

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 10th day of October, 2024:

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.

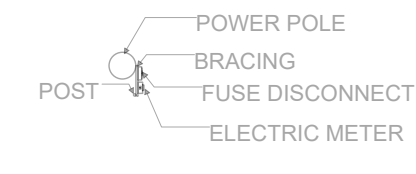
7. PWSP0001 – DRAINAGE

Responsible Department: Public Works

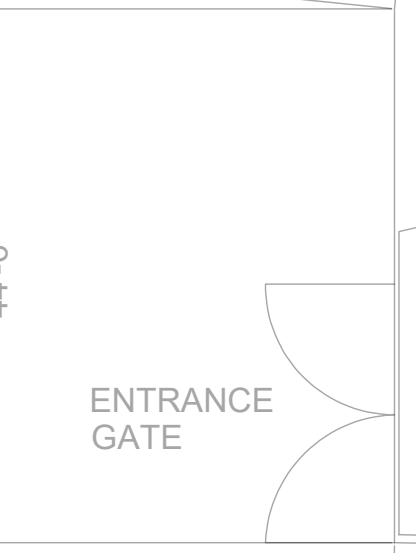
Condition/Mitigation Monitoring Measure: The minimum culvert size shall be 18 inches. Restore existing roadside drainage ditches and culverts to full functionality at Johnson Canyon Road. Fill material must be removed from the bottom of the ditch and kept out of the road right-of-way, subject to the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

(N) ELECTRICAL.
PLEASE REFERENCE
SHEET E1.0



STORAGE
UNIT A



1 PROPOSED SITE PLAN
SCALE : 1/16" = 1'-0"

| REVISION TABLE | DESCRIPTION |
|----------------|-------------|
| NUMBER | DATE |
| 1 | 9/18 |
| 2 | TRC |
| 3 | ENVIRO |
| 4 | HEALTH |

**FLOORPLAN
DESIGN CO.**

PROJECT DATA:
NEW PALLET MANUFACTURING BUSINESS
CLIENT: ALFONSO SANDOVAL
ADDRESS: 32101 JOHNSON CANYON ROAD,
GONZALES

Rick Castetter
DESIGNER ON RECORD

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

A TOTAL OF 42 20'X20' OPEN STORAGE AREAS



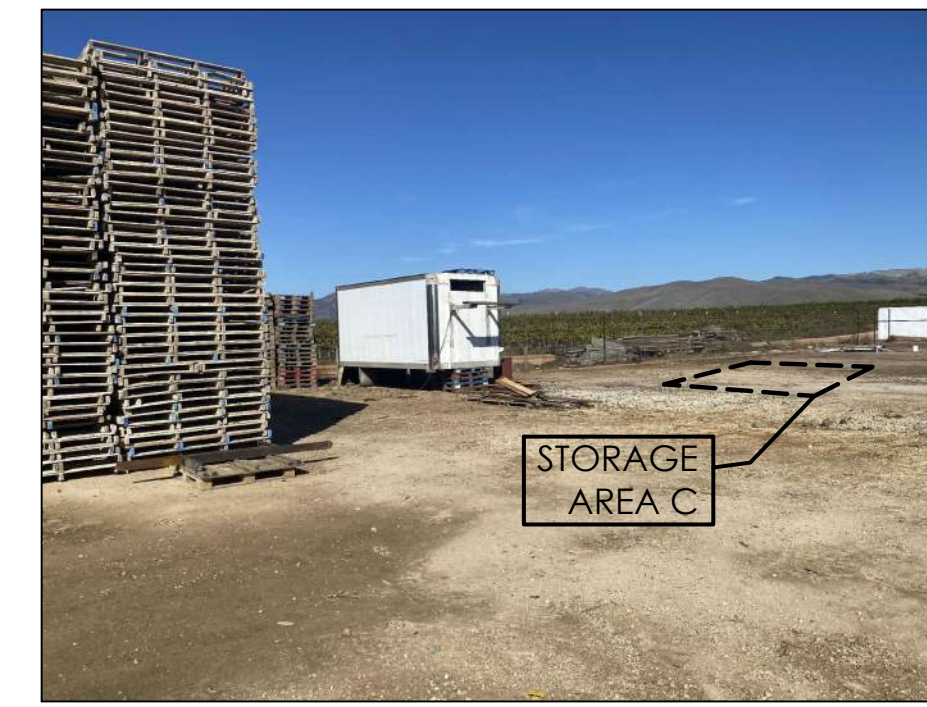
20'X20' FT OPEN STORAGE AREA

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.



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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20'X20' FT OPEN STORAGE AREA

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



21'X11' FT STORAGE UNIT
TOOLS AND EQUIPMENT TO BE STORED IN STORAGE UNIT

| REVISION TABLE | NUMBER | DATE | REVISED BY | DESCRIPTION |
|----------------|--------|------|------------|----------------|
| | 1 | 9/18 | RC | ENVIRO. HEALTH |



PROJECT DATA:
NEW PALLET MANUFACTURING BUSINESS
CLIENT: ALFONSO SANDOVAL
ADDRESS: 32101 JOHNSON CANYON ROAD,
GONZALES

Designer on Record
Rick Castitto

DRAWN BY:

F.G

DATE:

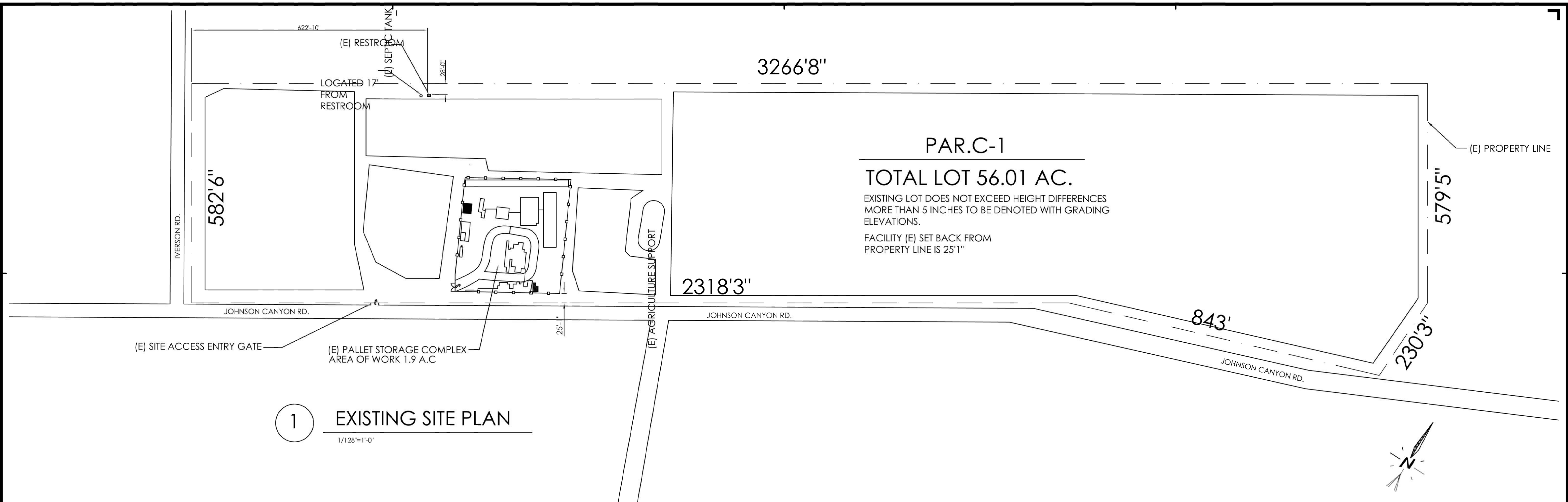
9/28/2021

SCALE:

1/16" = 1'-0"


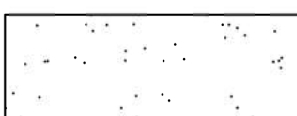



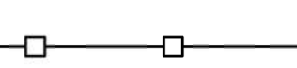
SHEET:

A1.2



1 EXISTING SITE PLAN
1/128"=1'-0"

LEGEND

-  AREA OF WORK
-  COMPACTED DIRT AREA
-  DAMAGED ARE TO BE REMOVED
-  PALLET STORAGE PILES TO BE UN-STACKED AND REFORMATTED
-  (E) COVERED PALLET STORAGE LOCATIONS TO BE REMOVED
-  FENCE LINE (BUSINESS BOUNDARY)

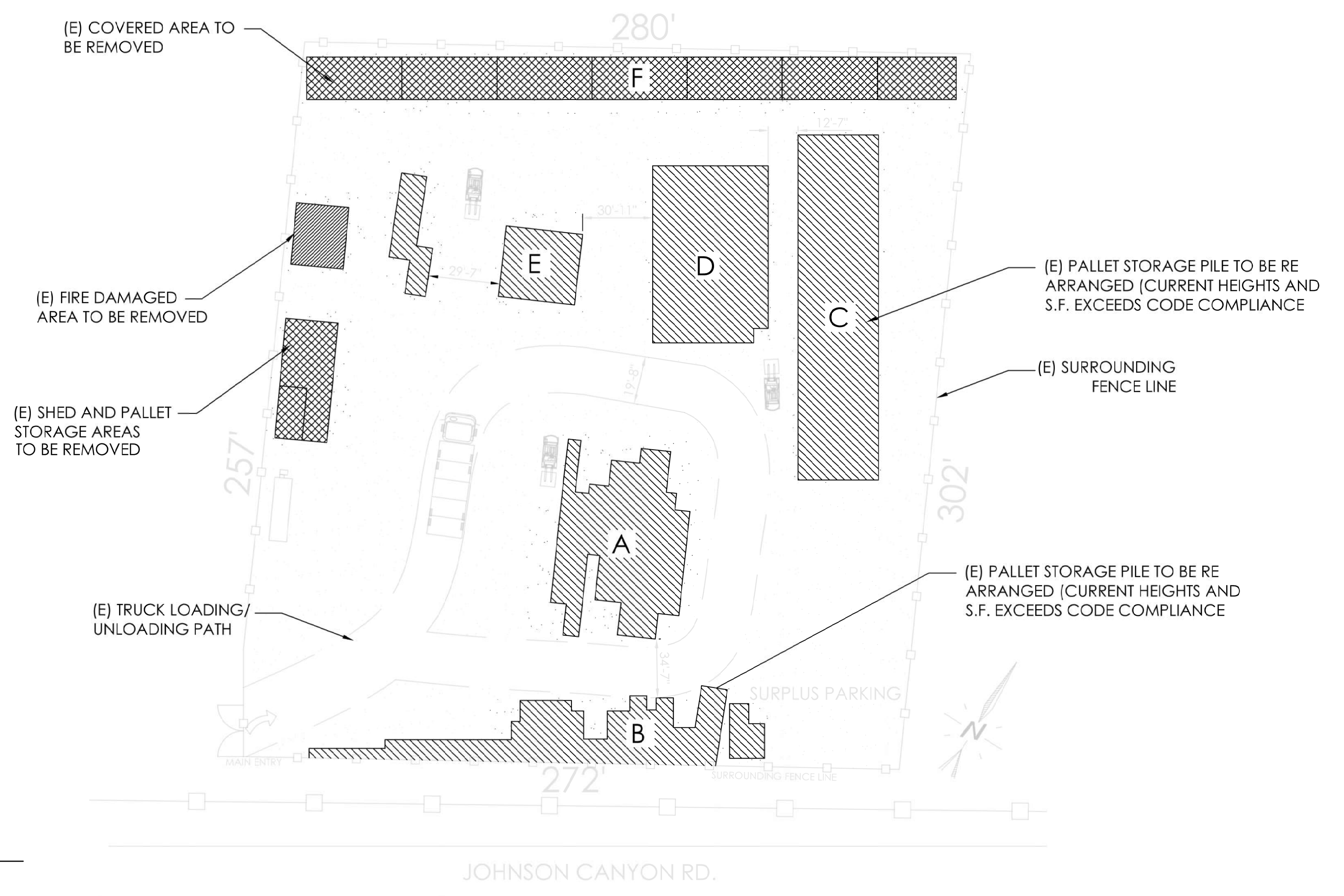
ADDITIONAL INFORMATION

CLIENT NAME: ALFONSO SANDOVAL
 CONTACT INFO
 EMAIL: SANDOVALPALLET@HMAIL.COM
 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: 2,439,795

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% |

2 ENLARGED SITE PLAN
ENLARGED TO SHOW DETAIL, NOT TO SCALE



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

Rick Castillo
 DESIGNER ON RECORD

FLOOR PLAN DESIGN CO.
 Phone (831) 524-5927

EXISTING SITE PLAN
 PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE
 31201 JOHNSON CANYON RD.
 CLIENT: ALFONSO SANDOVAL
 GONZOLES, CA
 APN: 223 071 013

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

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 THEIR RESTRICTIONS.

EROSION PROTECTION NOTES

- 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.
- 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.
- 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.
- 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 CONTRACTORS RESPONSIBILITY TO REVIEW, MAINTAIN, AND IMPLEMENT THE REQUIREMENTS OF THE PLAN.
- 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 ADJOINING 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 FLUIDS; RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOTTABLE 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.
- 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.
- 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.
- 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'.
- STRAW MULCH OR SOIL BINDER SHALL BE APPLIED TO ALL INACTIVE DISTURBED AREAS. STRAW MULCH SHALL BE RE-APPLIED AS NEEDED TO MAINTAIN EFFECTIVENESS.
- 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)

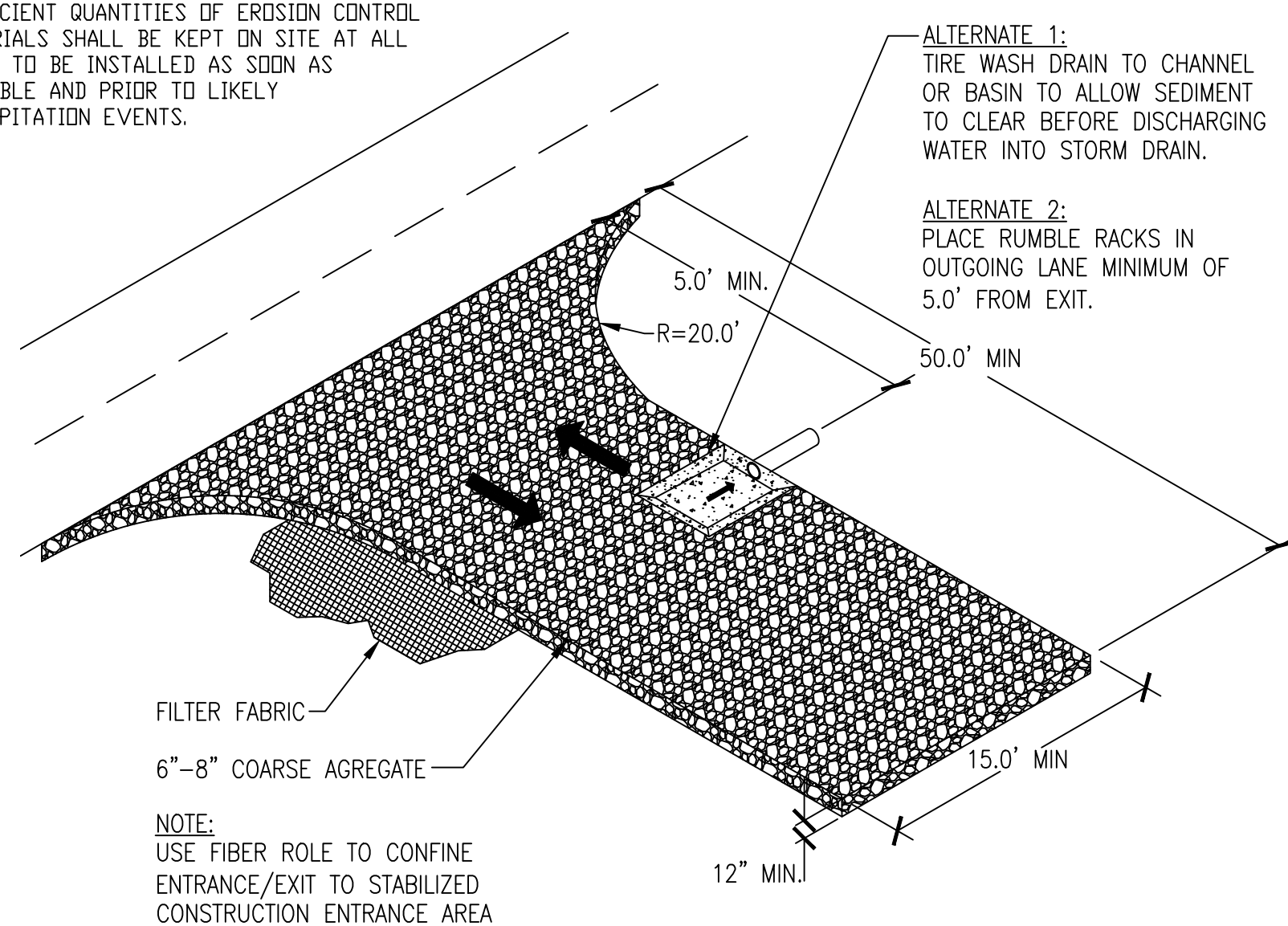
- THE CONTRACTOR SHALL INSPECT ALL IMMEDIATE ACCESS ROADS DAILY. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS BY VACUUMING OR SWEEPING ON A DAILY BASIS (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- STORM DRAIN INLETS DOWNGRADIENT OF DISTURBED SOIL AREAS SHALL BE PROTECTED.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED IF EXISTING PAVEMENTS DO NOT EXIST. ADDITIONAL ENTRANCES/EXITS SHALL BE CONSTRUCTED AS NEEDED. CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT SHALL BE LIMITED TO THESE STABILIZED CONSTRUCTION ENTRANCES/EXITS.
- A STAGING AREA SHALL BE DESIGNATED AT THE PROJECT. BMP'S SELECTED FOR THE CONSTRUCTION SITE SHALL ALSO BE IMPLEMENTED AT THE STAGING AREA. SPECIAL ATTENTION TO THE FOLLOWING BMP'S SHALL BE TAKEN AT THE PROJECT: NS-8, NS-9, NS-10, WM-1, WM-3, WM-4, WM-5, WM-8 & WM-9.
- WATER SHALL BE APPLIED TO DISTURBED AREAS AND STOCKPILES AS NECESSARY TO PREVENT OR ALLEVIATE EROSIONS BY THE FORCES OF WIND.
- ANY STOCKPILES SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORM WATER, DRAINAGE COURSES, AND INLETS. ALL STOCKPILES SHALL BE BERMED. ADDITIONALLY, STOCKPILES SHALL BE COVERED AT ALL TIMES (TO PROTECT THEM FROM THE WIND AND THE RAIN) WHEN THEY ARE NOT ACTIVELY BEING USED. STOCKPILES THAT ARE UNSTABILIZED DURING CONSTRUCTION ACTIVITIES SHALL BE SPRAYED WITH WATER AS NEEDED FOR DUST CONTROL.
- REQUIRE THAT CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED BE COVERED AND BERMED.
- PROVIDE WASTE MATERIAL DUMPSTER, REQUIRE DUMPSTER BE COVERED NIGHTLY AND PROTECTED FROM RAIN, HAS SECONDARY CONTAINMENT.
- AN ABOVE GRADE OR MOBILE CONCRETE WASHOUT SHALL BE CONSTRUCTED OR PLACED ON-SITE IF CONCRETE TRUCKS OR CONCRETE EQUIPMENT SHALL BE WASHED ON-SITE. THE WASHOUT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORM WATER, DRAINAGE COURSES, AND INLETS. ADDITIONAL WASHOUTS SHALL BE UTILIZED AS NEEDED.
- IF NEEDED, A LICENSED SERVICE SHALL DELIVER AND MAINTAIN PORTABLE RESTROOMS TO THE PROJECT AREA. THE RESTROOMS SHALL BE LOCATED AWAY FROM TRAFFIC AND DRAINAGE FACILITIES ON LEVEL HAND-PAVED OR PAVED SURFACES.

BMP CONSIDERATION CHECKLIST

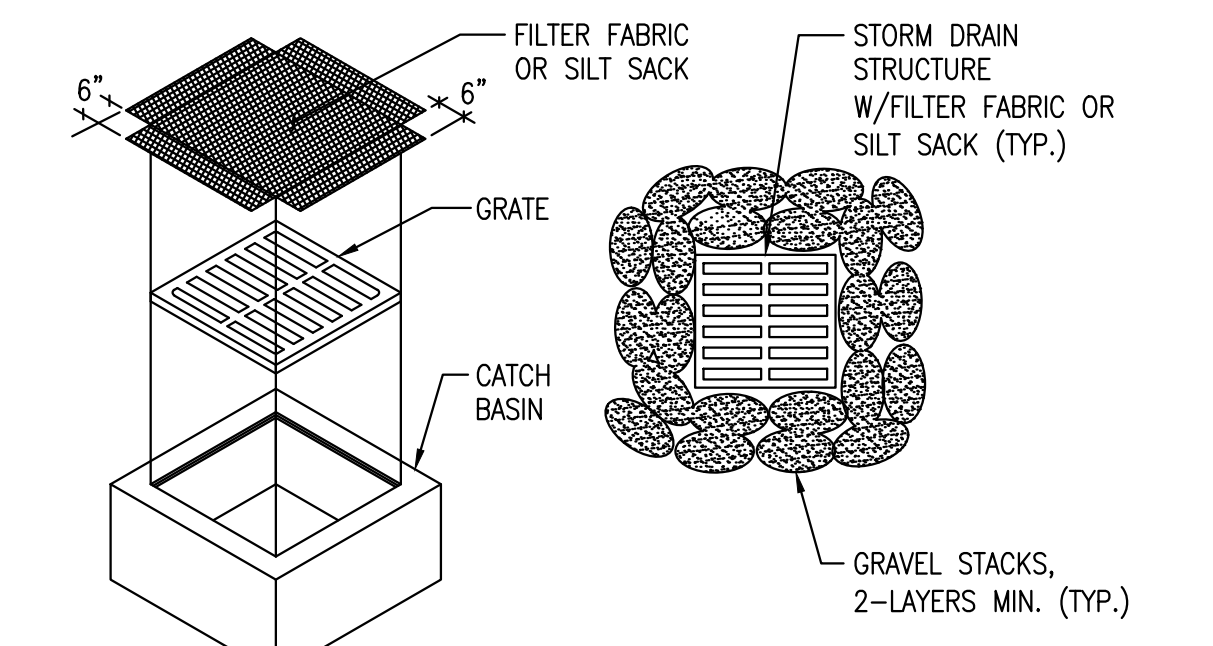
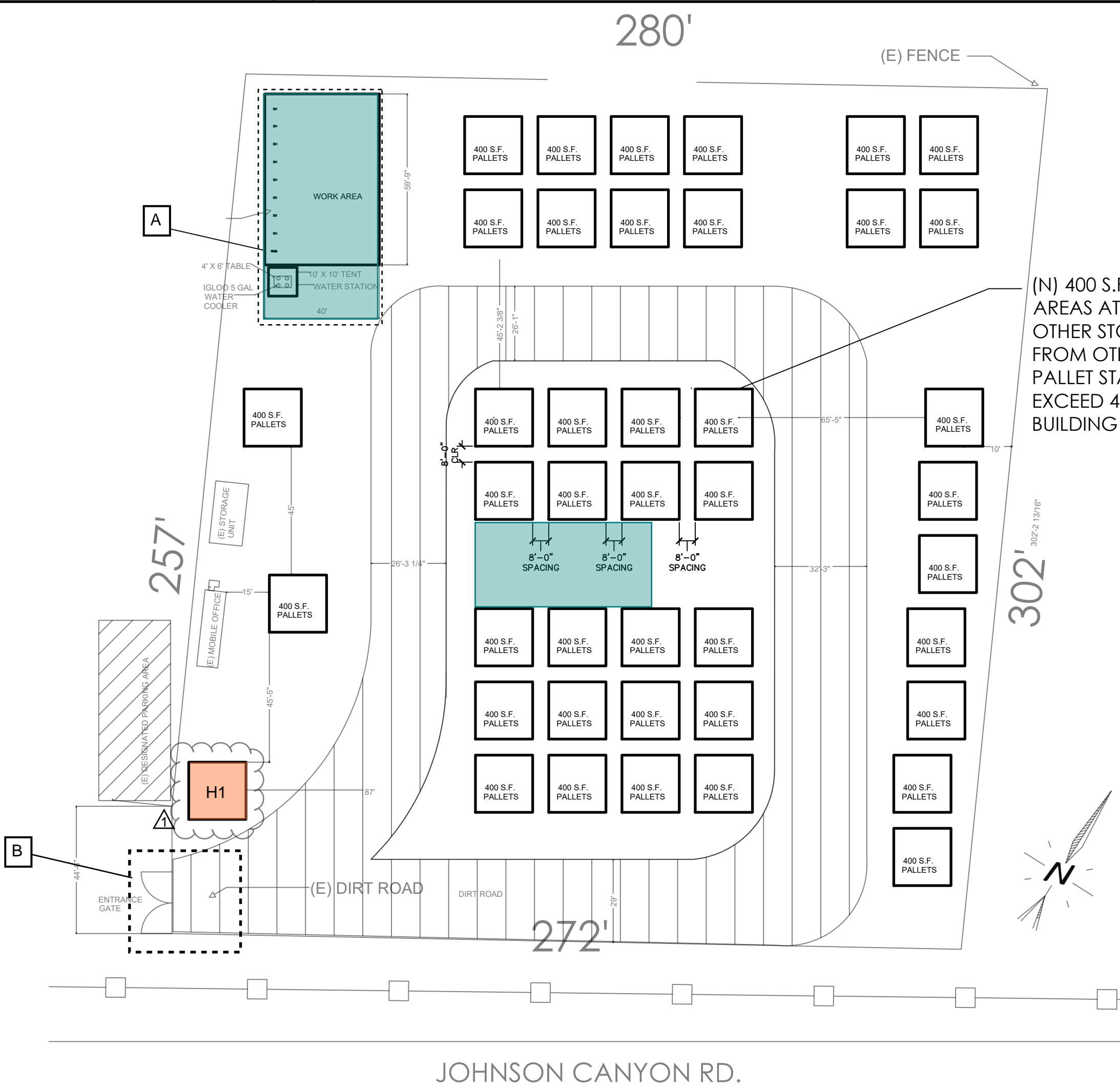
| BMP NO. | BMP | BMP NO. | BMP |
|---------|---------------------------------------|---------|---------------------------------------|
| EC-1 | SCHEDULING | NS-1 | WATER CONSERVATION PRACTICES |
| EC-2 | PRESERVATION OF EXISTING VEGETATION | NS-2 | DEWATERING OPERATIONS |
| EC-3 | HYDRAULIC MULCH | 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 | ILLCIT 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 VACUUMING | 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 |

GENERAL PLAN NOTES

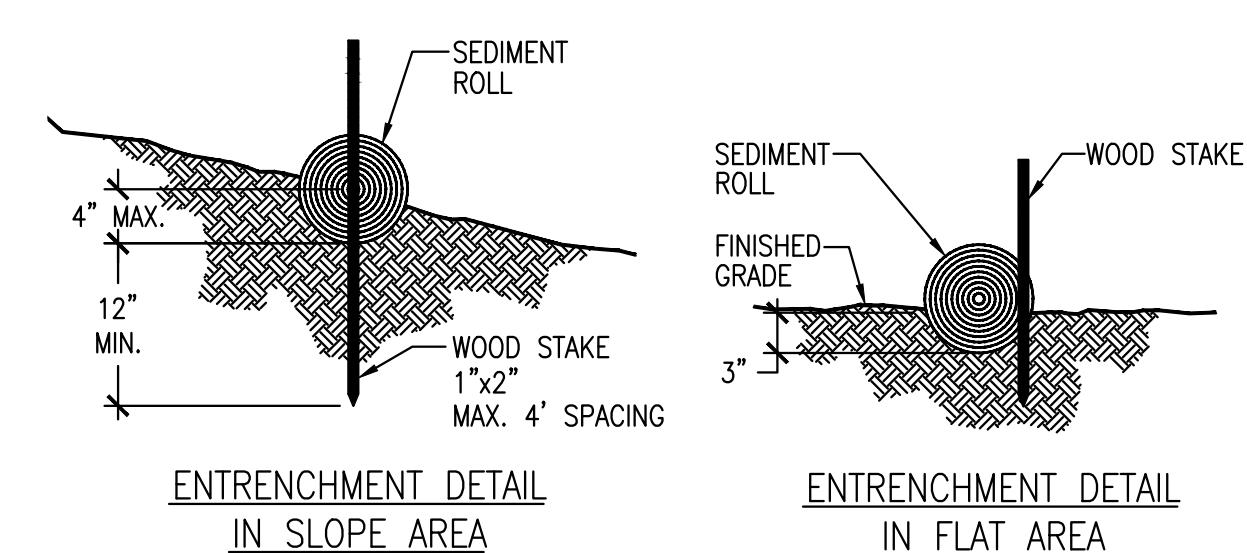
- INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY, PER CITY STANDARD PLAN No. 59A. (SEE DETAIL 1 ON THIS SHEET)
- PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM STORM INLET(S) DURING CONSTRUCTION, PER CITY STANDARD PLAN No. 59A. (SEE DETAIL 3 ON THIS SHEET)
- PROVIDE CONCRETE/STUCCO 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.



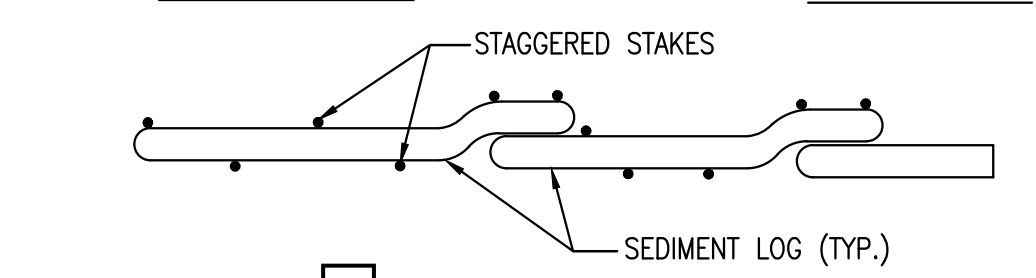
B STABILIZED CONSTRUCTION ENTRANCE



TYPICAL STORM DRAIN STRUCTURE REQUIREMENTS



ENTRENCHMENT DETAIL IN SLOPE AREA and **ENTRENCHMENT DETAIL IN FLAT AREA**



A SEDIMENT LOG DETAIL (TO BE USED ON SLOPES AT PROPERTY PERIMETER)

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

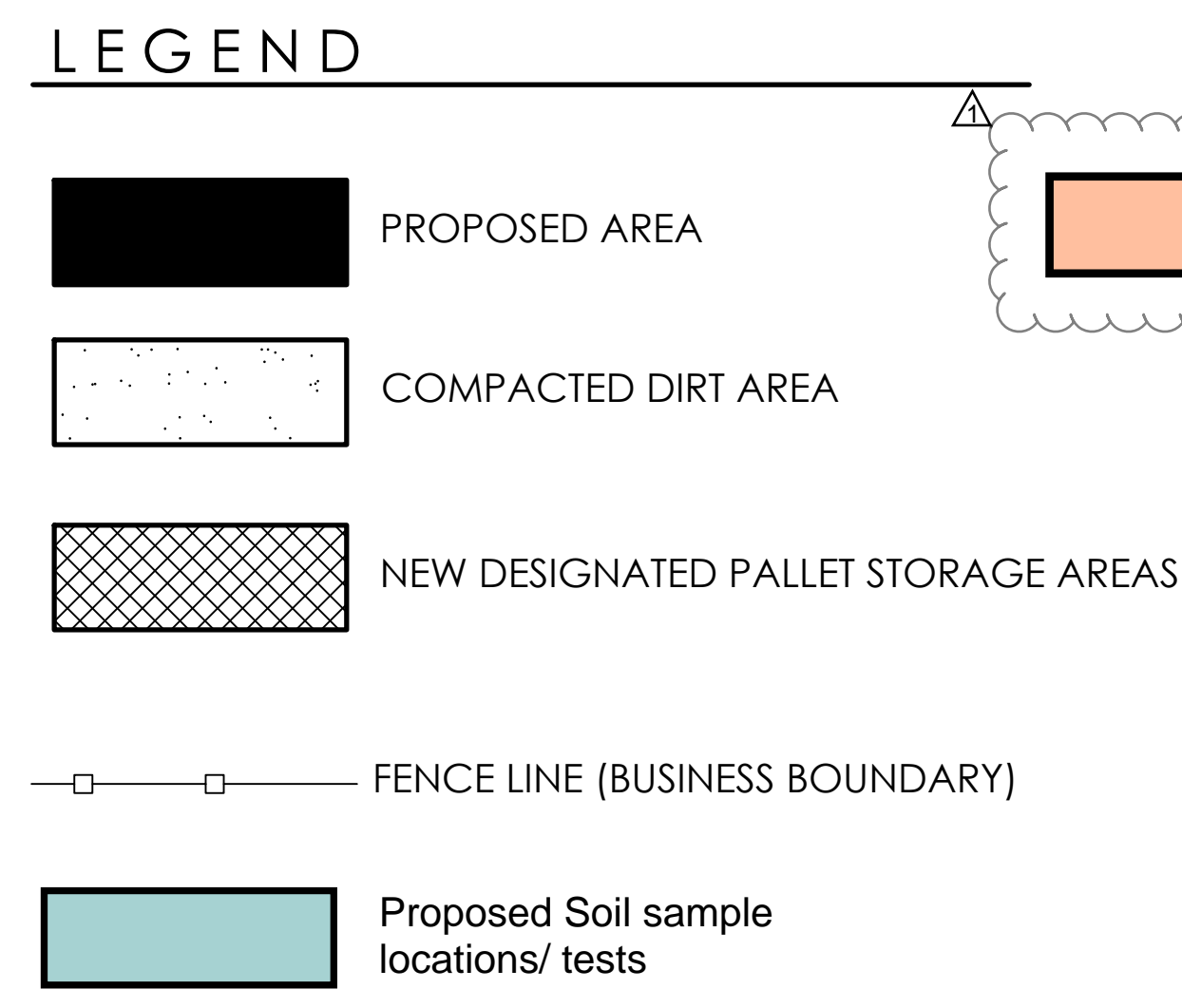
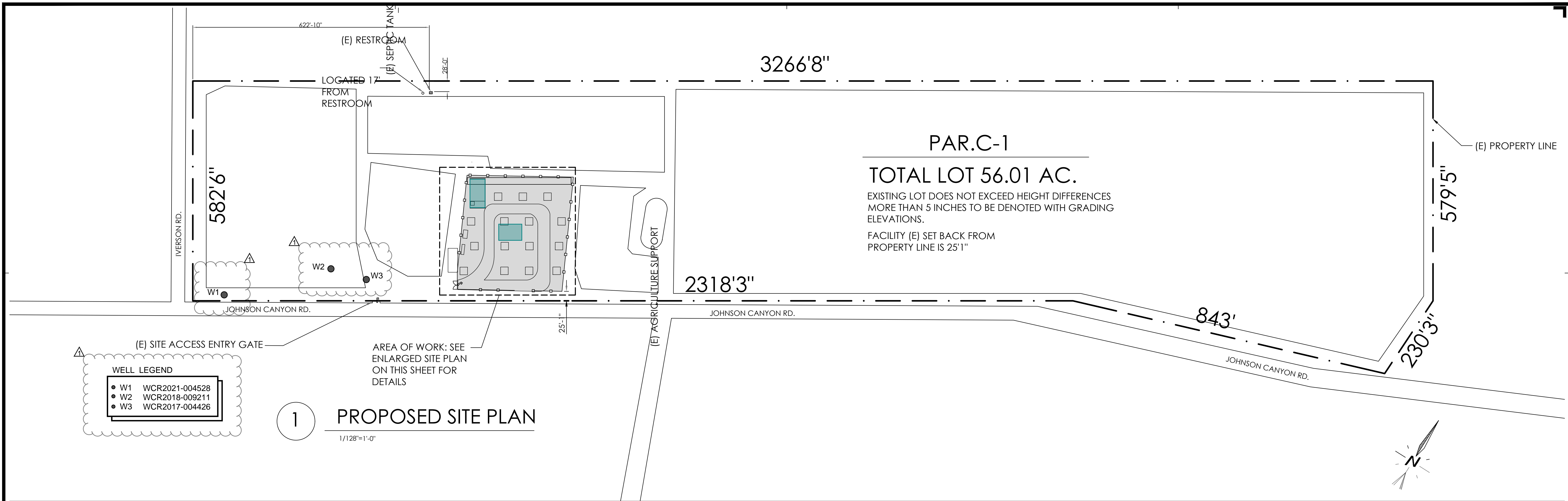
Rick Castillo
DESIGNER ON RECORD

FLOOR PLAN DESIGN CO.
Phone (831) 524-5927

EROSION CONTROL PLAN
PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE
31201 JOHNSON CANYON RD.
CLIENT: ALFONSO SANDOVAL GONZALEZ, CA
APN: 223 071 013

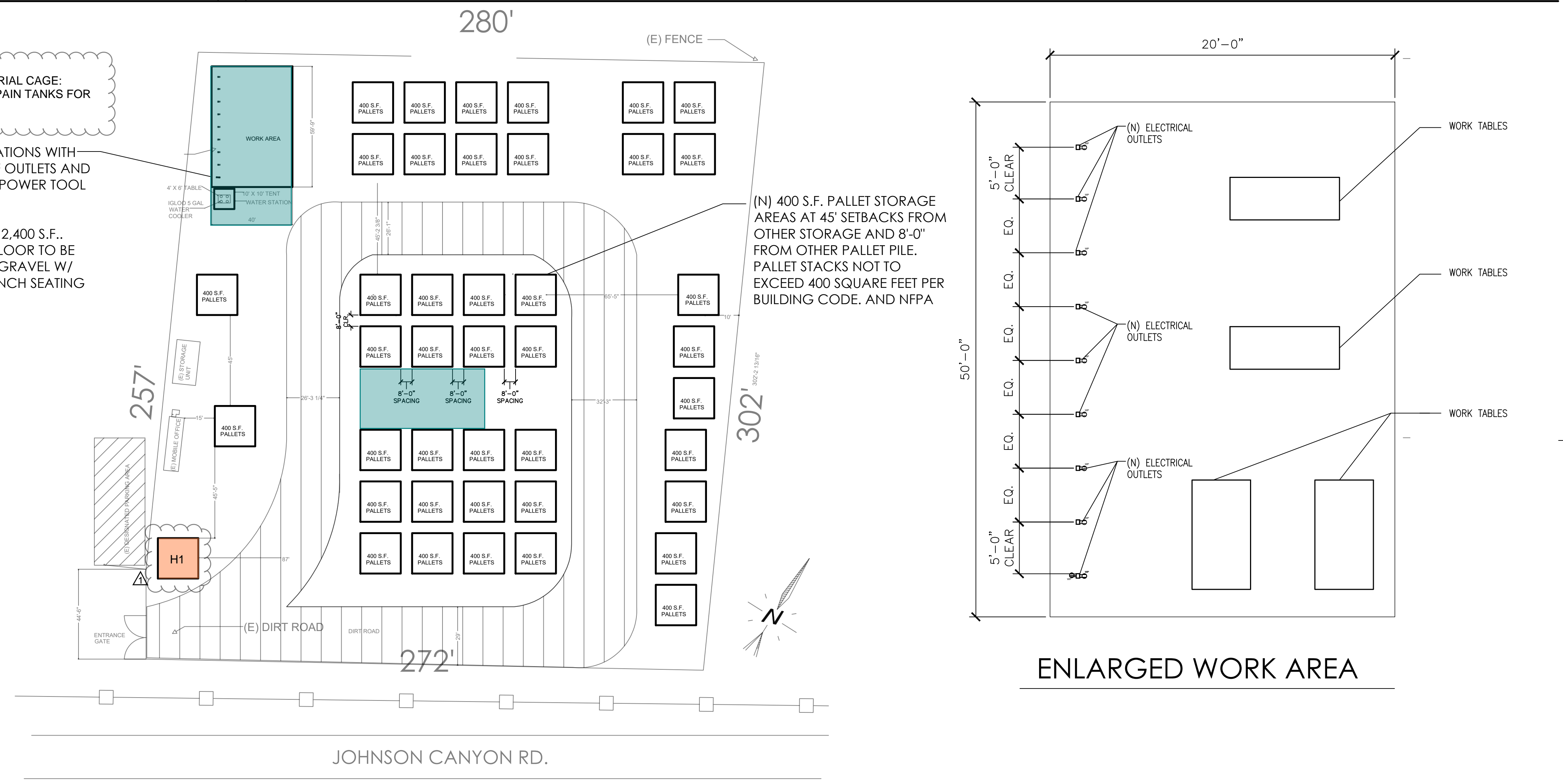
DATE: 10/07/2020
SCALE: 1/128"=1'-0"
DRAWN: RICK CASTILLO
JOB: FPDC-22-1
SHEET: **A1.5**
OF SHEETS

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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% |



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

Rick Castillo
 DESIGNER ON RECORD

FLOORPLAN DESIGN CO.
 Phone (831) 524-5927

PROPOSED SITE PLAN
 PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE
31201 JOHNSON CANYON RD.
 CLIENT: ALFONSO SANDOVAL GONZALEZ, CA
 APN: 223 071 013

DATE: 10/07/2020
 SCALE: 1/128"=1'-0"
 DRAWN: RICK CASTILLO
 JOB: FPDC-22-1
 SHEET: **A1.4**

OF SHEETS

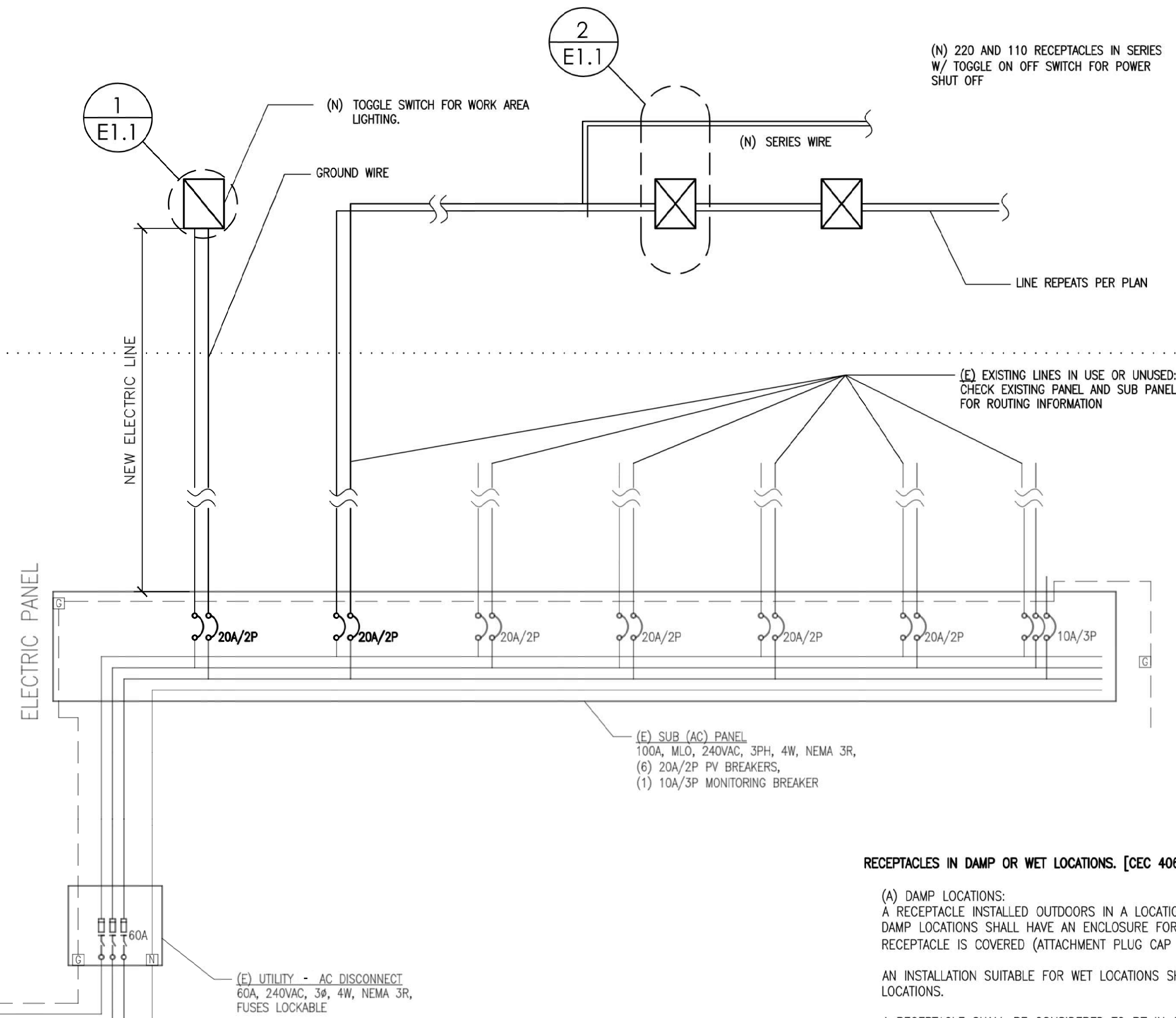
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GENERAL ELECTRICAL NOTES:

- 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.
- HOLES 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 SYMBOLS LEGEND | |
|---------------------------|----------------------|
| SYMBOL | DESCRIPTION |
| | BREAK LINE |
| | BREAKER |
| | PG&E METER |
| | ELECTRICAL COMPONENT |
| | FUSE |
| | TAP BOX |
| | GROUND LINE |
| | NEUTRAL LINE |
| | LINE DIAGRAM TAG |

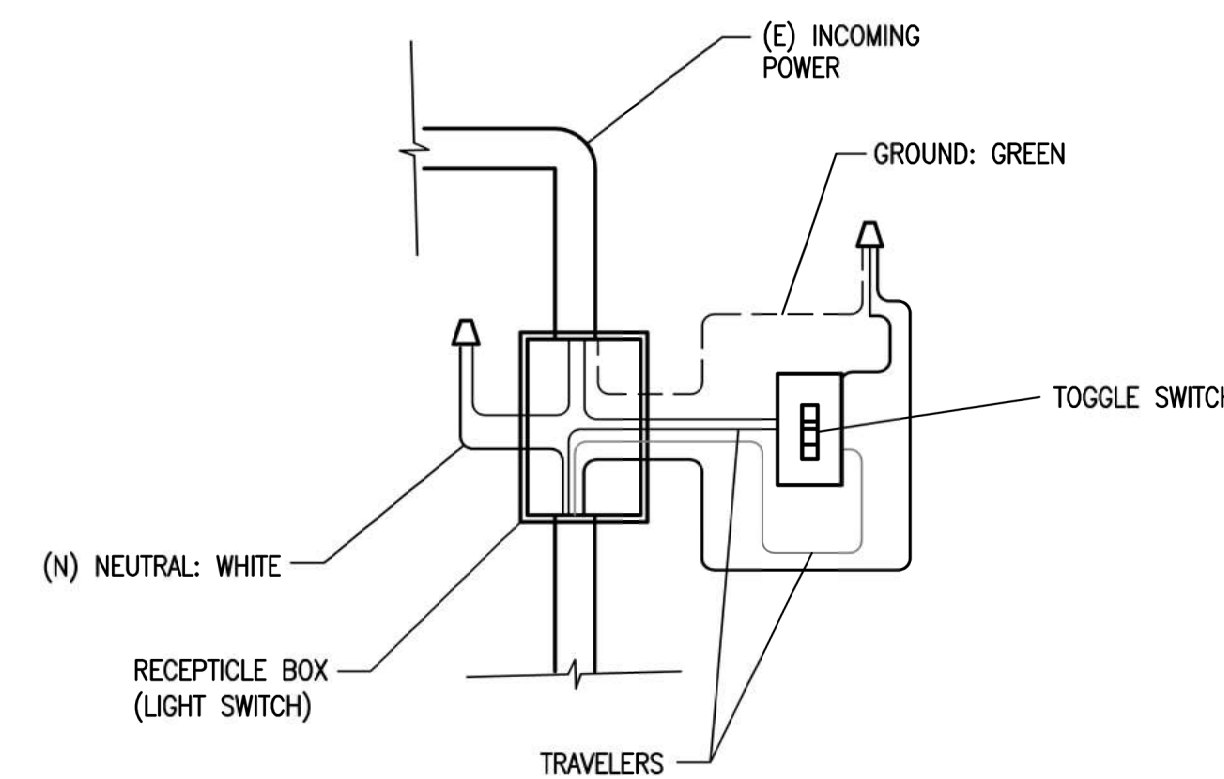
EQUIPMENT ABOVE LINE IS (N) LINES TO EQUIPMENT CHARGING STATIONS (OUTLETS)
EQUIPMENT BELOW LINE IS NOT IN USE: (FIELD VERIFY LOADS AND (E) PATHWAYS BEFORE ADDING NEW LINES.



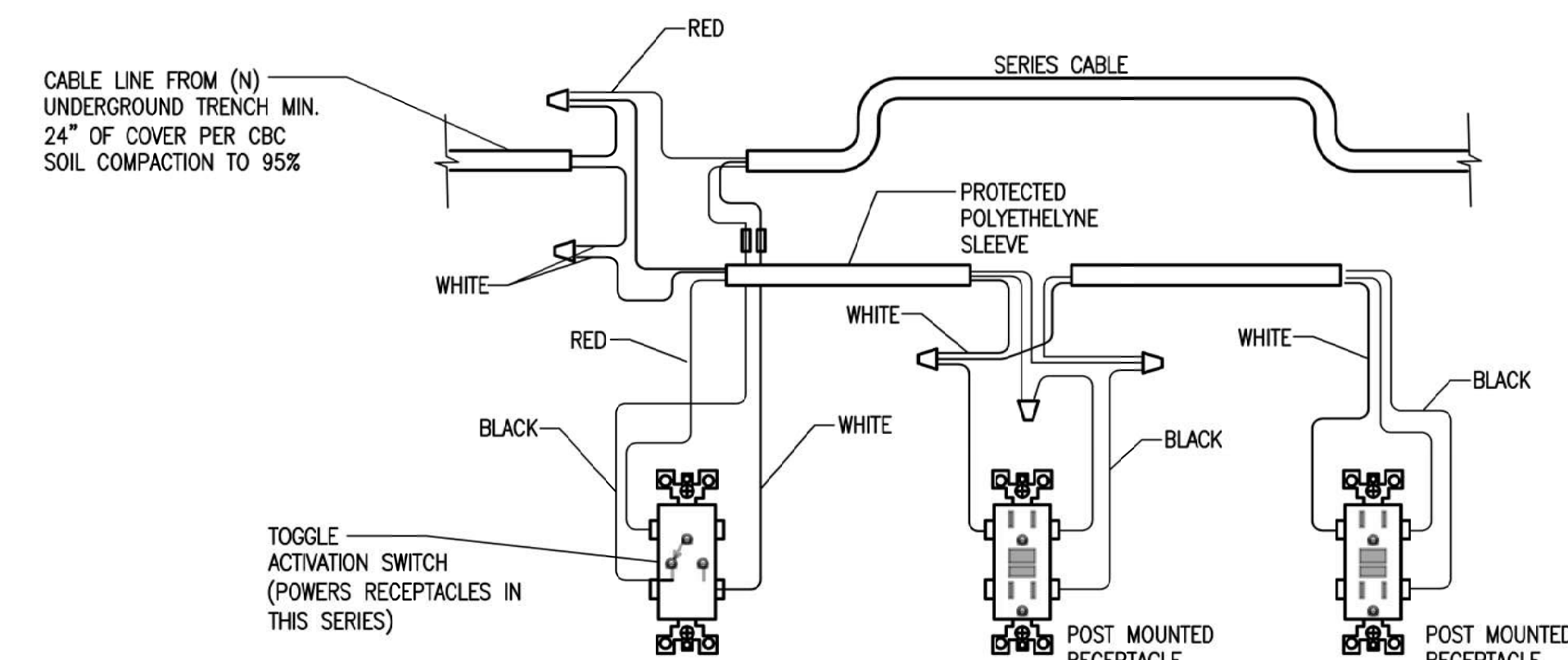
RECEPTACLES IN DAMP OR WET LOCATIONS. [CEC 406.9]

- (A) DAMP LOCATIONS:
A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED)
AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS.
- A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED PORCHES, CANOPIES, MARQUEES, AND THE LIKE, AND WILL NOT BE SUBJECTED TO A BEATING RAIN OR WATER RUNOFF. ALL 15- AND 20-AMPERE, 125- ANS=D 250-VOLT NONLOCKING RECEPTACLES SHALL BE A LISTED WEATHER-RESISTANT TYPE.
- (B) WET LOCATIONS:
15- AND 20-AMPERE, 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. ALL 15- AND 20-AMPERE, 125- ANS=D 250-VOLT NONLOCKING RECEPTACLES SHALL BE A LISTED WEATHER-RESISTANT TYPE.

ELECTRICAL PLAN



1 OUTSIDE LIGHTING POLE SWITCH
NTS. ENLARGED TO SHOW DETAIL



2 RECEPTACLE SERIES DETAIL
NTS. ENLARGED TO SHOW DETAIL

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 | |

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

Rick Castillo
DESIGNER ON RECORD

FLOOR PLAN DESIGN CO.
Phone (831) 524-5927

ELECTRICAL PLAN
PROJECT DESCRIPTION: SANDOVAL PALLET STORAGE
31201 JOHNSON CANYON RD.
CLIENT: ALFONSO SANDOVAL GONZALEZ, CA
DATE: 10/07/2020
SCALE: NTS.
DRAWN: RICK CASTILLO
JOB: FPDC-22-1
SHEET: E1.0

OF SHEETS

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BRANCH NAME: GREENFIELD
 CROP: GRAPES
 TEST ID #: 2657



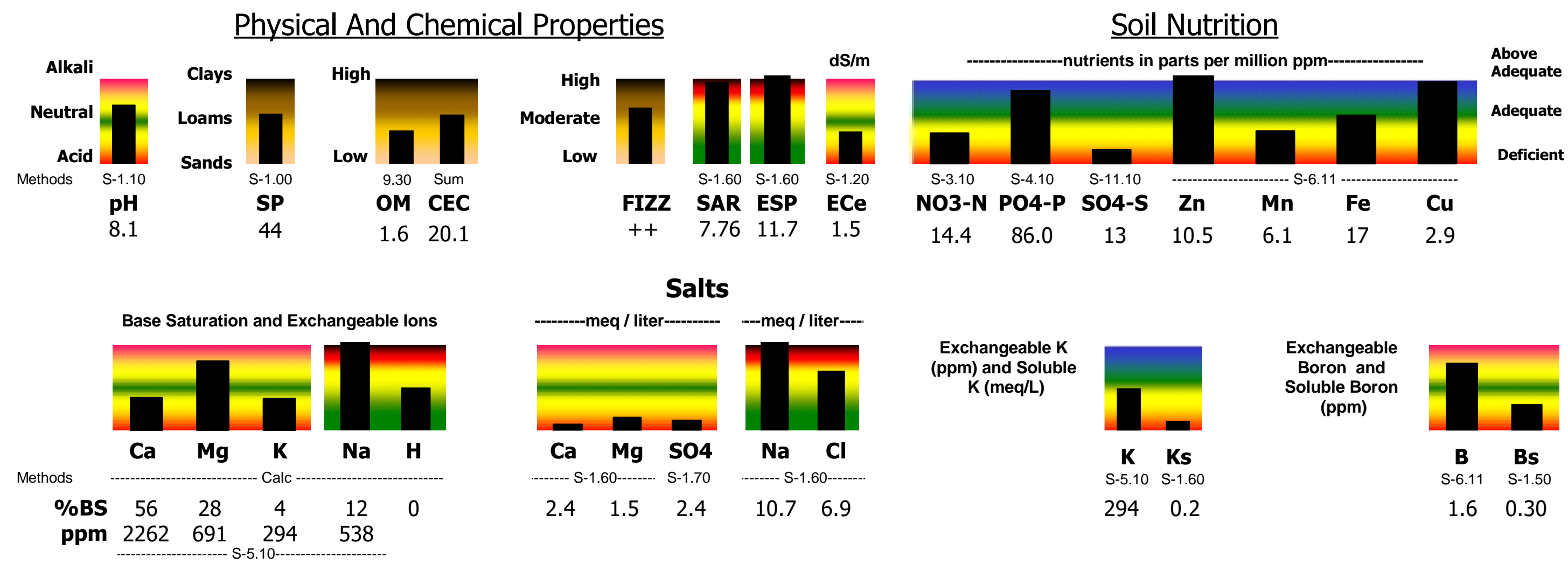
24730 Avenue 13
 Madera, CA 93637
 Phone: 559-661-6386
 FAX: 559-661-6135

LOG IN #: 413111
 DATE SAMPLED: 2/26/2021
 DATE SUBMITTED: 3/3/2021
 DATE REPORTED: 3/5/2021

CLIENT
ANGELOS VINEYARD
 DESCRIPTION
ANGELOS 1 0-1

REPORT OF SOIL ANALYSIS

FIELDMAN
CHRISTINA WILLOUGHBY



| | | | | | | | | | | | | | | |
|---|--|--|-----------------------|--|--|--------------|--|--|--------------|--|--|---------|--|--|
| Preplant Recommendation We Recommend the Following: | | | Apply in Lbs per acre | | | Nitrogen= 40 | | | Sulfur= 30 | | | Iron= 0 | | |
| | | | Phosphorus (P2O5)= 0 | | | Boron= 0.5 | | | Manganese= 0 | | | | | |
| | | | Potassium (K2O)= 0 | | | Copper= 0 | | | Zinc= 0 | | | | | |

BRANCH NAME: GREENFIELD
 CROP: GRAPES
 TEST ID #: 2657



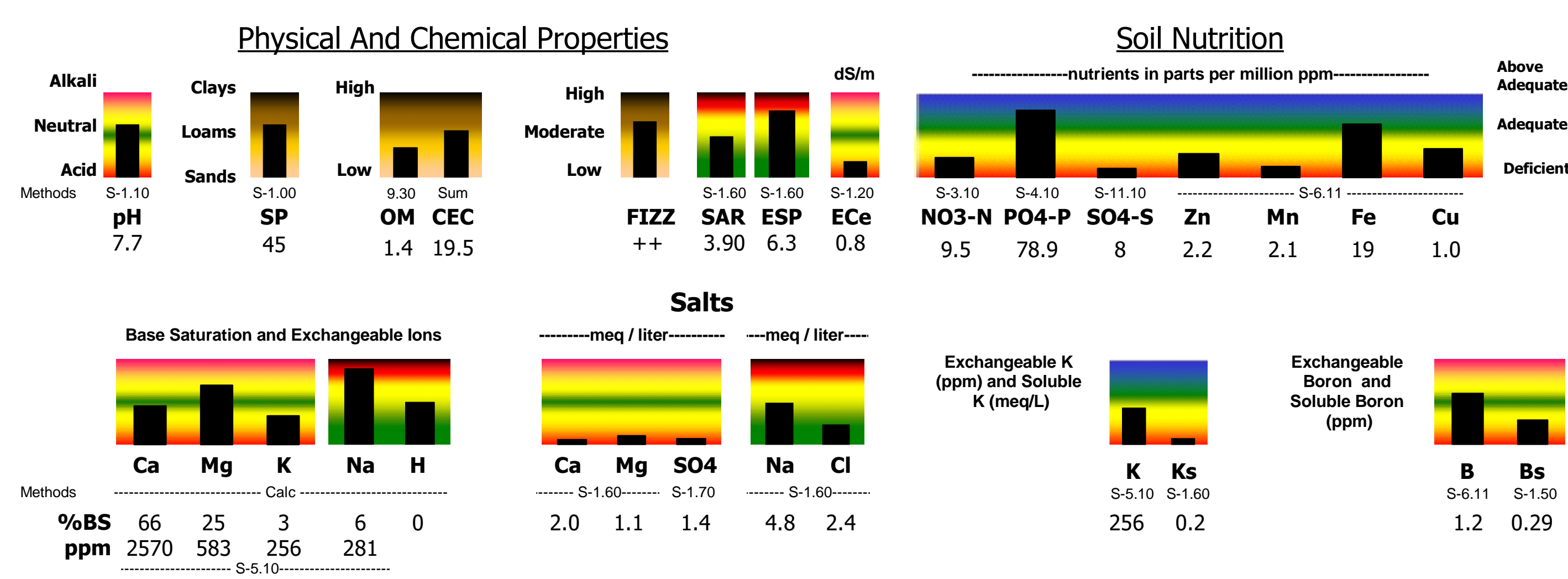
24730 Avenue 13
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LOG IN #: 413111
 DATE SAMPLED: 2/26/2021
 DATE SUBMITTED: 3/3/2021
 DATE REPORTED: 3/5/2021

CLIENT
ANGELOS VINEYARD
 DESCRIPTION
ANGELOS 1 1-2

REPORT OF SOIL ANALYSIS

FIELDMAN
CHRISTINA WILLOUGHBY



| | | | | | | | | | | | | | | |
|---|--|--|-----------------------|--|--|--------------|--|--|---------------|--|--|---------|--|--|
| Preplant Recommendation We Recommend the Following: | | | Apply in Lbs per acre | | | Nitrogen= 50 | | | Sulfur= 45 | | | Iron= 0 | | |
| | | | Phosphorus (P2O5)= 0 | | | Boron= 0.5 | | | Manganese= 20 | | | | | |
| | | | Potassium (K2O)= 0 | | | Copper= 0 | | | Zinc= 6 | | | | | |

BRANCH NAME: GREENFIELD
 CROP: GRAPES
 TEST ID #: 2657



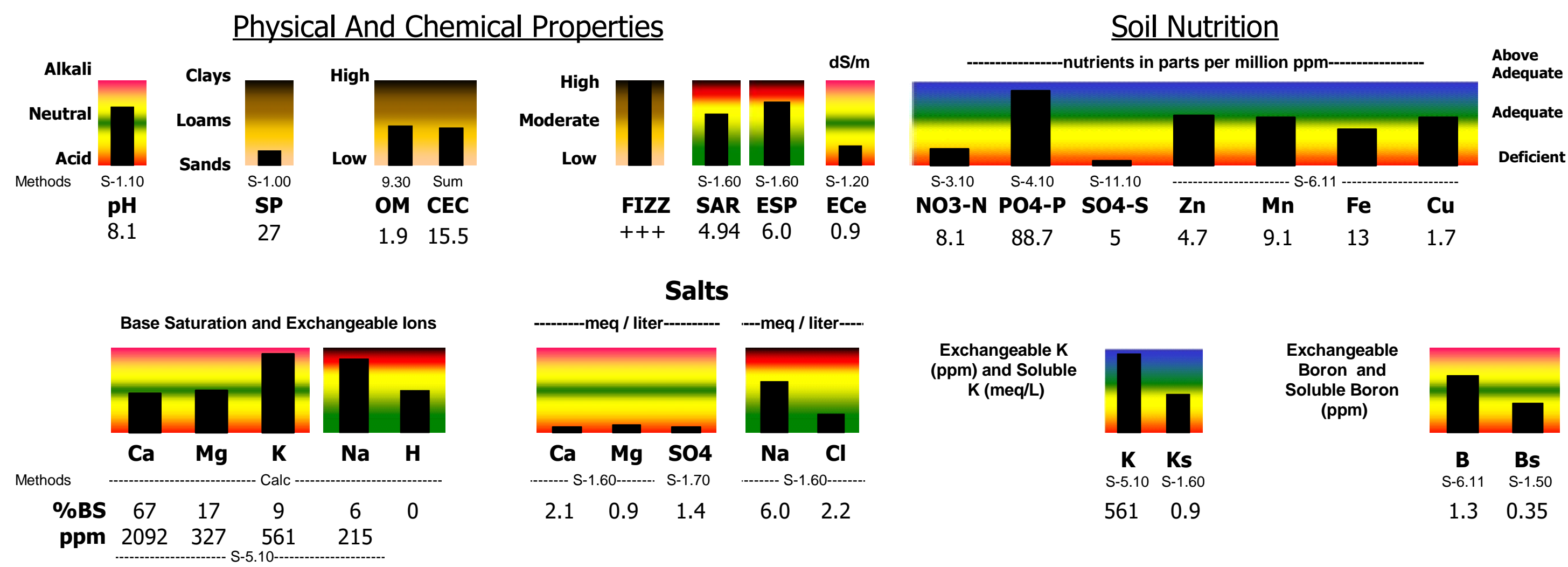
24730 Avenue 13
 Madera, CA 93637
 Phone: 559-661-6386
 FAX: 559-661-6135

LOG IN #: 413111
 DATE SAMPLED: 2/26/2021
 DATE SUBMITTED: 3/3/2021
 DATE REPORTED: 3/5/2021

CLIENT
ANGELOS VINEYARD
 DESCRIPTION
ANGELOS 2 0-1

REPORT OF SOIL ANALYSIS

FIELDMAN
CHRISTINA WILLOUGHBY



| | | | | | | | | | | | | | | |
|---|--|--|-----------------------|--|--|--------------|--|--|--------------|--|--|---------|--|--|
| Preplant Recommendation We Recommend the Following: | | | Apply in Lbs per acre | | | Nitrogen= 50 | | | Sulfur= 45 | | | Iron= 0 | | |
| | | | Phosphorus (P2O5)= 0 | | | Boron= 0.5 | | | Manganese= 0 | | | | | |
| | | | Potassium (K2O)= 0 | | | Copper= 0 | | | Zinc= 0 | | | | | |

BRANCH NAME: GREENFIELD
 CROP: GRAPES
 TEST ID #: 2657



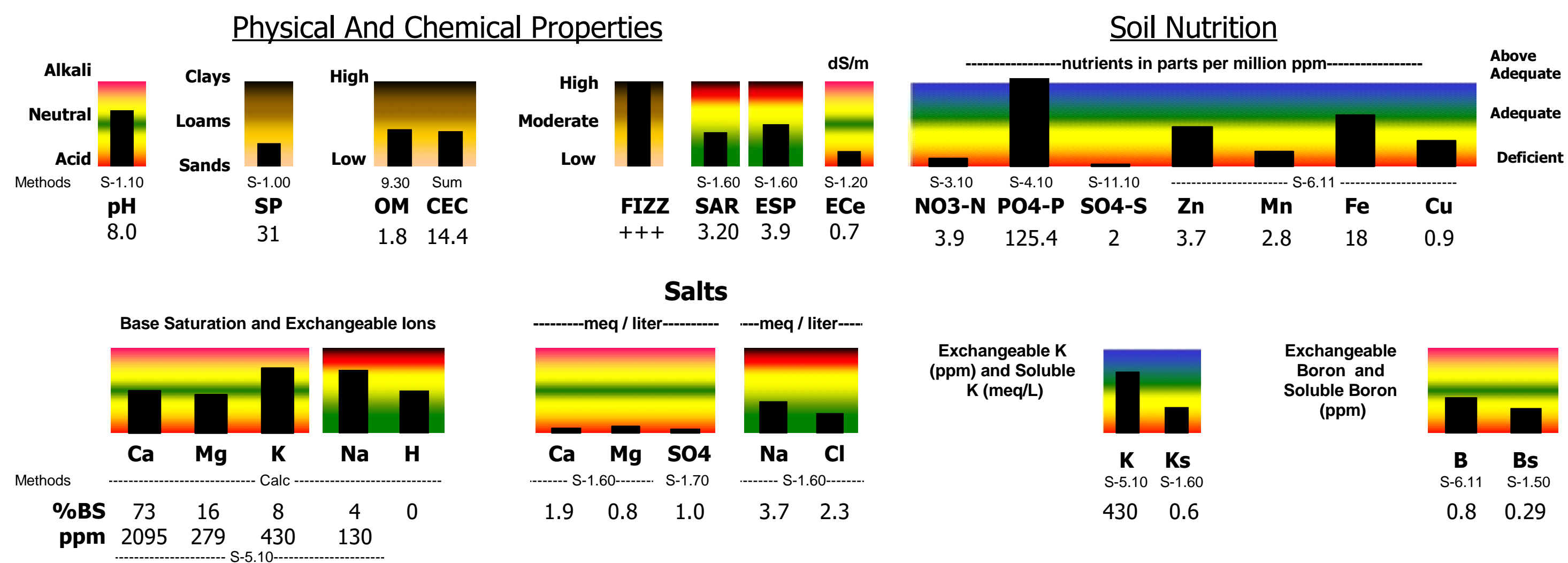
24730 Avenue 13
 Madera, CA 93637
 Phone: 559-661-6386
 FAX: 559-661-6135

LOG IN #: 413111
 DATE SAMPLED: 2/26/2021
 DATE SUBMITTED: 3/3/2021
 DATE REPORTED: 3/5/2021

CLIENT
ANGELOS VINEYARD
 DESCRIPTION
ANGELOS 2 1-2

REPORT OF SOIL ANALYSIS

FIELDMAN
CHRISTINA WILLOUGHBY



| | | | | | | | | | | | | | | |
|---|--|--|-----------------------|--|--|--------------|--|--|---------------|--|--|---------|--|--|
| Preplant Recommendation We Recommend the Following: | | | Apply in Lbs per acre | | | Nitrogen= 60 | | | Sulfur= 60 | | | Iron= 0 | | |
| | | | Phosphorus (P2O5)= 0 | | | Boron= 0.5 | | | Manganese= 20 | | | | | |
| | | | Potassium (K2O)= 0 | | | Copper= 0 | | | Zinc= 0 | | | | | |

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

Rick Castillo
 DESIGNER ON RECORD

FLOOR PLAN
DESIGN CO.
 Phone (831) 524-5927

RESOURCES
 PROJECT DESIGNER: SANDOVAL PALLET STORAGE
31201 JOHNSON CANYON RD.
 CLIENT: ALFONSO SANDOVAL GONZALEZ, CA
 APN: 223 071 013

DATE 10/07/2020
 SCALE NTS.
 DRAWN RICK CASTILLO
 JOB FPDC-22-1
 SHEET
R0.2
 OF SHEETS

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A



CURRENT CONDITIONS ON SITE

D



CURRENT CONDITIONS ON SITE

B



CURRENT CONDITIONS ON SITE

E



CURRENT CONDITIONS ON SITE

C



CURRENT CONDITIONS ON SITE

LEGEND

 CAMERA SHOT PERSPECTIVE

EXISTING SITE PHOTOS

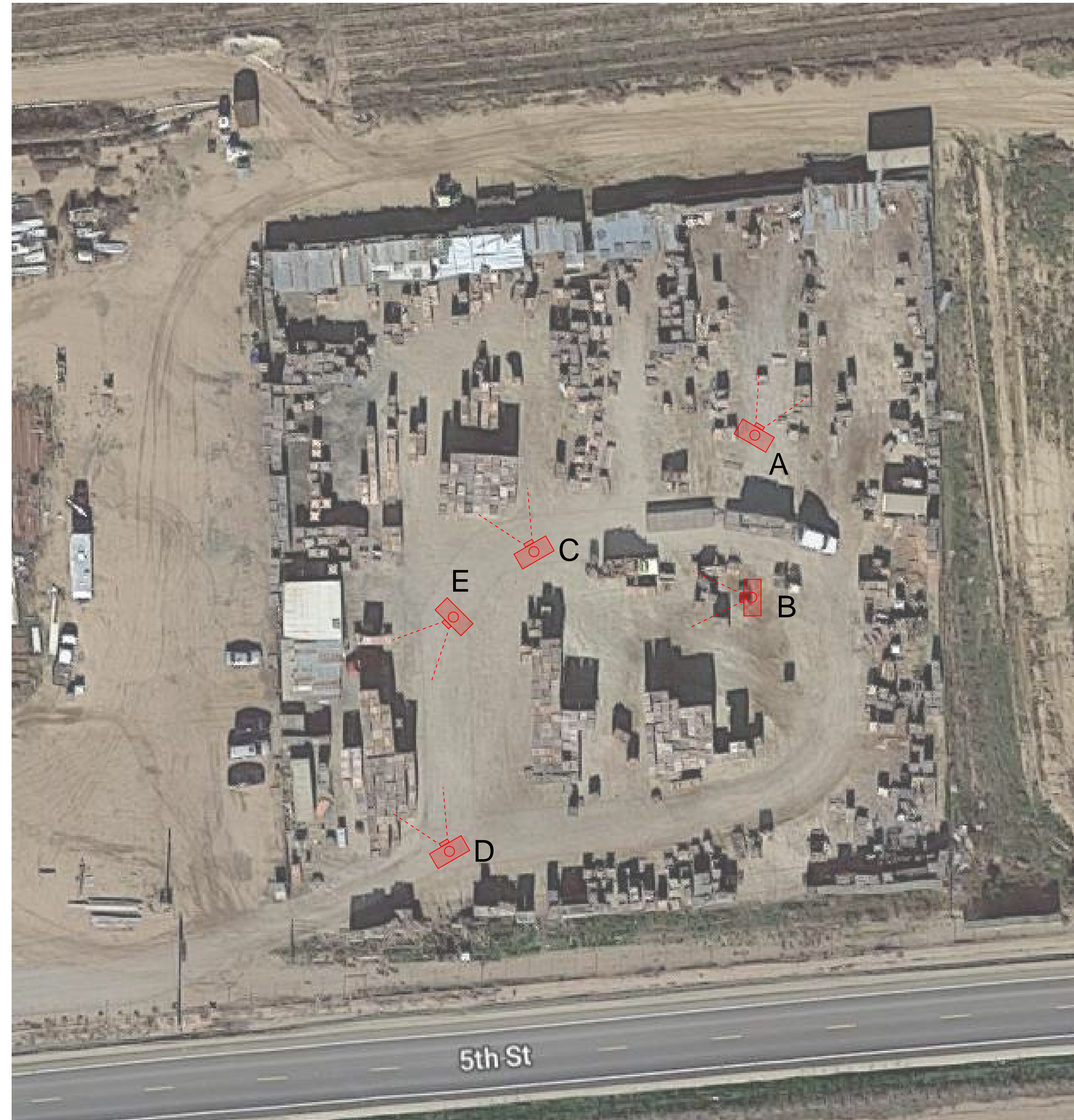


IMAGE PROVIDED BY GOOGLE MAPS

SITE REFERENCE

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

Rick Castillo
DESIGNER ON RECORD

FLOORPLAN DESIGN CO.
Phone (831) 524-5927



SITE CLEANING GRAPHIC
PROJECT DESCRIPTION: AGRICULTURAL SUPPORT FACILITY
31201 JOHNSON CANYON RD.
CLIENT: ALFONSO SANDOVAL
CONZULES, CA
APN: 223 071 013

DATE: 10/07/2020
SCALE: 1/128"=1'-0"
DRAWN: RICK CASTILLO
JOB: FPDC-22-1
SHEET: **A1.2**

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BUSINESS OPERATIONS

FOR: SANDOVAL PALLET CO.

AGENT: RICK CASTILLO
COMPANY: FLOORPLANDSIGNCO
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 is 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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