized authority on how to prevent fires involving idle wood and plastic pallets.



*Continued >>*

| Wall Construction                                                          | Minimum Distance of Wall from Storage |                          |                         |
|----------------------------------------------------------------------------|---------------------------------------|--------------------------|-------------------------|
|                                                                            | Under 50 Pallets (Feet)               | 50 to 200 Pallets (Feet) | Over 200 Pallets (Feet) |
| Masonry with no openings                                                   | 0                                     | 0                        | 15                      |
| Masonry with wired glass in openings, outside sprinklers, and 1-hour doors | 0                                     | 10                       | 20                      |
| Masonry with wired or plain glass, outside sprinklers, and ½-hour doors    | 10                                    | 20                       | 30                      |
| Wood or metal with outside sprinklers                                      | 10                                    | 20                       | 30                      |
| Wood, metal, or other                                                      | 20                                    | 30                       | 50                      |

### Plastic pallets may be a greater hazard.

Plastic pallets, other than non-expanded polyethylene solid deck pallets, can present an even greater fire hazard than the wood variety. For this reason, plastic pallets stored inside a sprinklered facility should not be stacked higher than four to a pile. Each pallet pile should be separated from other pallet piles by at least 8 feet of clear space or 25 feet of commodity.

There's also the option of constructing a specialized storage room within your facility that's sprinklered and has 3-hour-rated firewalls. This specialized room, or cutoff room, should be installed by a fire equipment professional to NFPA design specifications.

Some basic requirements for installing a cutoff room include:

- Pallets in the room stacked no higher than 12 feet
- Steel columns protected by a 1 hour, fire-rated covering
- Walls with a 3 hour fire resistance rating
- Rack storage protected by an ESFR sprinkler system
- Pallets stored outside the room limited to 10 feet high and protected by an automatic sprinkler system



Providing solutions to help our members manage risk.

For your risk management and safety needs, contact Nationwide Loss Control Services: 1-866-808-2101 or [LCS@nationwide.com](http://LCS@nationwide.com).



The information used to create this bulletin was obtained from sources believed to be reliable to help users address their own risk management and insurance needs. It does not and is not intended to provide legal advice. Nationwide, its affiliates and employees do not guarantee improved results based upon the information contained herein and assume no liability in connection with the use of the provided suggestions. The recommendations provided are general in nature, unique circumstances may not warrant or require implementation of some or all of the suggestions. Nationwide, Nationwide is on your side, and the Nationwide N and Eagle are service marks of Nationwide Mutual Insurance Company. © 2018 Nationwide

CMO-0873A01 (1018)



### When storing wood pallets indoors.

According to the NFPA Fire Protection Handbook (16-85 and 16-86), it's not essential that a facility be sprinklered if indoor wood pallet quantities are very limited and all the following criteria are met:

- Pallets are made of wood and not plastic
- Stacks are no higher than 6 feet
- Pile groups don't exceed four stacks
- Piles are separated from other pallet piles by at least 8 feet of clear space or 25 feet of commodity

If you're storing a significant number of pallets indoors – whether temporary or long-term – and these criteria can't be met, you need to equip your facility with a properly designed sprinkler system.

The undersides of wood slats or planks, shielded from the discharge of automatic sprinklers, can make controlling or extinguishing a fire difficult. For that reason, you should contact a qualified fire sprinkler contractor to determine the system design, which will depend on variables such as pallet stack height, building ceiling height and water flow capacities.

You should store pallets on racks only if the racks are open and protected with an Early Suppression Fast Response (ESFR) sprinkler system, in accordance with NFPA standards. And there should be no shelving or other materials covering the pallets that would prevent adequate sprinkler protection.

### NFPA guidance for safe indoor wood pallet storage.

Refer to the tables below and at the top of p. 3 from NFPA 13-2016, *Standard for the Installation of Sprinkler Systems*, to see how the storage of wood pallets can impact sprinkler system design.

Table 12.12.1.2(a) Control Mode Density/Area (CMSA) Sprinkler Protection for Indoor Storage of Idle Wood Pallets

| Type of Sprinkler         | Location of Storage                    | Nominal K-Factor     | Maximum Storage Height (Feet) | Maximum Ceiling/Roof Height (Feet) | Sprinkler Density gpm/ft <sup>2</sup> | Sprinkler Density mm/min | Area of Operation (Feet <sup>2</sup> ) |
|---------------------------|----------------------------------------|----------------------|-------------------------------|------------------------------------|---------------------------------------|--------------------------|----------------------------------------|
| Control mode density/area | On floor                               | 8 (15) or larger     | Up to 6                       | 20                                 | 0.20                                  | 8.1                      | 3000*                                  |
|                           | On floor                               | 11.2 (160) or larger | Up to 8                       | 30                                 | 0.45                                  | 18.3                     | 2500                                   |
|                           | On floor or rack without solid shelves | 11.2 (160) or larger | 8 to 12                       | 30                                 | 0.6                                   | 24.4                     | 3500                                   |
|                           | On floor or rack without solid shelves | 11.2 (160) or larger | 12 to 20                      | 30                                 | 0.6                                   | 24.4                     | 4500                                   |
|                           | On floor                               | 16.8 (240) or larger | Up to 20                      | 30                                 | 0.6                                   | 24.4                     | 2000                                   |

\*The area of sprinkler operation should be permitted to be reduced to 2000 ft<sup>2</sup> when sprinklers having a nominal K-factor of 11.2 or larger are used or if high temperature-rated sprinklers with a nominal K-factor of 8.0 are used.

Table 12.12.1.2(b) CMSA Sprinkler Protection for Indoor Storage of Idle Wood Pallets

| Storage Arrangement | Maximum Storage Height (Feet) | Maximum Ceiling/Roof Height (Feet) | K-Factor/ Orientation | Type of System | Number of Design Sprinklers | Minimum Operating Pressure psi | bar |
|---------------------|-------------------------------|------------------------------------|-----------------------|----------------|-----------------------------|--------------------------------|-----|
| On floor            | 20                            | 30                                 | 11.2 (160) Upright    | Wet            | 15                          | 25                             | 1.7 |
|                     |                               |                                    | 16.8 (240) Upright    | Dry            | 25                          | 25                             | 1.7 |
|                     |                               |                                    | 19.6 (280) Pendant    | Wet            | 15                          | 15                             | 1.0 |
|                     |                               |                                    | 19.6 (280) Pendant    | Wet            | 15                          | 25                             | 1.7 |
|                     |                               |                                    | 19.6 (280) Pendant    | Wet            | 15                          | 30                             | 2.1 |

Table 12.12.1.2(c) ESFR Sprinkler Protection for Indoor Storage of Idle Wood Pallets

| Type of Sprinkler (Orientation) | Location of Storage                    | Nominal K-Factor | Maximum Storage Height (Feet) | Maximum Ceiling/Roof Height (Feet) | Minimum Operating Pressure psi | bar |
|---------------------------------|----------------------------------------|------------------|-------------------------------|------------------------------------|--------------------------------|-----|
| ESFR (pendent)                  | On floor or rack without solid shelves | 14.0 (200)       | 25                            | 30                                 | 50                             | 3.4 |
|                                 |                                        | 16.8 (240)       | 25                            | 30                                 | 60                             | 4.1 |
|                                 |                                        | 22.4 (320)       | 25                            | 32                                 | 42                             | 2.9 |
|                                 |                                        | 25.2 (360)       | 35                            | 40                                 | 40                             | 2.7 |
|                                 |                                        | 14.0 (200)       | 20                            | 30                                 | 50                             | 3.4 |
| ESFR (upright)                  | On floor                               | 16.8 (240)       | 20                            | 35                                 | 75                             | 5.2 |
|                                 |                                        | 16.8 (240)       | 20                            | 30                                 | 35                             | 2.4 |
|                                 |                                        | 16.8 (240)       | 20                            | 35                                 | 52                             | 3.6 |

### Designating an outdoor pallet storage area.

When designating an outside storage area for your pallets, make sure the location is protected from unauthorized access and that it's clean and well-maintained. Idle pallet stacks should not exceed 15 feet in height or cover an area greater than 400 square feet. A minimum distance of 8 feet should be maintained between separate stacks of wood pallets, and stacks should be no closer than 8 feet to any property line.

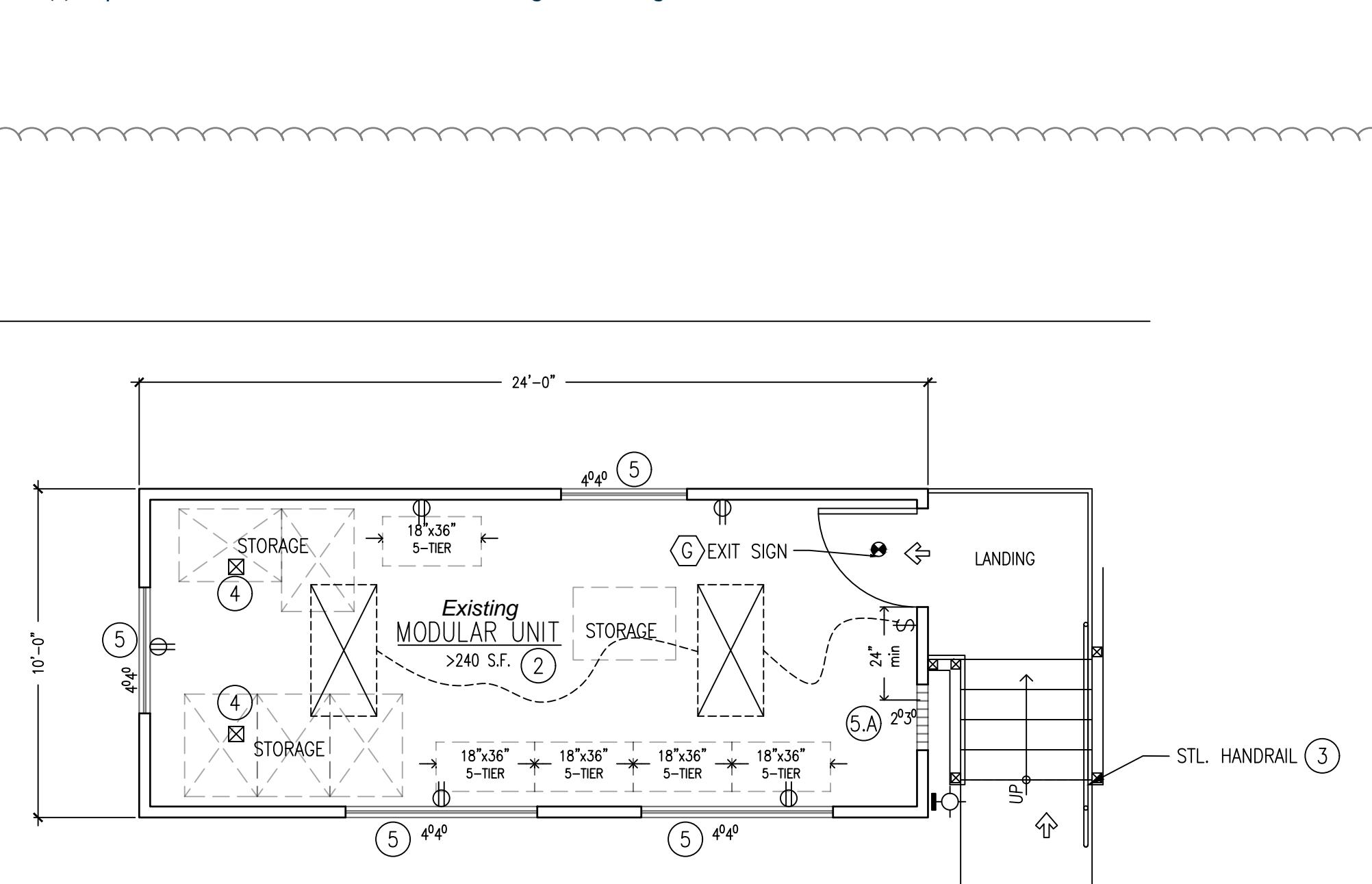
### NFPA guidance for safe outdoor pallet storage.

Refer to the tables below and at the top of p. 4 from NFPA 1-2018, *Fire Code*, to understand the required clearances for stacking pallets in their outdoor storage area.

Table 34.10.3.2(a) Required Clearance Between Outside Idle Pallet Storage and Other Yard Storage

| Pile Size               | Under 50 pallets | 50 - 200 pallets | Over 200 pallets |
|-------------------------|------------------|------------------|------------------|
| Minimum Distance (Feet) | 20               | 30               | 50               |

Table 34.10.3.2(b) Required Clearance Between Outside Idle Pallet Storage and Building



## 1 MODULAR UNIT FLOOR PLAN

|                                                                                                                                                                                                                                                                                                                                                                                                                                |               |       |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|----------------|
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                      | DATE          | BY    | DESCRIPTION    |
| △                                                                                                                                                                                                                                                                                                                                                                                                                              | 9/18          | RC    | ENVIRO. HEALTH |
| PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE                                                                                                                                                                                                                                                                                                                                                                                   |               |       |                |
| APN: 223 071 013                                                                                                                                                                                                                                                                                                                                                                                                               |               |       |                |
| 31201 JOHNSON CANYON RD.                                                                                                                                                                                                                                                                                                                                                                                                       |               |       |                |
| CLIENT: ALFONSO SANDOVAL                                                                                                                                                                                                                                                                                                                                                                                                       |               |       |                |
| CONZLES, CA                                                                                                                                                                                                                                                                                                                                                                                                                    |               |       |                |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                           | 10/07/2020    | SCALE | NTS.           |
| DRAWN                                                                                                                                                                                                                                                                                                                                                                                                                          | RICK CASTILLO | JOB   | FPDC-22-1      |
| SHEET                                                                                                                                                                                                                                                                                                                                                                                                                          | RO.1          | OF    | SHEETS         |
| THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO REPRODUCTION, OR PUBLICATION THEREOF, IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND SPECIFICATIONS REMAIN WITH THE CONTRACTOR UNLESS OTHERWISE AGREED. |               |       |                |

BRANCH NAME: GREENFIELD

CROP: GRAPES

TEST ID #: 2657

CLIENT

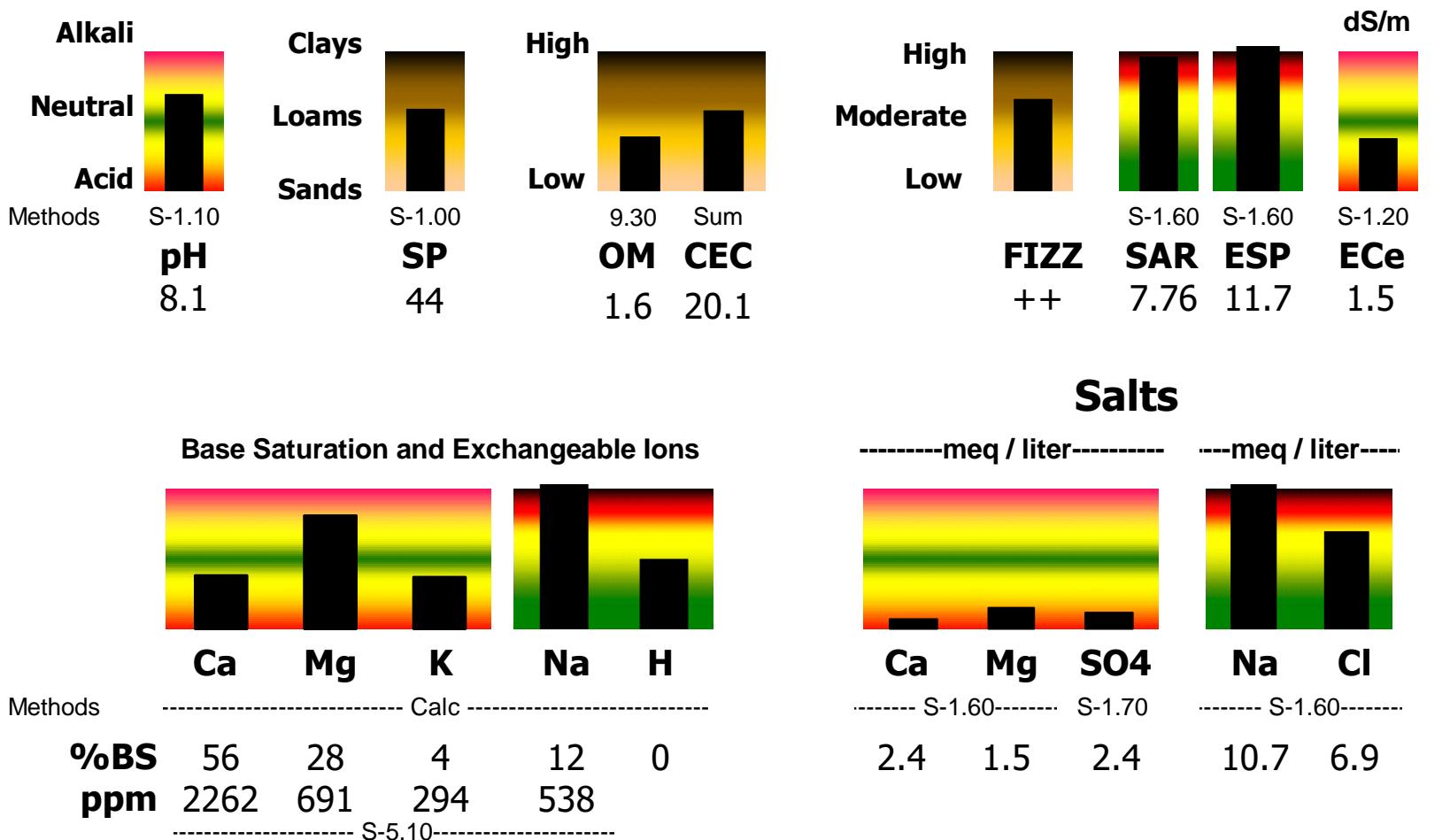
ANGELOS VINEYARD

DESCRIPTION  
ANGELOS 1 0-124730 Avenue 13  
Madera, CA 93637  
Phone: 559-661-6386  
FAX: 559-661-6135LOG IN #: 413111  
DATE SAMPLED: 2/26/2021  
DATE SUBMITTED: 3/3/2021  
DATE REPORTED: 3/5/2021

## REPORT OF SOIL ANALYSIS

FIELDMAN  
CHRISTINA WILLOUGHBY

## Physical And Chemical Properties



## Preplant Recommendation

Apply in Lbs per acre

We Recommend the Following:

|                              |                    |                      |
|------------------------------|--------------------|----------------------|
| Nitrogen = <u>40</u>         | Sulfur = <u>30</u> | Iron = <u>0</u>      |
| Phosphorus (P2O5) = <u>0</u> | Boron = <u>0.5</u> | Manganese = <u>0</u> |
| Potassium (K2O) = <u>0</u>   | Copper = <u>0</u>  | Zinc = <u>0</u>      |

Methods: S-5.10

%BS: 56, 28, 4, 12, 0  
ppm: 2262, 691, 294, 538  
Methods: S-5.10

Calc:

Ca: 2.4, Mg: 1.5, K: 2.4, Na: 10.7, H: 6.9  
Methods: S-5.10

Exchangeable K (ppm): 294, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.6, Soluble Boron (ppm): 0.30  
Methods: S-5.10

Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.2, Soluble Boron (ppm): 0.29  
Methods: S-5.10

Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.2, Soluble Boron (ppm): 0.29  
Methods: S-5.10

Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
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Methods: S-5.10

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Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
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Methods: S-5.10

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Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.2, Soluble Boron (ppm): 0.29  
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Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.2, Soluble Boron (ppm): 0.29  
Methods: S-5.10

Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.2, Soluble Boron (ppm): 0.29  
Methods: S-5.10

Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

Exchangeable Boron (ppm): 1.2, Soluble Boron (ppm): 0.29  
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Methods: S-5.10

Exchangeable K (ppm): 256, Soluble K (meq/L): 0.2  
Methods: S-5.10

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Methods: S-5.10

Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
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Base Saturation and Exchangeable Ions (meq/liter): Ca: 2.0, Mg: 1.1, K: 1.4, Na: 4.8, H: 2.4  
Methods: S-5.10



CURRENT CONDITIONS ON SITE



CURRENT CONDITIONS ON SITE



CURRENT CONDITIONS ON SITE



CURRENT CONDITIONS ON SITE



CURRENT CONDITIONS ON SITE

LEGEND



CAMERA SHOT PERSPECTIVE

EXISTING SITE PHOTOS

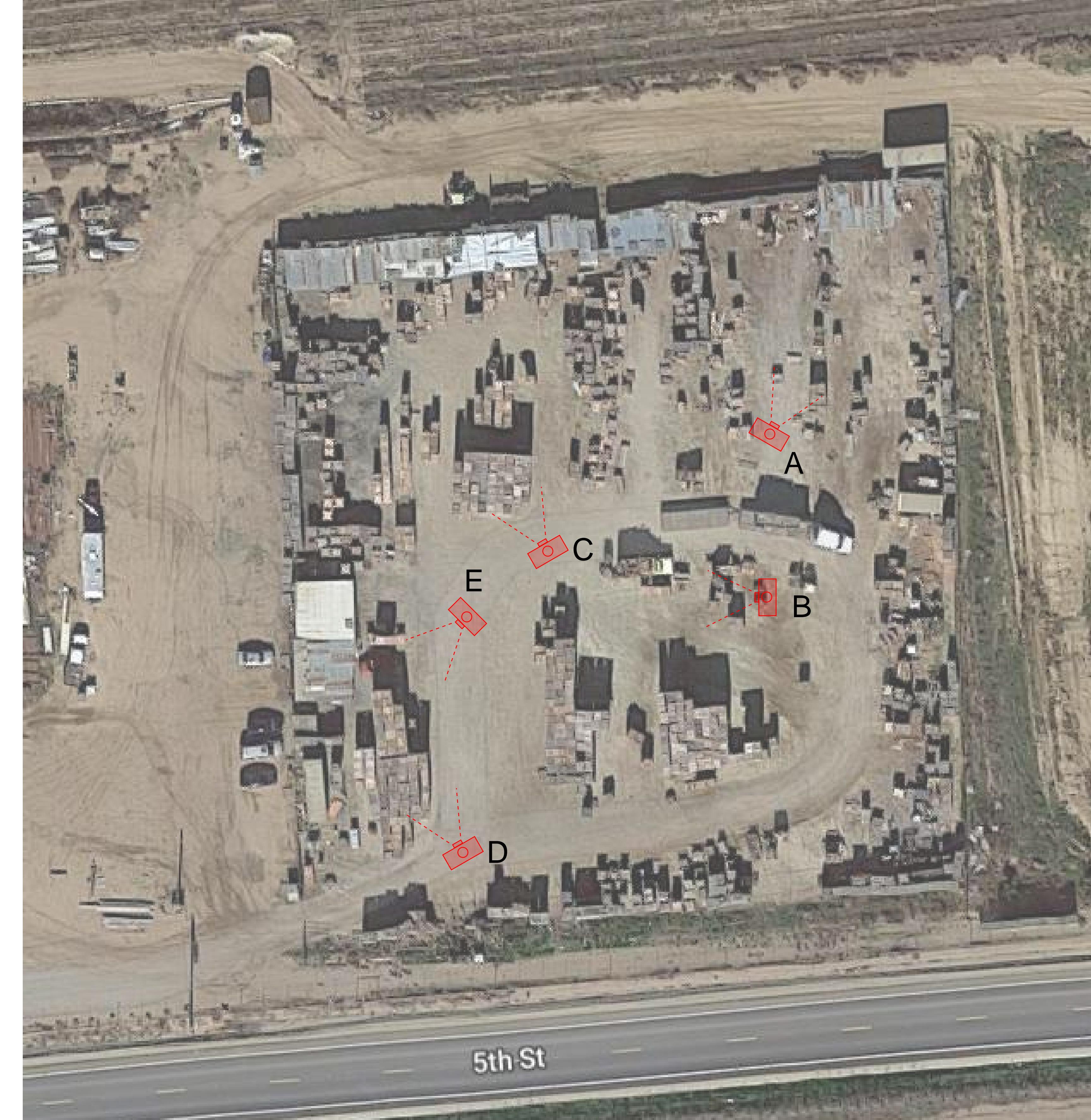
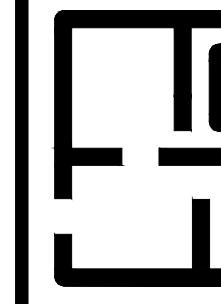


IMAGE PROVIDED BY GOOGLE MAPS

SITE REFERENCE

**FLOORPLAN**  
**DESIGN CO.**



31201 JOHNSON CANYON RD.

APN: 223 071 013

CLIENT: ALFONSO SANDOVAL

GONZALEZ, CA

**SITE CLEANING GRAPHIC**

DATE 10/07/2020

SCALE 1/128"=1'-0"

DRAWN RICK CASTILLO

JOB FPDC-22-1

SHEET

A1.2

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NOISE, REPRODUCTION, OR PUBLICATION BY ANY METHODS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS DATE BY DESCRIPTION

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |

Rick Castillo  
DESIGNER ON RECORD

# BUSINESS OPERATIONS

FOR: SANDOVAL PALLET CO.

AGENT: RICK CASTILLO

COMPANY: FLOORPLANDESIGNCO

ADDRESS: 21 WEST ALISAL, SALINAS CA 93901. SUITE 101

DRAFT DATE: 7/10/23

## BUSINESS OPERATIONS

- 8 hrs of operation from Monday through Friday.
- 8 current full time employees
- No existing structures
- One unisex bathroom and 4 portable restrooms for employee use
- There is no surfaced parking lot, current exiting parking uses compacted dirt just outside the main entrance.
- During business operations Work trucks, forklifts and single trailer semi-trucks are used to transports/ deliver pallets to the site.
- Business operations include repairing, building, storing, renting, selling and transporting wood pallets for agriculture use. Pallets are used for transporting crates of produce, and miscellaneous farm work equipment.

## LAND USE FUNCTIONS:

Existing site features include one mobile office, and one dedicated storage unit. Pre existing work stations have been removed due to unsafe shade structures. Majority of land use will be dedicated to pallet storage in designated zones. Services include renting, buying, repairing, delivery of wood pallets. Plans show proposed workstations for pallet repair and assembly. Refer to sheet A1.2 for types of areas and their functions of storage spaces, and materials used.

## STORAGE YARD OPERATIONS AND ACCESS:

Storage yard will be open Monday through Friday from 7:00am to 3:30pm. standard business operations for Sandoval pallet company include storing of wood pallets in designated zones compliant with NFPA. Pallet assembly and repair will be included once permit is approved and designated workspace is created.

## SECURITY:

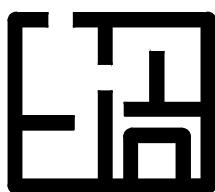
The storage yard is surrounded by steel chain linked fence. The entrance is secured by a steel gate that remains open during official proposed hours of operations. If no employees are present during business hours then the front gate will be locked until a supervisor or employee returns. Current security personnel include one guard dog and one security guard.

## SIGNS:

The storage yard will not have any signage or marquee, no advertising will be present on the site or to take place without the owners and tenants written authority. There will be site specific safety signage and signs denoting through access for trucks. Pallet storage piles will be given identification numbers for coordination. The business will not be open to the public. However if county/ fire department regulations mandate any sign to comply then proposed signage will be furnished.

## SURROUNDING CROPS:

The property listed has existing crops surrounding the the proposed pallet yard (vineyards), those crops are leased to other landowner and use separate wells.



**FLOOR PLAN  
DESIGN CO.**

DESIGN, PLANNING, & ESTIMATES

| REQUIREMENTS  |      |     |             |
|---------------|------|-----|-------------|
| REVISIONS     | DATE | BY  | DESCRIPTION |
| 1             | 7-11 | RC. | RFI         |
| DATE: 6/29/23 |      |     |             |
| JOB#: FPDC-   |      |     |             |

1

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