

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

JACKSON FAMILY INVESTMENTS III LLC (PLN240246)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
- 2) Approving a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system

[PLN240246, Jackson Family Investments III LLC, 38580 Arroyo Seco Road, Soledad, Central Salinas Valley Area Plan (APN: 183-021-004-000)]

The JACKSON FAMILY INVESTMENTS III LLC application (PLN240246) came on for public hearing before the County of Monterey Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, 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 County of Monterey General Plan;
 - Central Salinas Valley Area Plan;
 - Agriculture Wine Corridor 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) Allowed Use. The subject property is located at 38580 Arroyo Seco Road, Soledad (Assessor's Parcel Number 183-021-004-000), Central

Salinas Valley Area Plan. The subject property is zoned Farmlands with a minimum building site requirement of 40 acres, or “F/40”. The F zoning district allows for the establishment of an Agricultural Support Facility subject to the granting of a Use Permit by the Zoning Administrator pursuant to Title 21 section 21.30.050. In this case, the project involves the construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property is shown in its current configuration (258 acres) and under separate ownership in the 1964 and 1972 Assessor’s Parcel Maps. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Review of Development Standards. The project meets all required development standards for Farmland or “F” zoning district, which are identified in Title 21 section 21.30.060. The required minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear), and a height of 35 feet. The project involves the construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, a 3,000 square foot shade structure, fuel island, and a fire suppression system. All structures will meet all required setbacks as the development area will have setbacks of over 1,000 feet (front; Arroya Seco Rd.), over 1,000 feet (front; Paraiso Spring Rd.), over 2,000 feet (north side), and over 500 feet (south side). The warehouse/shop will have a height of 27 feet, and the shade structure will have a height of 25 feet. The F zoning district allows a maximum building site coverage of five percent, and the project will result in a coverage of .0007%. Therefore, the project meets all the applicable site development standards.
- e) Operation. The project involves a two-story shop which will include an office, restrooms, a breakroom, and a conference center. The shop is intended to support maintenance needs to vineyard equipment and farming operations nearby. Maintenance activities supported at the shop and overall site will include mechanical repair, exterior washdown, and fueling. The development will accommodate six to ten employees and the hours of operation will be between 6:00am and 5:00pm, with increased hours anticipated during harvest season (August – November).
- f) Agricultural Support. Monterey County General Plan policies AG-1.4 and AG-2.2 encourage the establishment, expansion, and retention of agricultural support facilities on land designated as farmland. The project involves the development of an agricultural support facility which will serve surrounding agricultural and agriculture processing uses in the area. Therefore, the project is consistent with General Plan policies which encourage agricultural support facilities within county farmland.
- g) Farmland Mitigation. According to the Monterey County Geographical Information System (GIS), the subject property is designated as Prime Farmland. Monterey County General Plan policy AG-2.4 requires agricultural support facilities be sited and designed to minimize the loss

of productive agricultural lands and to minimize impacts on surrounding land uses. The project will utilize a previously impacted portion of the subject property and will result in a coverage of only .0007% of the subject property. Additionally, Monterey County Code Title 21 section 21.92.030.C.7 exempts agricultural support facilities from mitigation for development on Prime Farmland.

- h) General Plan Policy PS-3.1 & 3.2. The subject property is located within Zone 2C of the Salinas Valley groundwater basin, which is known to have a long-term sustainable water supply for uses consistent with the 2010 General Plan. As described in Finding No. 1 and supporting evidence, the proposed project is consistent with the 2010 General Plan and therefore is presumed to have a long-term sustainable water supply. Per the review by EHB, the capacity of the well produces enough water for both the irrigation and potable water for the development.
- i) Trip Generation. A traffic report (LIB250102) was prepared for the subject property and development. The report found that the development is expected to result in the relocation of 34 daily trips, therefore no new trips would be created, and the project will have a less than significant impact on Vehicle Miles Travelled (VMT).
- j) Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of low archaeological sensitivity. Therefore, an archaeological report was not prepared for the proposed development. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.
- k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Land Use Advisory Committee (LUAC) for review because the subject property does not have an applicable LUAC.
- l) Agricultural Advisory Committee (AAC) Review. Monterey County General Plan policy AG-1.8 requires development projects on lands designated for agricultural use that require a discretionary permit to be referred to the County's Agricultural Advisory Committee (AAC) for review and recommendation to the decision-making body. Therefore, the project was referred to the AAC for review on October 16, 2025 where members voted unanimously to support the project as proposed.
- m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240246.

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, HCD-Environmental Services, Environmental Health Bureau, and Mission Soledad Rural Fire Protection District. County staff reviewed

the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Potential impacts to soil and traffic resources were identified. The following reports have been prepared and submitted with the application:
 - “Geotechnical Report” (County of Monterey Library No. LIB240330), prepared by Grice Engineering, INC., Salinas, CA, July, 2022
 - “Initial Traffic Analysis” (County of Monterey Library No. LIB250102), prepared by Kenny Jeong, Oakland, CA, April 9, 2025
- c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240246.

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 has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Mission Soledad Rural Fire Protection District County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) All necessary public facilities will be provided. An onsite wastewater treatment system (OWTS) is proposed and has been reviewed by EHB. The property has an existing well registered with the California Water Resources Agency, which was reviewed by EHB and was found to provide adequate irrigation and potable water for the development. See Finding No. 1, Evidence “h”. Per EHB, the development is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency’s California Environmental Reporting System and an up-to-date Hazardous Materials Business Plan. Condition Nos. 4, 5, 6, 7, and 8 have been added by EHB to address the OWTS, well, and hazardous materials, and to ensure compliance with all requirements.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240246.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed County of Monterey HCD Planning and Building Services Department records and is not aware of any violations existing on subject property and there are no known violations on the subject parcel.
- b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240246.
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 Section 15303 categorically exempts the construction of limited numbers of new, small facilities or structures.
- b) In this case, the project involves the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system. Therefore, the project meets the Class 3 Categorical Exemption requirements.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known biological, historical, or archaeological resources are present.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240246.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Planning Commission. Pursuant to Title 21, Section 21.86.040.B, 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 Finding the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Use Permit to allow construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system.

PASSED AND ADOPTED this 30th day of October, 2025:

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

County of Monterey HCD Planning

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

PLN240246

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN240246) allows construction of a wine processing support facility consisting of a 3,750 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system. The property is located at 38580 Arroyo Seco Road, Soledad (Assessor's Parcel Number 183-021-004-000), 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:
"A Use Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 183-021-004-000 on October 30, 2025. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. EHSP01- NEW DOMESTIC WELL CONNECTION: WATER QUALITY (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A commercial building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well connection shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), an EHB approved water treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of a construction permit, the applicant shall provide plans prepared by a qualified individual for a water treatment system to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall install the EHB-approved water treatment system and provide to the EHB as-built plans prepared by a qualified individual and water quality analysis of samples of raw water and treated water that demonstrate the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary drinking water standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

5. EHSP02- CROSS-CONNECTION CONTROL SURVEY (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed commercial operation will receive domestic water service from onsite well Clark 1A S Well #12 (EHB Record No. SEA25-000255) located on Assessor's Parcel Number 183-021-004-000. In order to prevent backflow of water utilized for activities related to the warehouse/shop, site concrete work, fuel island and fire suppression system into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- A detailed site plan, specifying any and all equipment that will receive water from or be connected to the domestic water supply; and
- A narrative description of the proposed warehouse/shop, site concrete work, fuel island and fire suppression system operation.

As determined necessary by EHB, a cross-connection control report prepared by a qualified professional shall be submitted to the Environmental Health Bureau for review and acceptance.

6. EHSP03- ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board, and Monterey County Local Agency Management Program (LAMP).

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and construction ready design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

7. EHSP04- HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

8. EHSP05- HAZARDOUS WASTE CONTROL (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with the standards found in the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Division 20, Chapter 6.5, and the Monterey County Code Chapter 10.65 for the proper handling, storage and disposal of Hazardous Waste as approved by the Environmental Health Bureau (EHB).

Compliance or Monitoring Action to be Performed: Prior to commencement of operations, the applicant shall submit to the Hazardous Materials Management Services of the Environmental Health Bureau (EHB) an inventory of any hazardous waste expected to be generated on site for review and acceptance. If no hazardous waste is expected to be generated, applicant shall submit attestation to the satisfaction of EHB.

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

Responsible Department: Planning

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

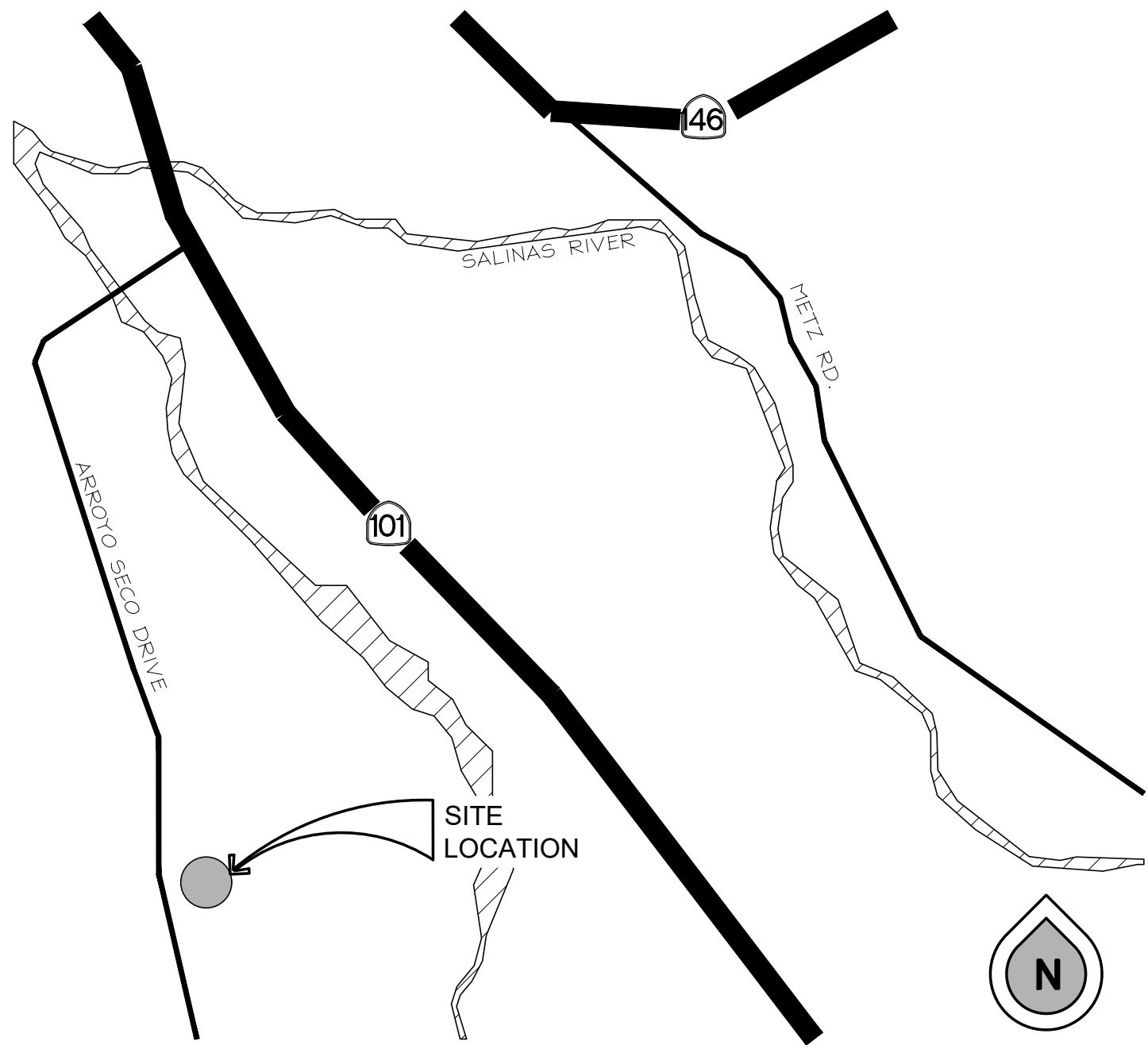
Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

NEW OFFICE & WAREHOUSE BUILDING FOR: JACKSON FAMILY WINES

38580 ARROYO SECO DRIVE
SOLEDAD, CA 93960



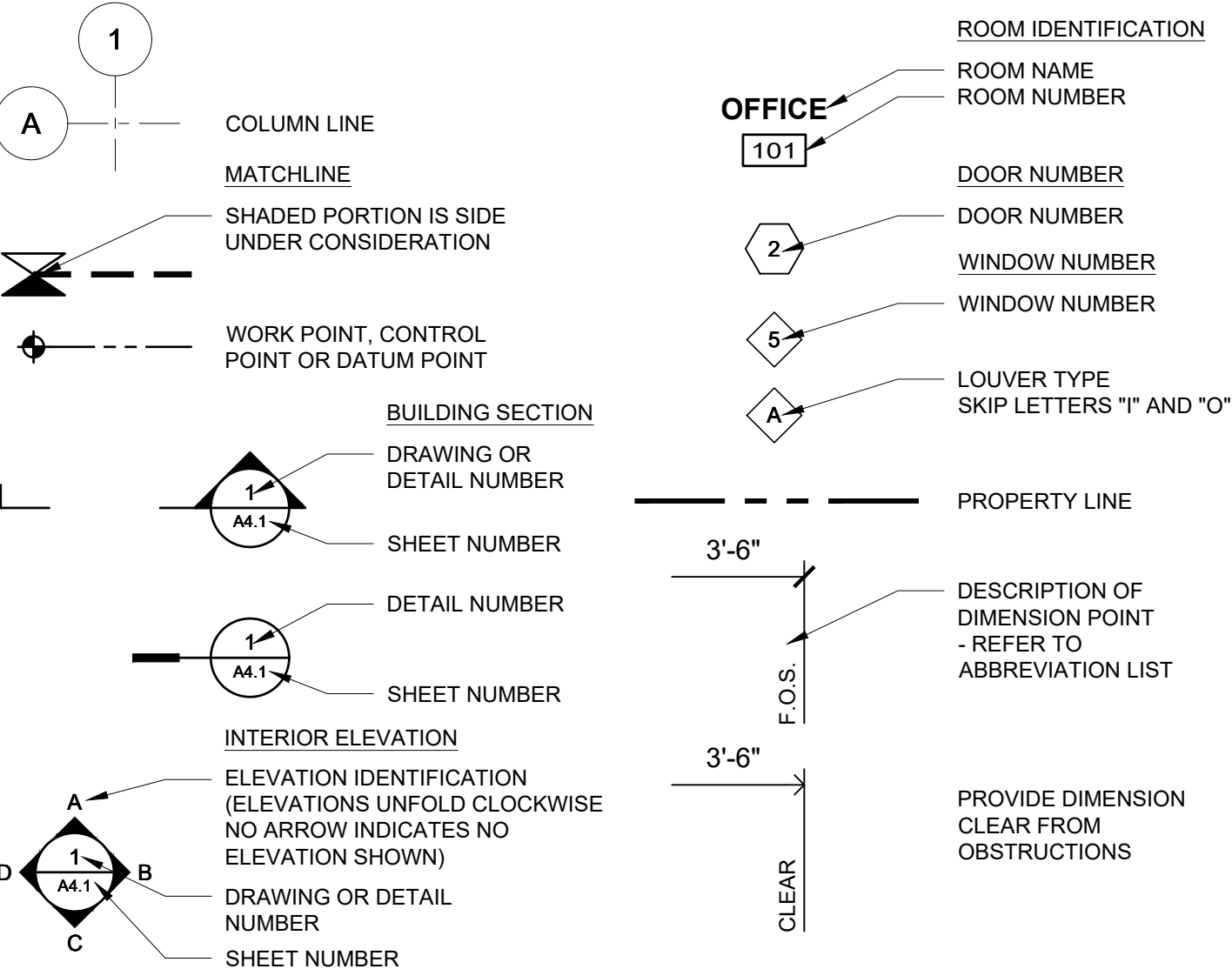
VICINITY MAP

NO SCALE

CODES

2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA REFERENCE STANDARDS CODE
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

SYMBOLS



SHEET INDEX

T1.0	TITLE SHEET
CIVIL	
C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	EROSION CONTROL PLAN
ARCHITECTURAL	
A1.1	OVERALL SITE PLAN
A1.2	ENLARGED SITE PLAN
A2.1	OVERALL FLOOR PLAN - FIRST FLOOR
A2.2	OVERALL FLOOR PLAN - SECOND FLOOR
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS

TOTAL SHEETS: 11

SCOPE OF WORK

- (N) 75'X50' 2-STORY OFFICE AND AG. WAREHOUSE SHOP
- SITE CONCRETE WORK
- 20'X150' SHADE STRUCTURE
- (N) FUEL ISLAND
- (N) EQUIPMENT WASH PAD
- (N) FIRE SUPPRESSION SYSTEM TO INCLUDE, BUT NOT LIMITED TO: WATER TANK, FIRE PUMP HOUSE, CONCRETE SLABS, REQUIRED UNDERGROUND UTILITIES.

ABBREVIATIONS

&	AND	DR.	DOOR	MAX.	MAXIMUM
L	ANGLE	DS.	DOWNSPOUT	MECH.	MECHANICAL
@	DWG.	DWG.	DRAWING	MFR.	MANUFACTURER
Ø	CENTERLINE	EA.	EACH	MIN.	MINIMUM
⊥	DIAMETER OR ROUND	ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS
#	PERPENDICULAR	EQ.	EQUAL	N.I.C.	NOT IN CONTRACT
(E)	POUND OR NUMBER	EXIST.	EXISTING	NO.	NUMBER
(N)	EXISTING	EXT.	EXTERIOR	N.T.S.	NOT TO SCALE
ARCH.	NEW	F.A.	FIRE ALARM	O.C.	ON CENTER
A.C.	ARCHITECTURAL	F.D.	FLOOR DRAIN	O.F.C.I.	OWNER FURNISHED
BD.	ASPHALT CONCRETE	F.E.C	FIRE EXTINGUISHER		CONTRACTOR INSTALLED
BLDG.	BOARD	FIN.	FINISH	P. LAM.	PLYWOOD
BLK.	BUILDING	FL.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH
BLKG	BLOCK	F.O.F	FACE OF FINISH	R.D.	ROUGH OPENING
	BLOCKING	FT.	FOOT OR FEET	REQ.	REQUIRED
BOT.	BOTTOM	GA.	GAUGE	RM.	ROOM
BTWN.	BETWEEN	GALV.	GALVANIZED	R.O.	ROUGH OPENING
CLG.	CEILING	GL.	GLASS	SECT.	SECTION
CLR.	CLEAR	GYP.	GYPSPUM	SHT.	SHEET
COL.	COLUMN	HDR.	HEADER	SIM.	SIMILAR
CONC.	CONCRETE	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CONT.	CONTINUOUS	HORIZ.	HORIZONTAL	SQ.	SQUARE
CTR.	CENTER	HR.	HOUR	TYP.	TYPICAL
DBL.	DOUBLE	IN.	INCH	U.O.N.	UNLESS OTHERWISE NOTED
DEPT.	DEPARTMENT	INSUL.	INSULATION	W/	WITH
DIA.	DIAMETER	INT.	INTERIOR	W.C.	WATER CLOSET
DIM.	DIMENSION	LAV.	LAVATORY	W/O	WITHOUT

PROJECT TEAM

OWNER
JACKSON FAMILY WINES
CONTACT: VERONICA GRAY
PHONE: (707) 479-6469
EMAIL: veronica.grayd@jfwmail.com

ARCHITECT
PEARTREE+ BELL ARCHITECTS
235 MONTEREY ST., SUITE B
SALINAS, CA 93901
CONTACT: DAVID PEARTREE
EMAIL: david@peartreebelli.com
PHONE: (831) 424-4620

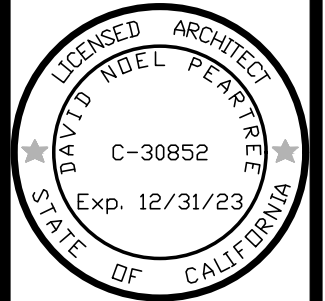
CIVIL
C3 ENGINEERING
CONTACT: JENNIFER P. RUDOLPH
PHONE: (831) 647-1192
EMAIL: jrudolph@c3engineering.net

PROJECT DATA

PROPERTY OWNER:	JACKSON FAMILY WINES	LOT COVERAGE:	EXISTING: 20'x30'= 600 600/11,238,480= 0.000053%
PROJECT ADDRESS:	38580 ARROYO SECO DRIVE SOLEDAD, CA 93960	PROPOSED:	8,850/11,238,480= 0.000787%
APN:	183-021-004	ZONING:	F-40
USE DESIGNATION:	AGRICULTURE	BUILDING HEIGHT:	ALLOWED: 35' EXISTING: N/A PROPOSED: 27'
LOT SIZE:	11,238,480 SQUARE FEET (258 ACRES)	PARKING:	13 PARKING SPACES
OCCUPANCY GROUP:	B, S-1	TREE REMOVAL:	NONE
STORIES:	2- STORY	GRADING CUT:	272 CY
		GRADING FILL:	800 CY



235 MONTEREY ST., SUITE B
SALINAS, CA 93901
(831) 424-4620
PEARTREEBELL.COM



TITLE SHEET

NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV. DATE DESCRIPTION

DATE: 06/10/2024

SCALE: AS NOTED

DRAWN: TM/YP

JOB: 24030

SHEET:

T1.0

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND SUBSEQUENT THEREOF. IF REPRODUCED, OR PUBLISHED IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, THE ARCHITECT AND HIS FIRM SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THE PROPERTY OR PERSONS. THE ARCHITECT AND HIS FIRM SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THE PROPERTY OR PERSONS. THE ARCHITECT AND HIS FIRM SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THE PROPERTY OR PERSONS.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS, DETAILS, AND SPECIFICATIONS AND ACCOMPANYING SPECIFICATIONS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:

1. LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS.

2. LATEST REVISION OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS).

3. THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).

4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

6. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OTHER STRUCTURES SHOWN HEREIN WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND/OR FROM RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TOPOGRAPHY, SIZE AND LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

8. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE STATE LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS REFERRED TO THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

10. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

11. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PERSONS OR ENTITIES. THIS SHALL BE THE CONTRACTOR'S OBLIGATION REGARDLESS OF WHETHER SUCH LIABILITY, CLAIMS, LOSSES OR DAMAGES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE CONTRACTOR, THE OWNER, THE ENGINEER, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CEMENT, STRIPPING, ANY AND ALL OTHER DEBRIS FROM THE SITE. EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

13. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

14. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CHANGES TO RECORD DRAWINGS FROM THE ENGINEER AND THE OWNER. ANY CHANGES MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ASSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR REVISION.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS, SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

16. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH

B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST

C) KEEP CONSTRUCTION AREAS AS CLOSE AS ADJACENT STREET FREE OF MUD AND DUST

D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE

17. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2533) AND THE EROSION CONTROL ORDINANCE (#2806).
3. IF THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL, CONSIDERED UNSATISFACTORY.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GRASS COVER.
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1 1/2" TO A DEPTH OF NOT LESS THAN 18" AND SHALL BE BACKFILLED WITH SELECT MATERIAL TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN A 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED HORIZONTALLY. IF THE 5% SLOPE IS NOT FEASIBLE, THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET OF HORIZONTAL DISTANCE. A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE GRADING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND AFTER RAINFALL THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
13. VEGETATION REMOVAL SHALL BE LIMITED TO A MAXIMUM OF 30 DAYS OF VEGETATION REMOVAL FOR THAT AREA SHALL BE PLANTED.
14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SURFACE EROSION FROM WATER COURSES OR UNCONTROLLABLE EROSION.

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. TRAILS AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

1. FIREHOS-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30' FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A DRIVEWAY, THE TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

2. FIREH01-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, OR BOTH MAY BE USED TO IDENTIFY INDIVIDUAL OCCUPANCIES. ADDRESS SIGNS SHALL BE 18" HIGH, 12" WIDE, AND 1/8" THICK. THE SIGN AND ADDRESS LETTERS AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY STOP. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

3. FIREH02-WHERE A ROADWAY PROVIDES ACCESS ONLY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

3. FIREH02-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TRIMS 4 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION SHALL BE PROVIDED AS APPROVED BY THE FIRE DEPARTMENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION. TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

4. FIREH02-2 THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED IN THE BUILDING. THE REQUIREMENT FOR AUTOMATIC FIRE SPRINKLER PROTECTION SHALL BE ENFORCED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

5. FIREH028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OR 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.

SPECIAL RECOMMENDATIONS

AS NOTED THE SURFICIAL SOILS LOCARE ABOVE THE AREA OF PROPOSED CONSTRUCTION TO A DEPTH OF 10 TO 12 FEET. ADDITIONAL WATERING AS THE AREA HAS BEEN USED FOR AGRICULTURAL AND RANCHING ACTIVITIES OR IS REMOVED MAY HAVE OCCURRED. SUCH PRACTICES CAN INCLUDE BARRI, OR DIBBLING, TILLAGE OF IRRIGATION OR WATERING RESERVOIRS AND NATIVE GRASSLAND CHANGES, LAND LEVELING, AND DEEP DRIPS. THEREFORE, IT IS RECOMMENDED THAT ALL LOOSE AND DISTURBED SOILS BE PROCESSED AS ENGINEERED FILL WITHIN THE BUILDING ELEVATIONS AND FOR ANY PORTION OF DEVELOPMENT TO RECEIVE ON-GRADE ENGINEERED STRUCTURES, EG. FOUNDATION WALLS, RETAINMENT WALLS, DRIVEWAYS, ETC. TO A MINIMUM DEPTH OF TWO FEET OF ON-SITE SOILS. THE DEPTHS IS TO BE INCREASED, AS NECESSARY, TO INCLUDE ALL UNSUITABLE SOILS, THE ACTUAL DEPTH OF PROCESSING IS TO BE DETERMINED DURING GRADING BY THE SOILS ENGINEER OR REPRESENTATIVE.

THE AREA HAS BEEN DEVELOPED AND AS SUCH UNDERGROUND UTILITIES MAY BE LOCATED WITHIN THE AREA OF PROPOSED CONSTRUCTION. IN ADDITION, BURIED OBJECTS OR DEEPLY DISTURBED SOILS MAY ALSO BE ENCOUNTERED. AS SUCH, ALL EXCAVATIONS ARE TO BE CAREFULLY OBSERVED AND RECORDED TO IDENTIFY ANY SUCH OBJECTS, WHERE THESE OBJECTS ARE TO BE REMOVED OR USE DISCONTINUED, THEY ARE TO BE REMOVED IN THEIR ENTIRETY AND ALL DISTURBED SOILS ARE TO BE PROCESSED AS ENGINEERED FILL.

THE BASE OF ALL EXCAVATIONS AND OVER EXCAVATIONS ARE TO BE INSPECTED BY THE SOILS ENGINEER PRIOR TO FURTHER PROCESSING, STEEL, OR FORM PLACEMENT.

FURTHER EROSION GRADING AND STABILIZATION DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER OR REPRESENTATIVE.

SUBJECT THE SPECTRUM OF DEVELOPMENT CHANGE, THIS OFFICE SHOULD BE NOTIFIED SO THAT ADDITIONAL RECOMMENDATIONS CAN BE MADE, IF NECESSARY.

GENERAL NOTES: 1. ALL FOUNDATION EXCAVATIONS SHALL BE EXCAVATED TO THE REQUIRED DEPTHS TO THE MINIMUM EMBEDEDMENT FOR SPALLS. SPALL DEPTHS SHALL BE 12 INCHES FOR SINGLE STOREY AND 18 INCHES FOR TWO STOREY. UNSUITABLE, IN SITU, NATIVE SOILS OR CERTIFIED ENGINEER FILL, EMBEDED DEPTHS DO NOT TAKE INTO ACCOUNT THE LOOSE UPPER TOP SPALLS, DISTURBED SOILS OR ANY OTHER UNACCEPTABLE SOILS WHICH EXIST AT THE SITE, E.G., ANY IN-ENGINEERED RILL, LANDSCAPING SOILS, ETC.

2. PILE AND PER FOUNDATION INFORMATION IS NOT PROVIDED AS NONE ARE REQUIRED OR PROPOSED. ALL FOUNDATION EXCAVATIONS ARE TO BE CLEANED OF DEBRIS AND LOOSE OR OTHERWISE UNSUITABLE SOILS PRIOR TO PLACEMENT OF CONCRETE.

ALL SLABS SHOULD BE CONSTRUCTED OVER A PREPARED SUBGRADE. PLACED ON A SUITABLE RIGIDITY NATURAL MATERIAL, OR CERTIFIED ENGINEER FILL. THE SITE EXPLORATION OBSERVED THAT THE EXISTING SURFACE SOILS ARE LOOSE TO DEPTHS AS MUCH AS 18 INCHES. WHERE ANY UNSUITABLE SOILS REMAIN AFTER EXCAVATION TO SUB-GRADE, THEY ARE TO BE PROCESSED AS ENGINEERED FILL. PRIOR TO FILLER FILL, PLACEMENT OR CONSTRUCTION OF THE ON GRADE STRUCTURE. AT A MINIMUM THE UPPER 6 INCHES OF SUBGRADE BELOW ALL SURFICIAL STRUCTURES SHOULD BE PROCESSED AS ENGINEERED FILL IN AREAS OF ON GRADE STRUCTURES.

THE SUBGRADE MATERIALS SHOULD BE OBSERVED AND ACCEPTED BY A QUALIFIED SOILS ENGINEER OR THEIR REPRESENTATIVE PRIOR TO PLACEMENT OF FORMS, REINFORCING OR CONCRETE.

FOR ALL CONCRETE SLABS, THERE SHALL BE A WATER-CURABLE CURABLE CURB COVER OR A WATER-CURABLE CURABLE CURB COVER WITH A 2 INCH PROTECTIVE SAND COVER. THE WATERPROOF MEMBRANE SHOULD BE PLACED OVER A CAPILLARY BREAK CONSISTING OF 4 INCHES OF OPEN GRADED ROCK, ROUND AND SUB-ROUND ROCK IS RECOMMENDED TO PREVENT PUNCTURES OF THE MEMBRANE. OPEN GRADED CURBED AGGREGATE MAY BE UTILIZED PROVIDED THE VAPOR BARRIER IS PROTECTED FROM PUNCTURES BY A CUSHION OF FILTER BARS (MANKIN 140R OR EQUIV) LAID OVER THE AGGREGATE PRIOR TO PLACEMENT OF THE MEMBRANE. THIS IS MOST APPLICABLE TO INTERIOR SLABS ENCLOSED BY STRUCTURES, WHERE SUCH CONDITIONS ARE NOT PRESENT OR OTHERWISE AT THE OWNER'S DISCRETION. THIS UNDERLAMENT PRACTICE MAY BE EXCLUDED.

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ALL SLABS SHOULD BE REINFORCED WITH A MINIMUM OF NO. 4, GRADE 40, DEFORMED STEEL, REINFORCING BARS, 24 INCHES C.C., EACH WAY, TO PREVENT SEPARATION AND DISPLACEMENT IN CASES OF CRACKING.

DIMENSIONS SHOWN ON THE PROJECT PLANS, THE MINIMUM THICKNESS IS SPECIFIED UNDER THE SECTION SLABS-ON-GRADE ABOVE.

MATERIAL: THE MINERAL AGGREGATE FOR USE UNDER FLOOR SLABS SHALL BE CONSIST OF BROKEN STONE, CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE, OR A COMBINATION THEREOF. THE AGGREGATE SHALL BE FREE FROM ADHESIVE, ORGANIC MATTER, LOAM, VOLCANIC TUFF, AND OTHER DELIBERATE SUBSTANCES. IT SHALL BE OF SUCH QUALITY THAT THE ABSORPTION OF WATER IN A SATURATED DRY CONDITION DOES NOT EXCEED 3 PERCENT OF THE OWEN DRY WEIGHT OF THE SAMPLE.

GRADING: THE MINERAL AGGREGATE SHALL BE OF SUCH SIZE, THAT THE PERCENTAGE COMPOSITION BY DRY WEIGHT AS DETERMINED BY THE USE OF LABORATORY SIEVES, U.S. STANDARD, IN COMPLIANCE WITH ASTM C-136-66, "STANDARD METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES," WILL CONFORM TO THE FOLLOWING GRADING SPECIFICATION:

SIEVE SIZE	PERCENTAGE PASSING SIEVE
3/4 INCH	100%
NO. 4	0-10%
NO. 200	0-2%

CRACKING SUB-GRADE LAYUP WHICH CRACKS OR CRUSHED ROCK IS TO BE PLACED SHALL BE PREPARED AS OUTLINED IN THE RECOMMENDED GRADING SPECIFICATIONS. IN ADDITION, THE SUB-GRADE SHALL BE KEPT MOIST SO THAT NO DRYING CRACKS APPEAR PRIOR TO POURING SLABS. IF CRACKS APPEAR, SUB-GRADE SHALL BE MOISTENED UNTIL CRACKS CLOSE.

ANALYSIS OF SITE SOILS INDICATE THAT CUT AND FILL SLOPE RATES OF 2 HORIZONTAL TO 1 VERTICAL WILL BE SATISFACTORY PROVIDED THEY ARE LANDSCAPED WITH SOIL RETAINING GROUND COVERS AND ARE PROTECTED AGAINST CONCENTRATED OVER SLOPE DRAINAGE.

[illegible]

SUBSURFACE DRAINS

USE OF SPUN FILTER FABRIC IS NOT RECOMMENDED FOR USE IN CONSTRUCTION SUBSURFACE DRAINS AS THIS TYPE OF FABRIC TYPICALLY BECOMES CLOGGED. SHOULD FILTER FABRIC BE NECESSARY IT IS RECOMMENDED THAT A WOVEN FABRIC BE USED SUCH AS MIRAFI FILTERWEAVE 30. OTHERWISE WE WOULD RECOMMEND OMISSION OF THE FABRIC AND PLACEMENT OF CALTRANS CLASS 1, TYPE "A" OR "B" DRAIN ROCK, AND THAT ANY FABRIC ONLY BE PLACED NEAR THE TOP OF THE TRENCH BETWEEN THE GRAVEL AND EARTH BACKFILL OR WHERE THE GRAVEL EXTENDS TO GRADE, 1 FOOT BELOW FINISH GRADE.

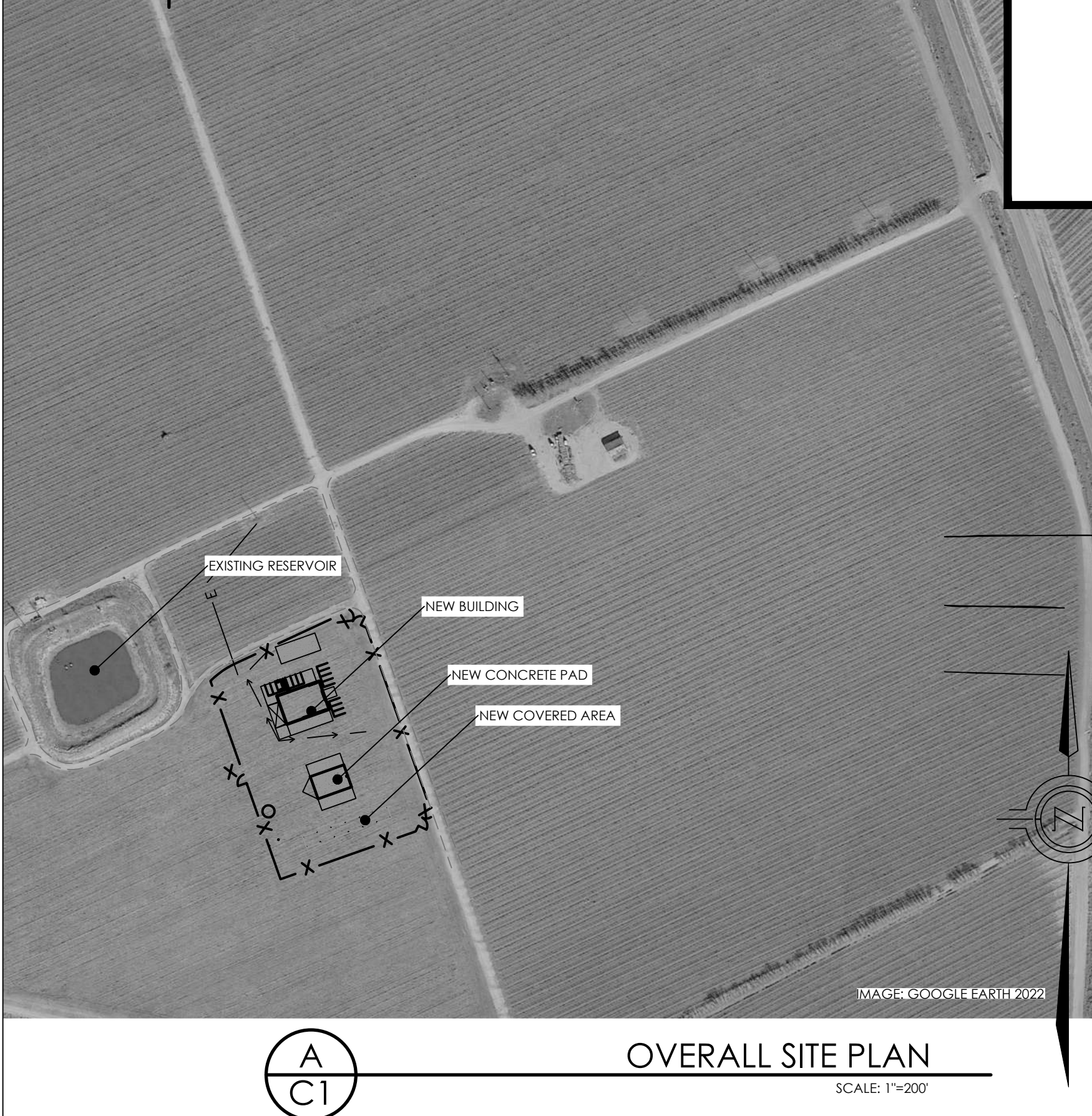
CLASS 1 SIEVE SIZES	PERCENTAGE PASSING	
	TYPE A	TYPE B
50.0-MM/2 INCHES	----	100
37.5-MM/1.5 INCHES	----	95-100
19.0-MM/0.75 INCHES	100	50-100
12.5-MM/0.5 INCHES	95-100	----
9.5-MM/0.415 INCHES	70-100	15-55
4.75-MM/NO. 4	0-55	0-25
2.36-MM/NO. 8	0-10	0-5
75.0-MM/NO. 200	0-3	0-3

[illegible][illegible]

EARTHWORK QUANTITIES: CUT = 272 CY FILL = 800 CY EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES.	C1 TITLE SHEET C2 GRADING & DRAINAGE PLAN C3 UTILITY PLAN C4 EROSION CONTROL PLAN
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C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	EROSION CONTROL PLAN

LAND DISTURBANCE AREA = 43,120 SF



C1 SCALE: 1"=200'

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1) Prior to backfilling	Soils Engineer		
	2) During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1) During fill placement	Soils Engineer		
	2) Subgrade, prior to baserock placement	Soils Engineer		
	3) Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1) After pipe placement, prior to backfill placement	Soils Engineer		
	2) During backfill placement – ongoing	Soils Engineer		

FG	FINISH GRADE
FP	FINISH PAVEMENT
M.E.	MATCH EXISTING
SF	SQUARE FEET



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DAVID P. KRUMMEL
No. 07620
06/06-06-30-25
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

TITLE SHEET
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38503 ARROYO SECO ROAD
SOLEDAD, CA 93960

[illegible]

DATE: 8-1-2024

SCALE: AS NOTED

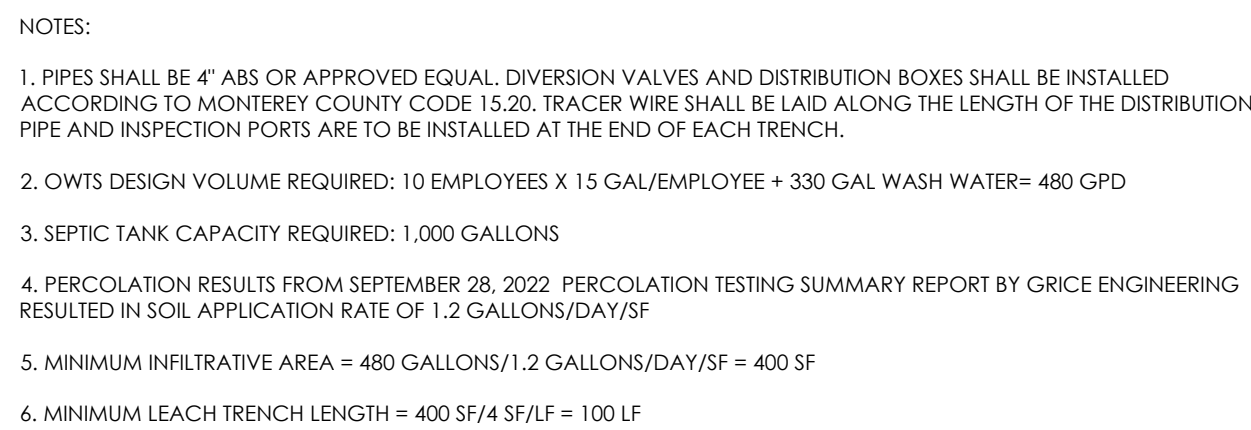
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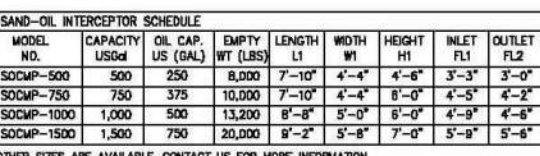
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SPECIFICATIONS

CONCRETE: CLASS 1/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 65,000 LBS.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING.

C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA
INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED.
NOMINAL LIQUID CAPACITY IS 7,000 GALLONS.
FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR
DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

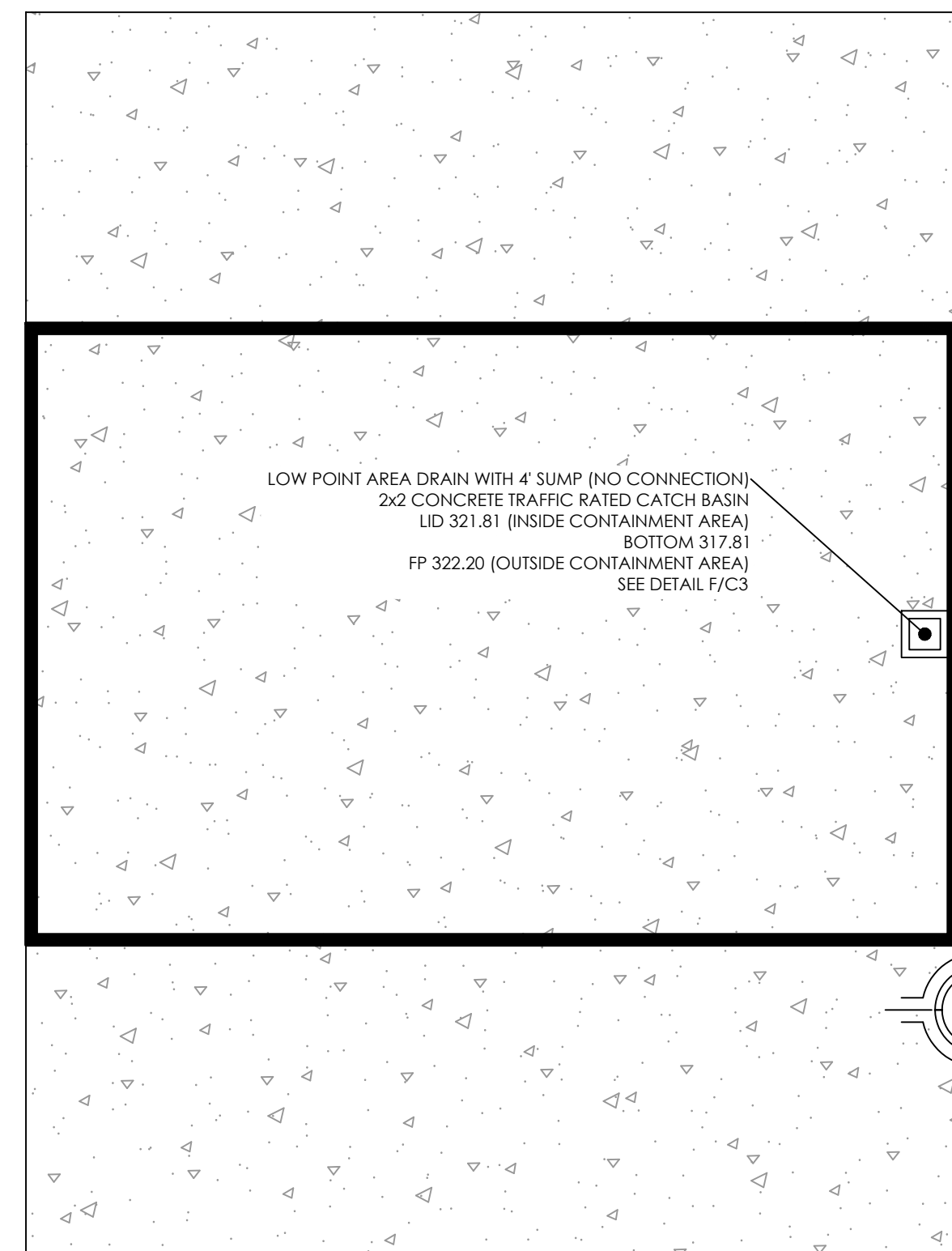
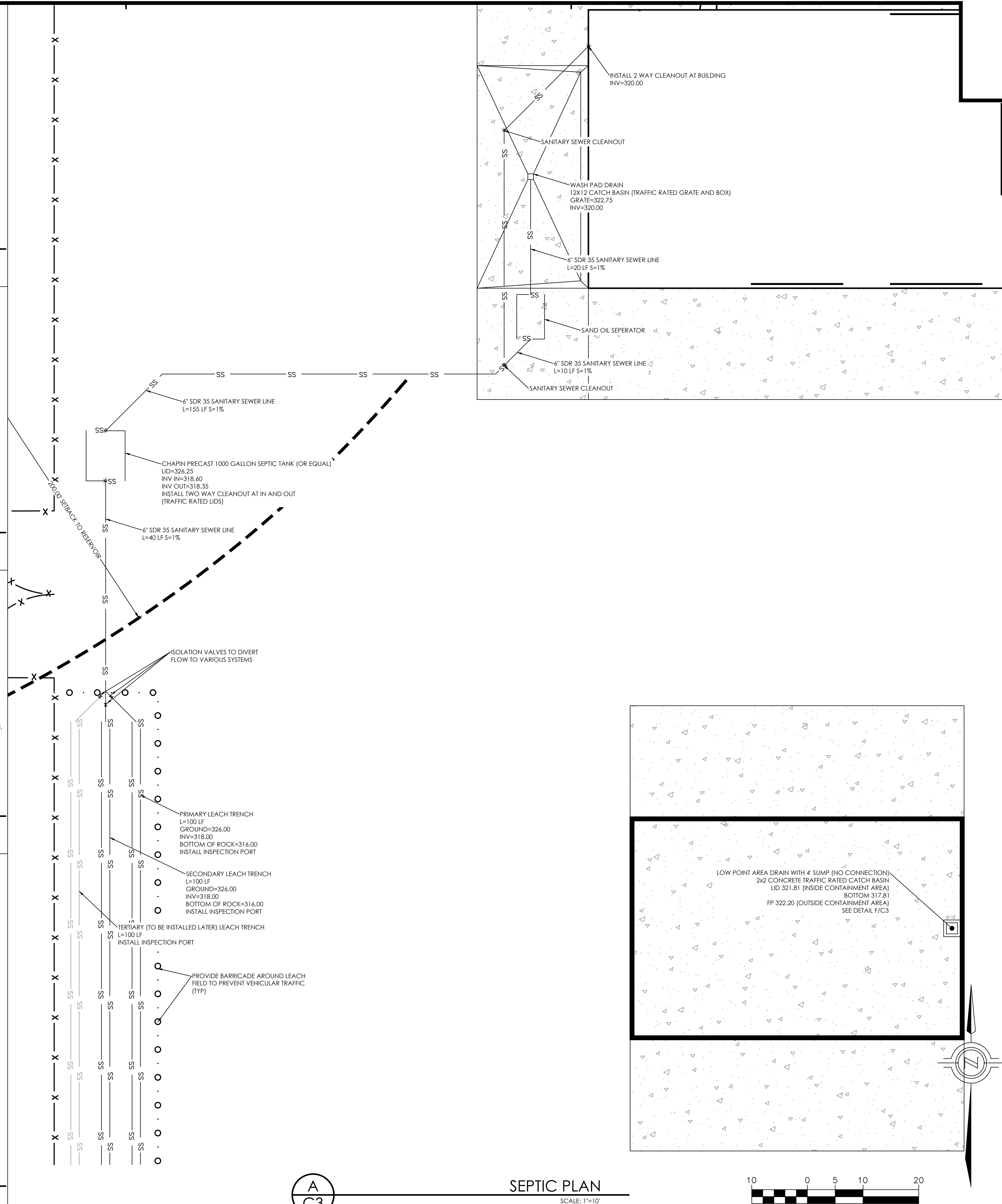
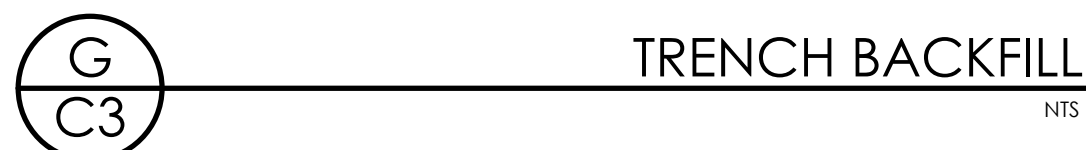
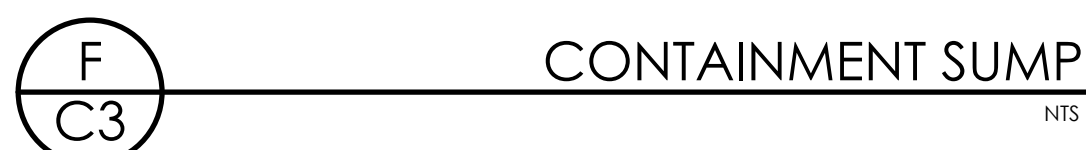
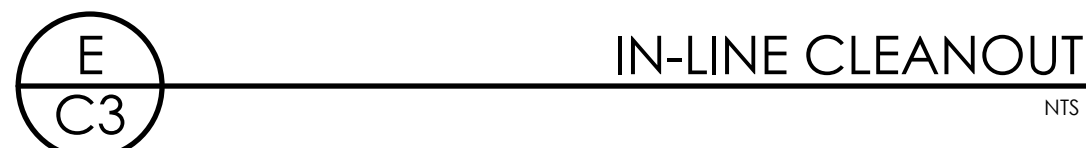


SAND-OL
INTERCEPTOR
SAND OIL
NAME PLATE



PARK UBA
A Northwest Pipe Company

SAND-OIL SEPERATOR				
SOCMP				
PC	DRN	ENG	DWG. NO.	REV.
E	2023		SOCMP-1	A



GRAPHIC SCALE

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (CONZALES GRADING/EROSION ORD. 2806-16.12.090)
 - E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SITUATION OF WATER COURSES OR UNCONTROLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED:
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED:
8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

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

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
2. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
 - WM-1. MATERIAL DELIVERY AND STORAGE
 - WM-2. MATERIAL USE
 - WM-3. STOCKPILE MANAGEMENT
 - WM-4. SPILL PREVENTION AND CONTROL
 - WM-5. SOLID WASTE MANAGEMENT
 - WM-6. HAZARDOUS WASTE MANAGEMENT
 - WM-7. CONTAMINATED SOIL MANAGEMENT
 - WM-8. CONCRETE WASTE MANAGEMENT
 - WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10. LIQUID WASTE MANAGEMENT(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE. CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL [SOIL STABILIZATION]

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
 - EC-1. SCHEDULING
 - EC-2. PRESERVATION OF EXISTING VEGETATION
 - EC-3. HYDRAULIC MULCH
 - EC-4. HYDROSEEDING
 - EC-5. SOIL BINDERS
 - EC-6. STRAW MULCH
 - EC-7. GEOTEXTILES AND MATS
 - EC-8. WOOD MULCHING
 - EC-9. EARTH DIKES AND DRAINAGE SWALES
 - EC-10. VELOCITY DISSIPATION DEVICES
 - EC-11. SLOPE DRAINS
 - EC-12. STREAMBANK STABILIZATION
 - EC-13. POLYACRYLAMIDE(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON. ALL RUN-OFF WITHIN THE SITE AND ALL RUN-OFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF-CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
 - SE-1. SILT FENCE
 - SE-2. SEDIMENT BASIN
 - SE-3. SEDIMENT TRAP
 - SE-4. CHECK DAMS
 - SE-5. FIBER ROLLS
 - SE-6. GRAVEL BAG BERM
 - SE-7. STREET SWEEPING AND VACUUMING
 - SE-8. SANDBAG BARRIER
 - SE-9. STRAW BALE BARRIER
 - SE-10. STORM DRAIN INLET PROTECTION
 - SE-11. CHEMICAL TREATMENT(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
 - TC-1. STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-2. STABILIZED CONSTRUCTION ROADWAY
 - TC-3. ENTRANCE/EXIT TIRE WASH(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

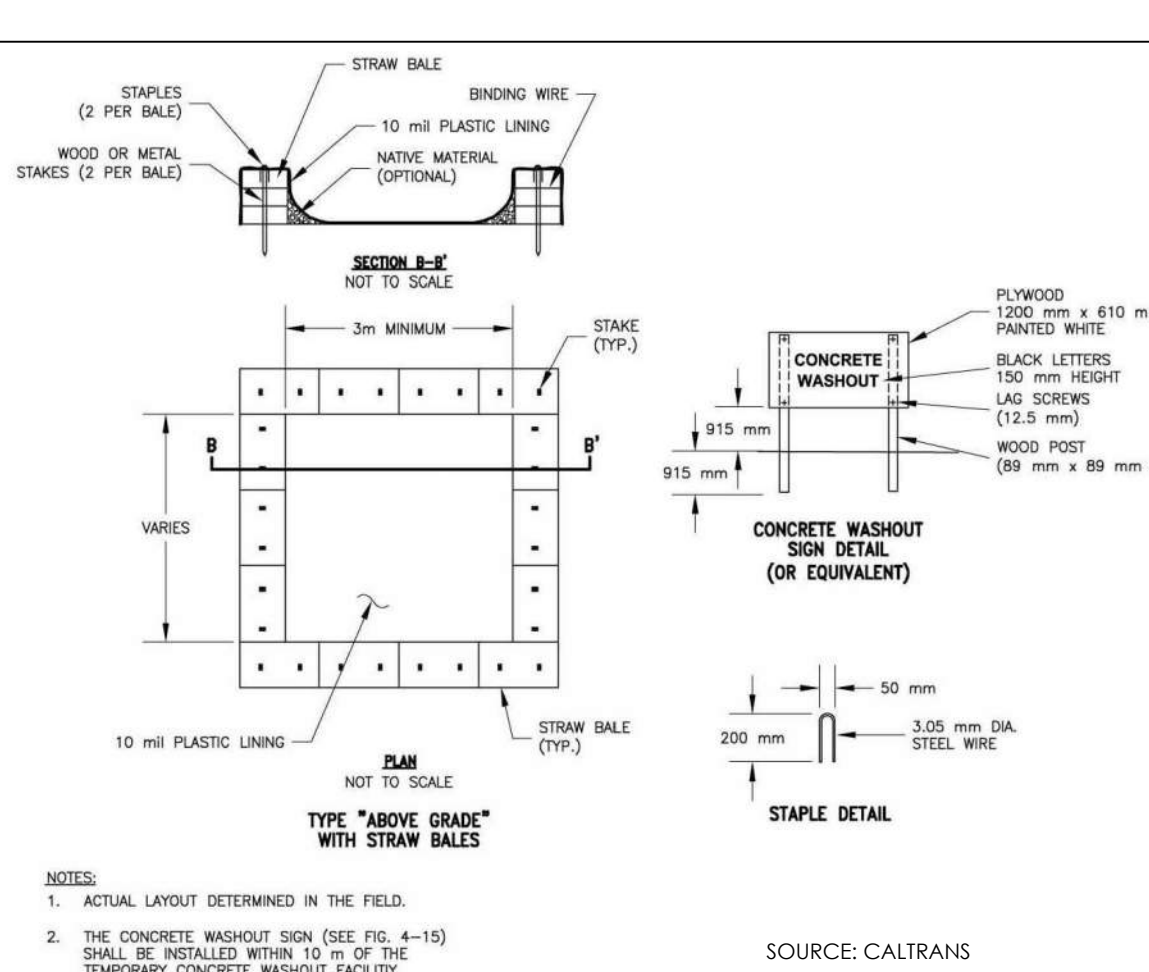
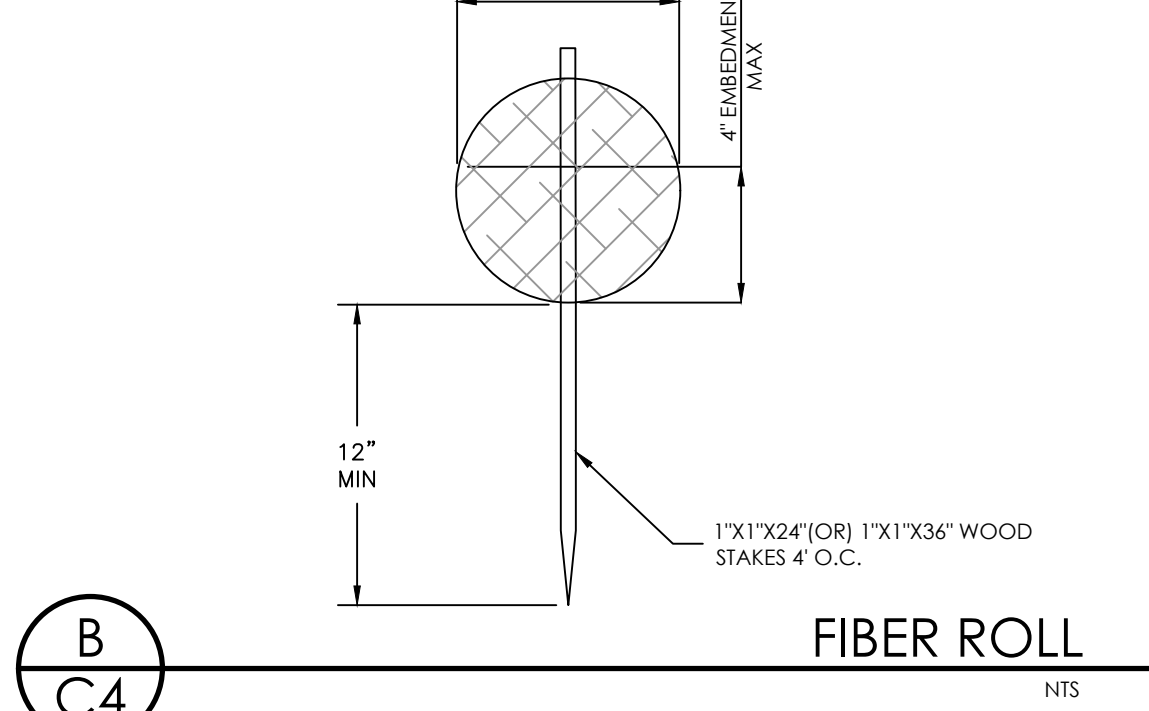
NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
 - NS-1. WATER CONSERVATION PRACTICES
 - NS-2. DEWATERING OPERATIONS
 - NS-3. PAVING AND GRINDING OPERATIONS
 - NS-4. TEMPORARY STREAM CROSSING
 - NS-5. CLEAR WATER DIVERSION
 - NS-6. ILLEGAL CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
 - NS-7. POTABLE WATER IRRIGATION
 - NS-8. VEHICLE AND EQUIPMENT CLEANING
 - NS-9. VEHICLE AND EQUIPMENT FUELING
 - NS-10. VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-11. PILE DRIVING OPERATIONS
 - NS-12. CONCRETE CURING
 - NS-13. MATERIALS AND EQUIPMENT USE OVER WATER
 - NS-14. CONCRETE FINISHING
 - NS-15. STRUCTURE DEMOLITION/REMOVAL
 - NS-16. TEMPORARY BATCH PLANTS(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)



INSTALLATION

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

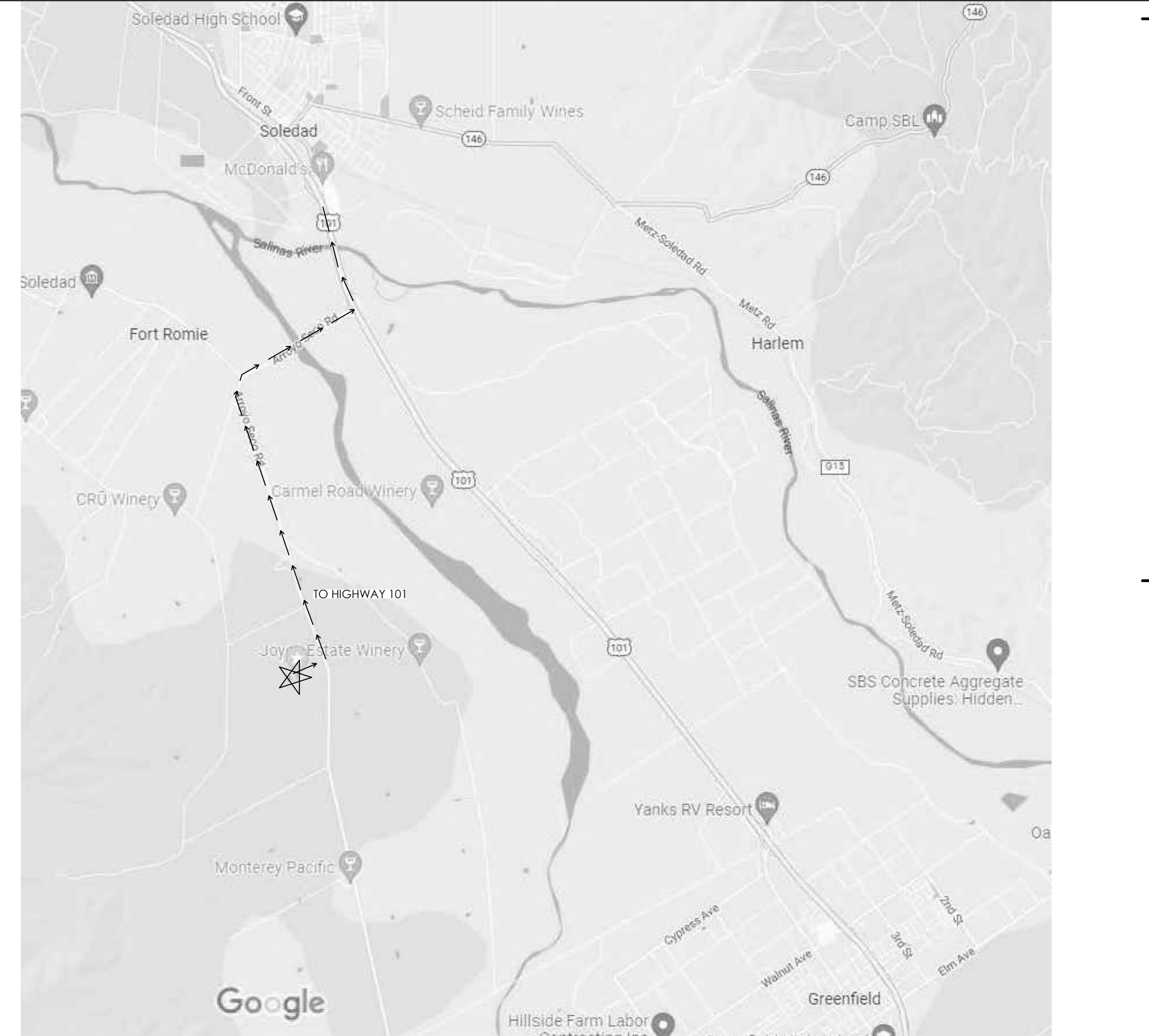
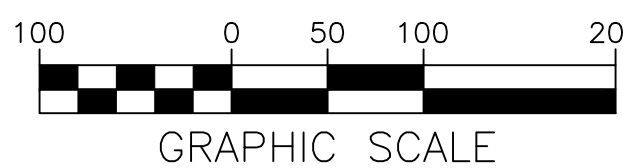


CONCRETE WASHOUT

NTS

EROSION CONTROL PLAN

SCALE: 1"=100'



CONSTRUCTION HAUL ROUTE

NTS



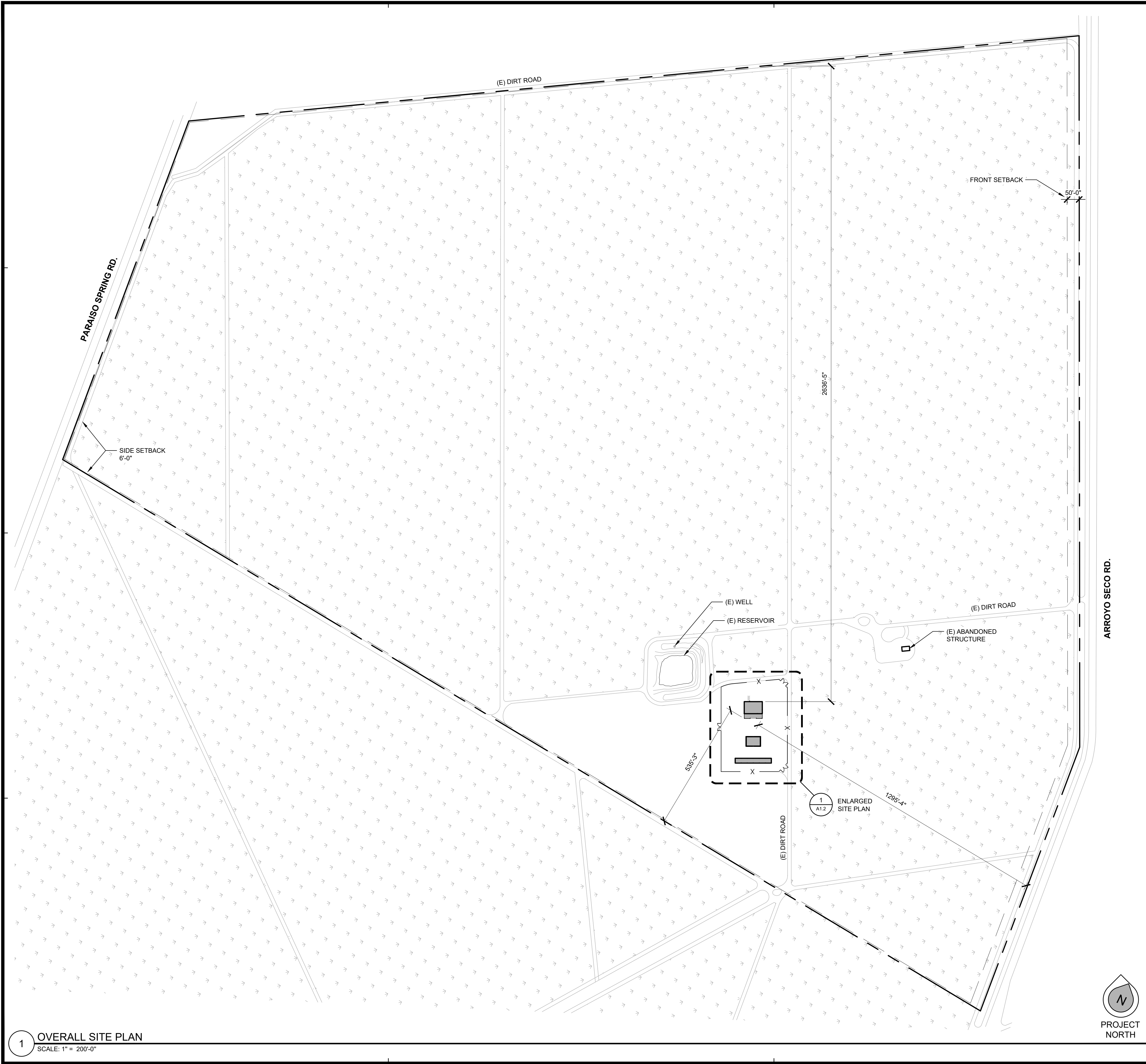
EROSION CONTROL PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38503 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 8-1-2024
SCALE: AS NOTED
DRAWN: JPR
JOB: 122110
SHEET:

C4

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1 OVERALL SITE PLAN
SCALE: 1" = 200'-0"

LEGEND

- PROPERTY LINE
- SETBACK
- (N) FENCE
- (E) STRUCTURE
- (N) BUILDING / STRUCTURE
- (E) ROW CROPS

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DAVID PEARCE
C-30852
Exp. 12/31/25
STATE OF CALIFORNIA

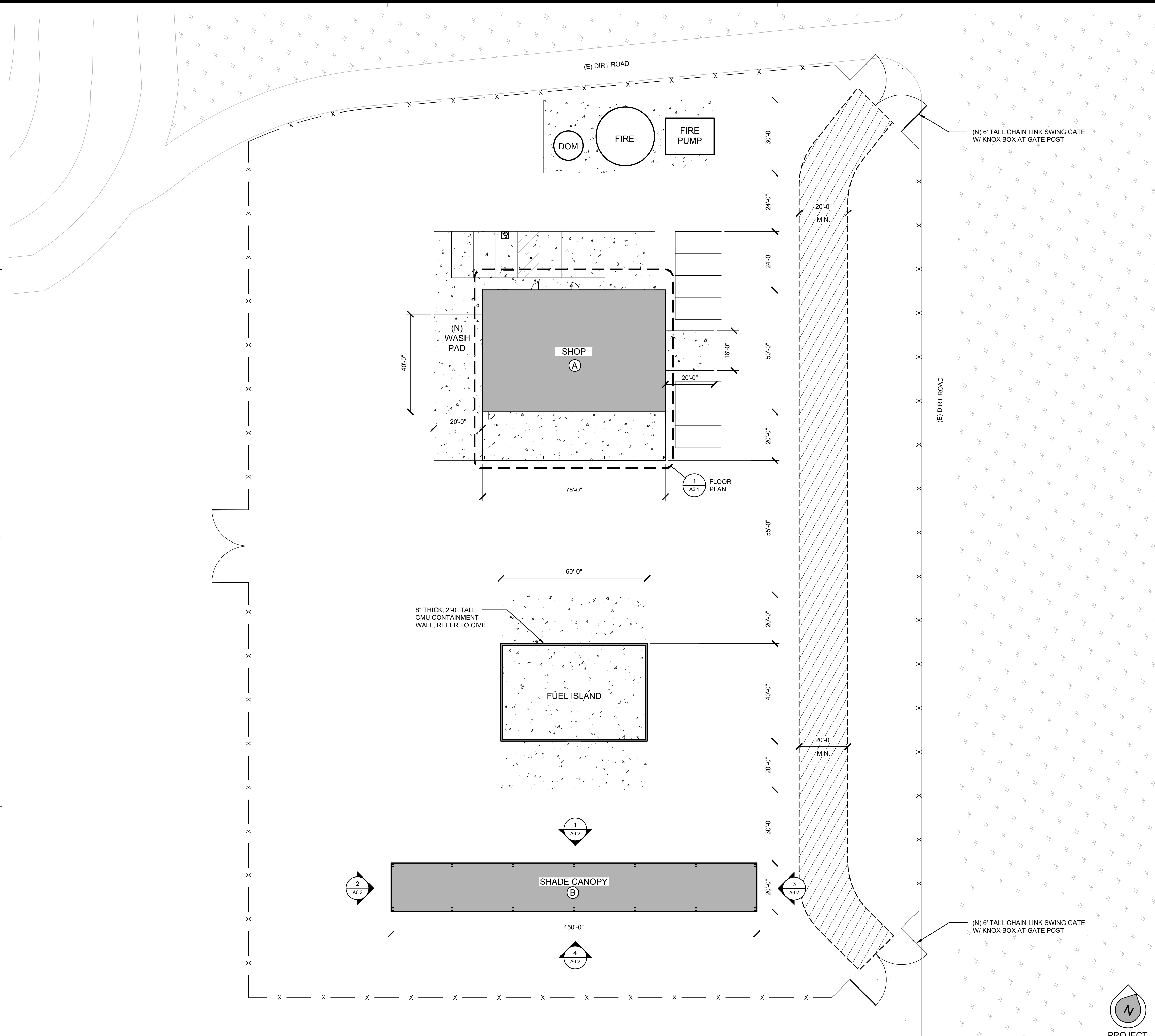
OVERALL SITE PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 06/10/2024
SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET:

A1.1

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1 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

X (N) 6' HIGH CHAIN LINK FENCE

(N) METAL BUILDING / STRUCTURE

(N) CONCRETE PAD

(E) ROW CROPS

FIRE DEPT. ACCESS ROUTE (20' WIDE MIN.) CLASS II AB COMPACTED TO ALLOW FOR 67,000LBS. FIRE APPARATUS

BUILDING LEGEND

BLDG.	DESCRIPTION	OCC.	CONST. TYPE	AREA (SF)
A	MIXED - USE SHOP	B,S-2	V-B	3,750
B	SHADE CANOPY	--	V-B	3,000

PARKING CALCULATIONS

REQUIRED PARKING PER 21.58.040 - PARKING SPACES REQUIRED			
USE:	AREA (SF)	RATIO.	NO. SPACES REQUIRED
OFFICE - 1 SPACE / 250 SQ. FT.			
1ST FLOOR (NET)	487	1/250 S.F.	2
2ND FLOOR (NET)	600	1/250 S.F.	3
FARM EQUIPMENT AND SUPPLIES - 1 SPACE / 500 S.F. FLOOR AREA PLUS 1 SPACE / 2,000 S.F. OUTDOOR USE AREA			
FLOOR AREA (INDOOR)	2,646	1/500 S.F.	6
USE AREA (OUTDOOR)	3,400	1/2,000 S.F.	2
TOTAL			13

- ### FIRE DEPARTMENT NOTES
- ROAD ACCESS: ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150'-0" FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM WIDTH OF 20'-0" WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15'-0". THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS).
 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM: THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A CONSTRUCTION PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
 - FIRE ALARM SYSTEM (COMMERCIAL): THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AN APPROVED CENTRAL STATION, PROPRIETARY STATION, OR REMOTE STATION AUTOMATIC FIRE ALARM SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO REQUESTING A ROUGH SPRINKLER OR FRAMING INSPECTION.
 - DEFENSIBLE SPACE REQUIREMENTS: MANAGE COMBUSTIBLE VEGETATION FROM WITHIN 100'-0" OF STRUCTURE, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM OF 6'-0" FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10'-0" OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND THE DIRECTOR OF THE RESOURCE MANAGEMENT AGENCY.
 - ADDRESSES FOR BUILDINGS: ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
 - GATES: ALL GATES PROVIDING ACCESS FROM THE ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30'-0" FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC BUT IN NO CASE LESS THAN 12'-0" WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40'-0" TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
 - EMERGENCY ACCESS KEY BOX: EMERGENCY ACCESS KEY BOX ("KNOX BOX") SHALL BE INSTALLED AND MAINTAINED. THE TYPE AND LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN LOCKS ARE CHANGED SO THAT EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.

Peartree+Bell
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235 MONTEREY ST., SUITE B
SALINAS, CA 93901
(831) 424-4620
PEARTREEBELLI.COM

ENLARGED SITE PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

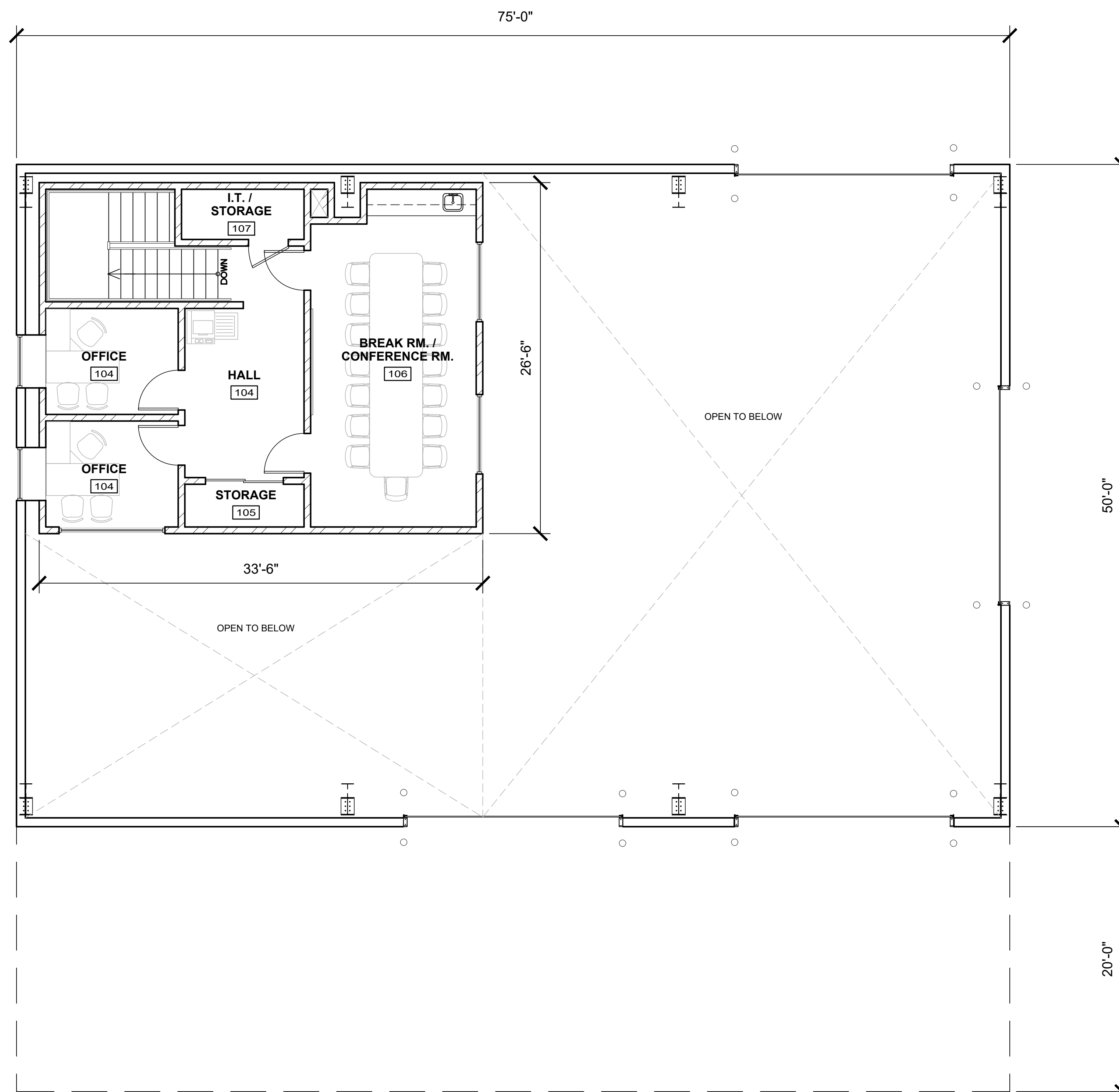
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SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET:

A1.2

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A2.1



OPEN TO BELOW

OPEN TO BELOW

**I.T. /
STORAGE**

STORAGE

103

10

WM

OFFICE

104

HA

10

OFFICE

104

STORAGE

19

BREAK RM. /

CONFERENCE RM.

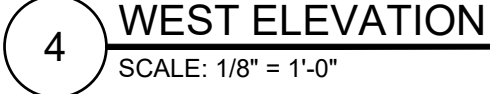
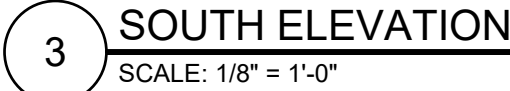
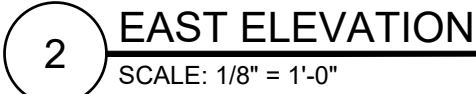
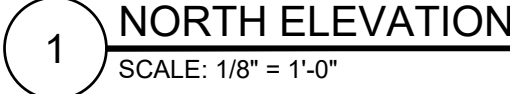
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33'-6"

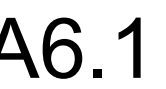
6

50'-0"

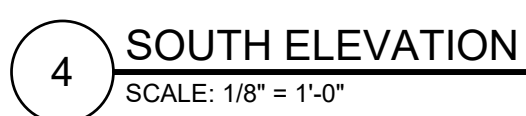
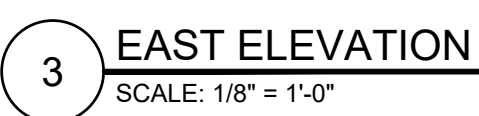
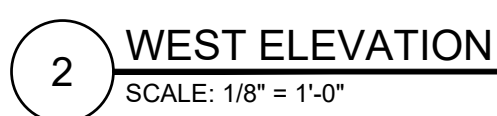
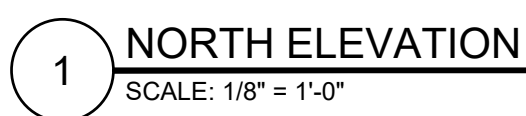
20'-0"



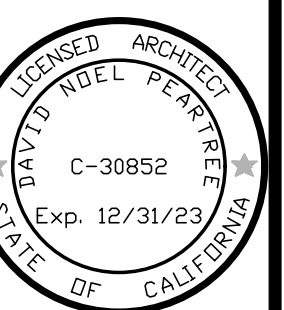
FN-3 ASH GRAY, TRIM, PER METAL BUILDING MNF.



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FN-2 GRAY, STRUCTURAL STEEL, PER METAL BUILDING MNF.



NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

1. Name of the person			
2. Date of birth			
3. Place of birth			
4. Date of death			
5. Place of death			
6. Date of burial			
7. Place of burial			
8. Date of cremation			
9. Place of cremation			
10. Date of interment			
11. Place of interment			
12. Date of exhumation			
13. Place of exhumation			
14. Date of reinterment			
15. Place of reinterment			
16. Date of removal			
17. Place of removal			
18. Date of return			
19. Place of return			
20. Date of disposal			
21. Place of disposal			
22. Date of recovery			
23. Place of recovery			
24. Date of identification			
25. Place of identification			
26. Date of examination			
27. Place of examination			
28. Date of autopsy			
29. Place of autopsy			
30. Date of dissection			
31. Place of dissection			
32. Date of preservation			
33. Place of preservation			
34. Date of release			
35. Place of release			
36. Date of return to family			
37. Place of return to family			
38. Date of final disposition			
39. Place of final disposition			
40. Date of final interment			
41. Place of final interment			
42. Date of final cremation			
43. Place of final cremation			
44. Date of final disposal			
45. Place of final disposal			
46. Date of final recovery			
47. Place of final recovery			
48. Date of final identification			
49. Place of final identification			
50. Date of final examination			
51. Place of final examination			
52. Date of final autopsy			
53. Place of final autopsy			
54. Date of final dissection			
55. Place of final dissection			
56. Date of final preservation			
57. Place of final preservation			
58. Date of final release			
59. Place of final release			
60. Date of final return to family			
61. Place of final return to family			
62. Date of final final disposition			
63. Place of final final disposition			
64. Date of final final interment			
65. Place of final final interment			
66. Date of final final cremation			
67. Place of final final cremation			
68. Date of final final disposal			
69. Place of final final disposal			
70. Date of final final recovery			
71. Place of final final recovery			
72. Date of final final identification			
73. Place of final final identification			
74. Date of final final examination			
75. Place of final final examination			
76. Date of final final autopsy			
77. Place of final final autopsy			
78. Date of final final dissection			
79. Place of final final dissection			
80. Date of final final preservation			
81. Place of final final preservation			
82. Date of final final release			
83. Place of final final release			
84. Date of final final return to family			
85. Place of final final return to family			
86. Date of final final final disposition			
87. Place of final final final disposition			
88. Date of final final final interment			
89. Place of final final final interment			
90. Date of final final final cremation			
91. Place of final final final cremation			
92. Date of final final final disposal			
93. Place of final final final disposal			
94. Date of final final final recovery			
95. Place of final final final recovery			
96. Date of final final final identification			
97. Place of final final final identification			
98. Date of final final final examination			
99. Place of final final final examination			
100. Date of final final final autopsy			
101. Place of final final final autopsy			
102. Date of final final final dissection			
103. Place of final final final dissection			
104. Date of final final final preservation			
105. Place of final final final preservation			
106. Date of final final final release			
107. Place of final final final release			
108. Date of final final final return to family			
109. Place of final final final return to family			
110. Date of final final final final disposition			
111. Place of final final final final disposition			
112. Date of final final final final interment			
113. Place of final final final final interment			
114. Date of final final final final cremation			

MEET:

A6.2

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Operations Plan

38580 Arroyo Seco Rd., Soledad, CA

Uses: *This 3750SF premanufactured metal building will be used to run agricultural operations for surrounding vineyards. The shop will include a two-story interior build-out of an office, restrooms, breakroom, and conference center for employees. The shop is intended to support maintenance needs to vineyard equipment and farming operation. Maintenance activities supported at shop and overall site will include mechanical repair, exterior washdown and fueling of equipment.*

Operation: *Typically, 6 am – 5pm, increased during Harvest (August-November)*

Employees: *6-10 employees*

Parking: *For proposed parking and how it relates to County Codes, refer to sheet A1.2.*

Traffic: *Shop is intended for daily use for vineyard operations.*

Site Development Standards: *For setbacks refer to sheet A1.1. For building heights, building materials/ colors, refer to sheets A6.1 & A6.2.*

Signs: *None proposed*

Landscaping Plan: *None proposed*

Exterior Lighting Plan: *Refer to sheet A2.1*

Hazardous Material Questionnaire: *Included in submittal documents.*

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