Exhibit A



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) <u>Allowed Use.</u> 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.
- 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.
- 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) <u>Farmland Mitigation.</u> 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) <u>Trip Generation.</u> 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).
- 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) <u>Land Use Advisory Committee (LUAC) Review.</u> The project was not referred to the Land Use Advisory Committee (LUAC) for review because the subject property does not have an applicable LUAC.
- 1) 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:

- 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:

- 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:

<u>Planning Commission.</u> 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 APPEAD SUBMITTED TO THE CLERK TO THE BOARD ALONGED ON OR BEFORE	
This decision, if this is the final administrative decision, is subjected of Civil Procedure Sections 1094.5 and 1094.6. Any Petitio Court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which this court no later than the 90th day following the date on which the 90th day following the 90th da	n for Writ of Mandate must be filed with the

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: P

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.

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

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

during course of construction, cultural, archaeological, 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 When contacted, the project planner and the archaeologist individual present on-site. 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.

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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.

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

Responsible Department: Health

Condition/Mitigation Monitoring Measure: Health Department

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.

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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.

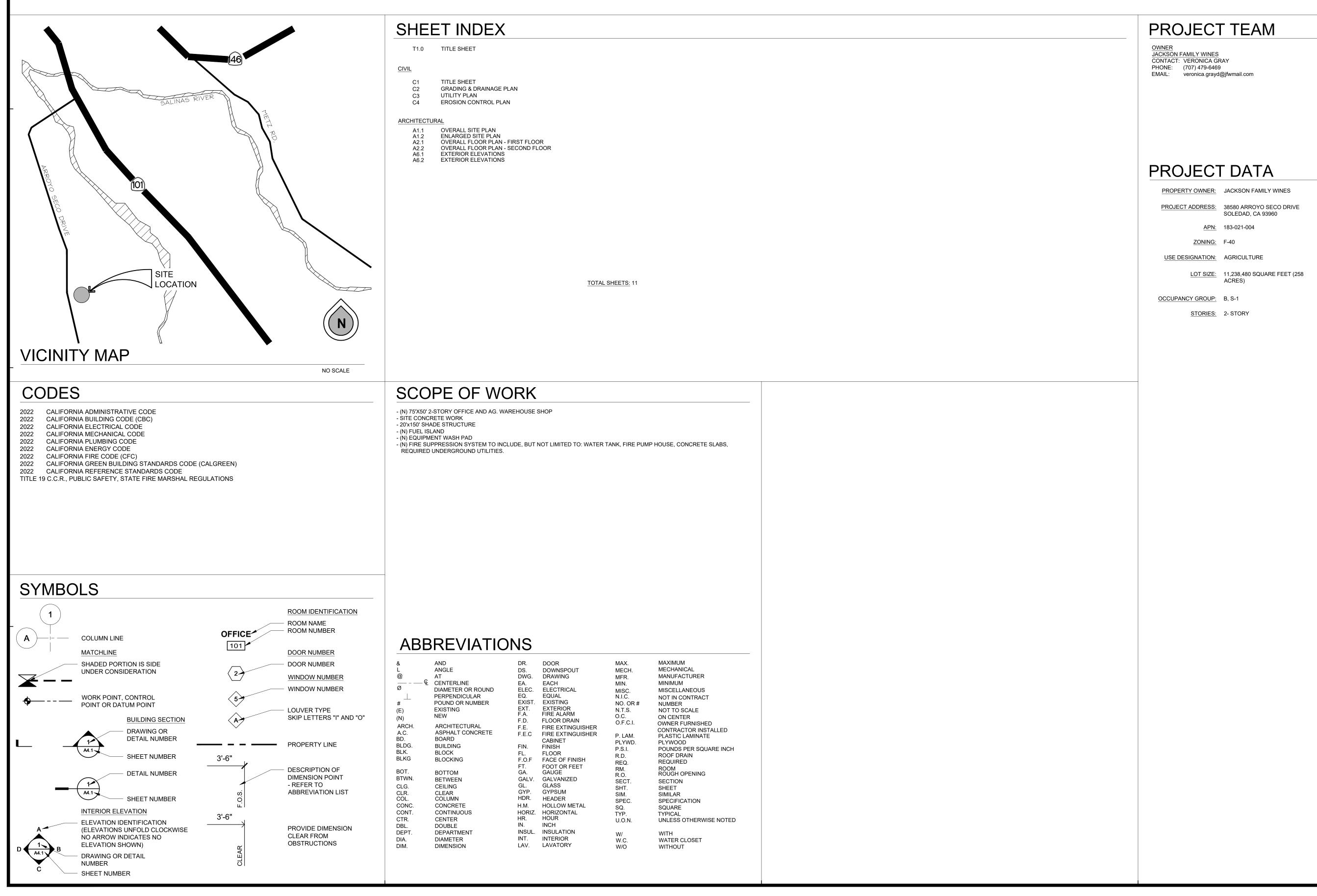
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

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NEW OFFICE & WAREHOUSE BUILDING FOR:

JACKSON FAMILY WINES

38580 ARROYO SECO DRIVE SOLEDAD, CA 93960



PEARTREE+ BELLI 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

LOT COVERAGE: EXISTING: 20'x30'= 600 600/11,238,480= 0.000053%

PROPOSED: 8,850/11,238,480= 0.000787%

PROPOSED: 27'

PARKING: 13 PARKING SPACES

EXISTING: N/A

TREE REMOVAL: NONE

GRADING CUT: 272 CY

GRADING FILL: 800 CY

BUILDING HEIGHT: ALLOWED: 35'

SHEET
FICE AND WAREHOUSE BUILDING FOR: **SON FAMILY WINES**RROYO SECO ROAD

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

PEARTREEBELLI.COM

DATE: 06/10/2024

SCALE: AS NOTED

DRAWN: TM/YP

JOB: 24030

T1 0

. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING: LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS

. THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS) THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR finds any discrepancies, omissions, or deficiencies in the plans, the contractor shall notify the design engineer and the owner's representative immediately. 3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD nformation. Neither the engineer nor the owner makes any representation to the accuracy of topography. Size and or location of any of the utilities or structures shown on THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE 5. 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.

6. 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 UTILITIE. 7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES. 8. 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

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY. 0. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE

1. 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. 12. 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 IHE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

3. 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.

14. 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

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 AND ADJACENT STREET FREE OF MUD AND DUST. D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

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

. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY 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 GROUND COVER.

8. Tree removal shall include removal of trunks, stumps, and rootballs. The remaining cavity shall be cleared of all roots larger than 1/2" to a depth of not less than 18" and BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND. 9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

0. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE. 1. 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 PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 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 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 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 CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS 3. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED. 14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION

CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED. 3. ALL TRENCHES 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.

FIRE DEPARTMENT NOTES

FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT 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 GATED ENTRANCE, A 40 FT 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. FIRE011-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 IN HEIGHT, 1/2 IN 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 THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES, LIMB TREES 6 FT UP FROM GROUND, REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS, ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED 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. FIRE022-THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SRINKLER 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 AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY 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. FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 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.

RECOMMENDATIONS FROM GRICE ENGINEERING SOILS REPORT (JULY 2022)

AS NOTED THE SURFICIAL SOIL IS LOOSE ACROSS THE AREA OF PROPOSED CONSTRUCTION TO A DEPTH OF 1 TO 2 FEET. ADDITIONALLY AS THE AREA HAS BEEN USED FOR AGRICULTURAL AND RANCHING PRACTICES SOME LAND DISTURBANCE OR ALTERATION MAY HAVE OCCURRED. SUCH PRACTICES CAN INCLUDE BURIAL OF DEBRIS, FILLING IN OF IRRIGATION OR WATERING RESERVOIRS AND NATIVE DRAINAGE CHANNELS, LAND LEVELING, AND DEEP RIPPING. HEREFORE, IT IS RECOMMENDED THAT ALL LOOSE AND DISTURBED SOILS BE PROCESSED AS ENGINEERED FILL WITHIN THE BUILDING ENVELOPES AND FOR ANY PORTION OF DEVELOPMENT TO RECEIVE ON-GRADE ENGINEERED STRUCTURES, EG. INTERIOR FLOOR SLABS, PAVEMENT, ETC., THE MINIMUM DEPTH OF PROCESSING IS TO INCLUDE THE UPPER 2 FEET OF IN-SITU* SOILS, THE DEPTH 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 HIS 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 CARE AND PRACTICE IS TO BE EXERCISED TO OBSERVE FOR AND LOCATE 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

THE BASE OF ALL EXCAVATIONS AND OVER-EXCAVATIONS ARE TO BE INSPECTED BY THE SOILS ENGINEER PRIOR TO FURTHER PROCESSING, STEEL OR FORM PLACEMENT. ANY FURTHER SITE ACTIVITY, ESPECIALLY GRADING AND FOUNDATION EXCAVATIONS, SHOULD BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER OR THEIR REPRESENTATIVE. SHOULD THE SPECTRUM OF DEVELOPMENT CHANGE, THIS OFFICE SHOULD BE NOTIFIED SO THAT ADDITIONAL RECOMMENDATIONS CAN BE MADE, IF NECESSARY.

GEOTECHNICAL EVALUATION INDICATES THAT SQUARE, ROUND, AND CONTINUOUS SPREAD FOOTINGS ARE SATISFACTORY TYPES OF SUPPORT, THE MINIMUM EMBEDMENT FOR SHALLOW, SPREAD FOLINDATIONS ARE 12 INCHES FOR SINGLE STORIES. AND 18 INCHES FOR TWO STORIES INTO SUITABLE, IN-SITU*, NATIVE SOILS OR CERTIFIED ENGINEERED FILL. EMBEDMENT DEPTHS DO NOT TAKE INTO ACCOUNT THE LOOSE UPPER TOP SOILS, DISTURBED SOILS OR ANY OTHER UNACCEPTABLE SOILS WHICH EXIST AT THE SITE, E.G., ANY UN-ENGINEERED FILL, LANDSCAPING SOILS, ETC PILE AND PIER 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

SLABS-ON-GRADE ALL SLABS, SHOULD BE CONSTRUCTED OVER A PREPARED SUB-GRADE, PLACED ON A SUITABLE IN-SITU* NATIVE MATERIAL, OR CERTIFIED ENGINEERED FILL. THE SITE EXPLORATION OBSERVED THAT THE EXISTING SURFICIAL SOILS ARE LOOSE TO DEPTHS DF APPROXIMATELY 2 FEET. THESE SOILS SHOULD NOT BE RELIED UPON FOR SUPPORT OF SLABS ON GRADE OR OTHER SURFICIAL STRUCTURES. AS SUCH, WHERE ANY UNSUITABLE SOILS REMAIN AFTER EXCAVATION TO SUB-GRADE, THEY ARE TO BE PROCESSED AS ENGINEERED FILLS, PRIOR TO FURTHER FILLS, PLACEMENT OR CONSTRUCTION OF THE ON GRADE STRUCTURE. AT A MINIMUM THE JPPER 6 INCHES OF SUBGRADE BELOW ALL SURFICIAL STRUCTURES SHOULD BE PROCESSED AS ENGINEERED FILLS IN AREAS OF ON GRADE STRUCTURES.

THE SUB-GRADE MATERIALS SHOULD BE OBSERVED AND ACCEPTED BY A QUALIFIED SOILS ENGINEER OR THEIR REPRESENTATIVE PRIOR TO PLACEMENT OF FORMS. REINFORCING OR CONCRETE. ON-GRADE SLABS SHOULD BE PLACED OVER A MOISTURE VAPOR BARRIER CONSISTING OF A WATERPROOF MEMBRANE (MOIST STOP, 10 MIL VISQUEEN, OR EQUAL) WITH A 2 INCH PROTECTIVE SAND COVER. THE WATERPROOF MEMBRANE SHOULD BE PLACED OVER A CAPILLARITY BREAK CONSISTING OF 4 INCHES OF OPEN GRADED ROCK; ROUND AND SUB-ROUND ROCK IS RECOMMENDED TO PREVENT PUNCTURES OF THE MEMBRANE. OPEN GRADED CRUSHED AGGREGATE MAY BE UTILIZED, PROVIDED THE VAPOR BARRIER IS PROTECTED FROM PUNCTURES BY A CUSHION OF FILTER FABRIC (MIRAFI 140N OR EQUAL) LAID OVER THE AGGREGATE PRIOR TO PLACEMENT OF THE MEMBRANE. THIS IS MOST APPLICABLE TO INTERIOR SLABS INCLOSED BY STRUCTURES, WHERE SUCH CONDITIONS ARE NOT PRESENT OR OTHERWISE AT THE OWNERS DISCRETION, THIS UNDERLAYMENT PRACTICE MAY BE EXCLUDED. ALL CARE AND PRACTICE REQUIRED TO PREVENT PUNCTURES OF THE MEMBRANE DURING PLACEMENT AND POURING OF COVERING SLABS SHOULD BE UTILIZED DURING CONSTRUCTION. UNLESS OTHERWISE REQUIRED FOR STRUCTURAL PURPOSES, ALL SLABS SHOULD BE REINFORCED WITH A MINIMUM OF NO. 4, GRADE 40, DEFORMED STEEL REINFORCING BARS, 24 INCHES O.C., EACH WAY, TO PREVENT SEPARATION AND DISPLACEMENT IN CASES OF CRACKING.

INITION: GRADED GRAVEL OF CRUSHED ROCK FOR USE UNDER FLOOR SLABS SHALL CONSIST OF A MINIMUM THICKNESS OF MINERAL AGGREGATE PLACED IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMANCE WITH THE 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 CONSIST OF BROKEN STONE, CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE, OR A COMBINATION THEREOF. THE AGGREGATE SHALL BE FREE FROM ADOBE, VEGETABLE MATTER, LOAM, VOLCANIC TUFF, AND OTHER DELETERIOUS SUBSTANCES, IT SHALL BE OF SUCH QUALITY THAT THE ABSORPTION OF WATER IN A SATURATED DRY CONDITION DOES NOT EXCEED 3 PERCENT OF THE OVEN DRY WEIGHT OF 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-136-06, "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 %

SLOPE RATIO AND DRAINAGE

PLACING: SUB-GRADE UPON WHICH GRAVEL 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 RATIOS 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.

SURFACE DRAINAGE AND FROSION CONTROL ALL CONCENTRATED ROOF AND AREA DRAINAGE SHOULD BE CONVEYED AND RELEASED TO THE LOCAL DRAINAGE PATTERN WITH DISCHARGE BELOW THE STRUCTURES AND PAVEMENTS. STORM RUNOFF SHOULD NEVER BE DIRECTED TO SEPTIC TANKS OR LEACHFIELDS. A SUBSURFACE DISPERSAL SYSTEM COULD BE USED IF DESIRED. DESIGN AND CONSTRUCTION OF THE PROJECT SHOULD FIT THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. IT IS IMPORTANT TO MINIMIZE UNNECESSARY GRADING OF OR NEAR STEEP SLOPES. DISTURBING NATIVE VEGETATION AND vatural soil structure allows runoff velocity and transport of sediments to increase GENERAL SURFACE DRAINAGE SHOULD BE RETAINED AT LOW VELOCITY BY SLOPE, SOD OR OTHER ENERGY REDUCING FEATURES SUFFICIENT TO PREVENT EROSION, WITH CONCENTRATED OVER-SLOPE DRAINAGE CARRIED IN LINED CHANNELS, LUMES, PIPE OR OTHER EROSION PREVENTING INSTALLATIONS. runoff flows should be directed into pipes or lined ditches and then onto an energy dissipater before discharging into streams or drainage ways. De-silting should be provided as necessary and may take form of TILLING BASINS GRAVEL BERMS FORESTED/VEGETATED SCREENS FTC

RECENT CHANGES TO THE DRAINAGE REQUIREMENTS HAVE THE POTENTIAL TO ALTER DRAINAGE PATTERNS. THIS HAS BEEN OBSERVED TO EFFECT STRUCTURES WHICH HAVE OTHERWISE NOT BEEN AFFECTED OR TO ALTER THE WAY THEY ARE AFFECTED. AS SUCH NEW DRAINAGE MODIFICATIONS ON THIS AND ADJACENT PARCELS MAY NEGATIVELY AFFECT DRAINAGE PATTERNS. during construction, never store cut and fill material where it may wash into streams or drainage ways. Keep all culverts and drainage facilities free of silt and debris. Keep emergency erosion control materials SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON-SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING,

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 300. 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.

SIEVE SIZES PERCENTAGE PASSING TYPE B 50.0-MM/2 INCHES 37.5-MM/1.5 INCHES 95-100 50-100

19.0-MM/0.75 INCHES 2.5-MM/0.5 INCHES 9.5-MM/0.415 INCHES 4.75-MM/NO. 4 2.36-MM/NO. 8 75.0- MM/NO. 200

FOR THOSE ITEMS NOT DIRECTLY ADDRESSED, IT IS RECOMMENDED THAT ALL EARTH WORK BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL: THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, PREPARATION OF LAND TO BE FILLED, EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION, AND CONTROL OF THE FILLS, AND THE SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS Preparation: site preparation will consist of clearing and grubbing any existing structures and deleterious materials from the site, and the earthwork required to shape the site to receive the intended improvements,

ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED. AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE COMPACTION OF NOT LESS THAN 90% OR AS SPECIFIED. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILLS GENERAL FILL: GENERAL FILLS SHALL BE PLACED ONLY ON APPROVED SURFACES, AS ENGINEERED FILL, AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. NATIVE SOILS ACCEPTED FOR FILLS OR EXISTING AGGREGATE FILLS MAY BE USED for fill purposes provided all aggregate larger than 6 inches are removed. The material for engineered fills shall be approved by the soils engineer before commencement of grading operations EACH LAYER SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90% OR AS SPECIFIED IN THE SOILS REPORT AND ON THE ACCEPTED PLANS. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES GREATEST DIMENSIONS WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER IMPORTED MATERIALS: MATERIALS IMPORTED FOR FILL PURPOSES SHALL BE CLASSIFIED AS: SAND, GROUP SYMBOL SW, SP, SC OR SM, AS GIVEN IN ASTM 2487-10, "THE CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES." IN ALL CASES THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY GREATLY EXPANSIVE CLAYS AND SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS. THE MATERIAL FOR ENGINEERED FILLS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. Structural backfill: trench. Wall and structural backfill shall be placed only on approved surfaces, as engineered fill, and shall be compacted to 95% relative compaction. Materials imported for backfill

PURPOSES SHALL HAVE A SAND EQUIVALENT OF NO LESS THAN 30 AND SHALL BE CLASSIFIED AS CLEAN SANDS AS DESIGNATED IN "THE CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES" (ASTM PAVEMENT GRADES: ALL PAVEMENT GRADES SHALL BE OF UNIFORM THICKNESS, DENSITY AND MOISTURE PRIOR TO PLACEMENT OF THE NEXT GRADE. FLEXURE OF EACH OR ALL GRADES SHALL NOT EXCEED 0.25 INCHES IN 5 FEET UNDER AN AXIAL AGGREGATE BASE COURSE: ALL AGGREGATES USED FOR SPECIFIED BASE COURSES, SHALL BE HANDLED IN A MANNER WHICH PREVENTS SEGREGATION AND NON-UNIFORMITY OF GRADATION

COMPACTION: ALL RE-COMPACTED SOILS AND/OR ENGINEERED FILL SHOULD BE PLACED AT A MINIMUM 90% RELATIVE COMPACTION OR AT THE VALUE REQUIRED FOR THAT PORTION OF THE WORK, ALL PAVEMENT SECTIONS SHOULD BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. FIELD DENSITY TESTING SHALL BE COMPLETED BY THE SOILS ENGINEER ON EACH COMPACTED LAYER OR AS DETERMINED BY THE SOILS ENGINEER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARD OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEPS'-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. MOISTURE: DURING COMPACTION MOISTURE CONTENT OF NATIVE SOILS SHOULD BE THAT CONSISTENT WITH THE MOISTURE RELATIVE TO 95% RELATIVE COMPACTION AND IN NO CASE SHOULD THESE MATERIALS PLACED AT LESS THAN 3 PERCENT ABOVE THE SPECIFIC OPTIMUM MOISTURE CONTENT FOR THE SOIL IN QUESTION, THE ENGINEER MAY ELECT TO ACCEPT HIGH MOISTURE COMPACT SOILS PROVIDED THE MATERIALS ARE AT 95% RELATIVE WET DENSITY AT THAT MOISTURE CONTENT. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO AND POOLING IN EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRAINED. TESTS: ALL MATERIALS PLACED SHOULD BE TESTED IN ACCORDANCE WITH THE COMPACTION CONTROL TESTS: "DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD" (ASTM D-1556-07), "MOISTURE-DENSITY RELATIONSHIP OF SOILS" (ASTM D-1557-09), AND "DENSITY OF SOILS IN-PLACE BY NUCLEAR METHOD" (ASTM D-6938-10). THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE "MOISTURE-DENSITY RELATIONSHIP OF SOILS" (ASTM D-1557-09), USING A 10-POUND RAM AND 18-INCH DROP, ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE. deleterious materials: materials containing an excess of 5% (by weight) of vegetative or other deleterious matter may be utilized in areas of landscaping or other non-structural fills. Deleterious material includes all vegetative and nonmineral material, and all non-reducible stone, rubble and/or mineral matter of greater than 6 inches OVER-EXCAVATIONS: OVER-EXCAVATIONS, WHEN REQUIRED, SHOULD INCLUDE THE FOUNDATION AND PAVEMENT ENVELOPES. SUCH EXCAVATIONS SHOULD EXTEND BEYOND THE EDGE OF DEVELOPMENT A MINIMUM OF 5 FEET AND TO AN IMAGINARY LINE EXTENDING AWAY AND DOWNWARD AT A SLOPE OF 45 DEGREES FROM THE EDGE OF DEVELOPMENT. THE PROCESS SHALL INCLUDE THE COMPLETE REMOVAL OF THE REQUIRED SOILS AND SUBSEQUENT PLACEMENT OF

ENGINEERED FILLS. AFTER REMOVAL OF THE SOILS TO THE REQUIRED DEPTH, THE BASE OF THE EXCAVATION SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE PRIOR TO FURTHER SOILS PROCESSING OR

PLACEMENT. BASED ON THIS INSPECTION OTHER RECOMMENDATIONS MAY BE MADE. EXISTING CONDITIONS: IN DEVELOPED AREAS 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 CARE AND PRACTICE IS TO BE EXERCISED TO OBSERVE FOR AND LOCATE 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 KEY: ALL FILLS ON SLOPES GREATER THAN 1 VERTICAL TO 6 HORIZONTAL SHALL BE KEYED INTO THE ADJACENT SOIL. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE IN SIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 6 FEET IN WIDTH AND SLOPE AT NO-LESS THAN 10% INTO THE SLOPE. IN ADDITION, AS THE FILL ADVANCES UP SLOPE BENCHES, 3 FEET ACROSS, SHOULD

SEASONAL LIMITS: WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION. UNUSUAL CONDITIONS: IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE



IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE

IN ACCORDANCE WITH THE RECOMMENDED GRADING SPECIFICATIONS AND THE RECOMMENDATIONS AS PROVIDED ABOVE

EARTHWORK QUANTITIES: CUT = 272 CY

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

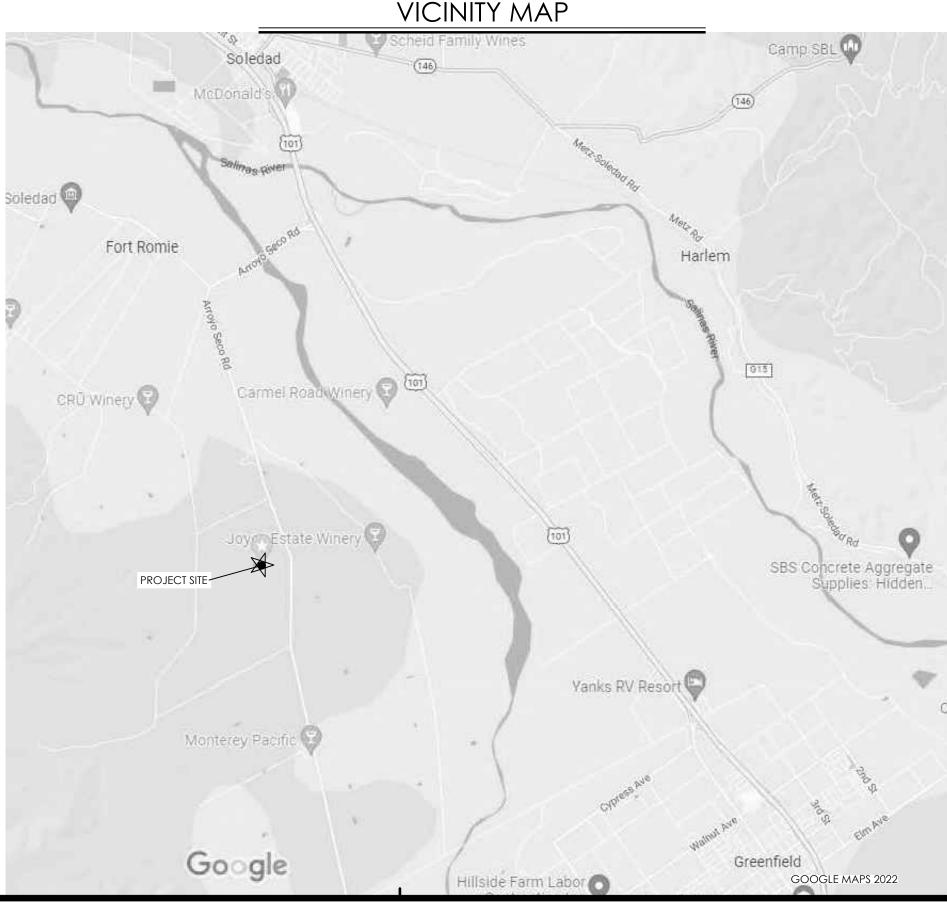
SHEET INDEX

C1 TITLE SHEET C2 GRADING & DRAINAGE PLAN C3 UTILITY PLAN

C4 EROSION CONTROL PLAN

LAND DISTURBANCE

LAND DISTURBANCE AREA = 43.120 SE



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

NEW CONCRETE PA

EXISTING RESERVOIR

LEGEND



ABBREVIATIONS

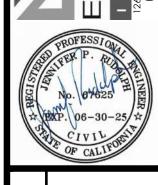
SQUARE FEET

FINISH GRADE FINISH PAVEMENT MATCH EXISTING M.E.

35 MONTERFY ST SUIT SALINAS, CA 93901 (831) 424-4620 PEARTREEBELLI.COM

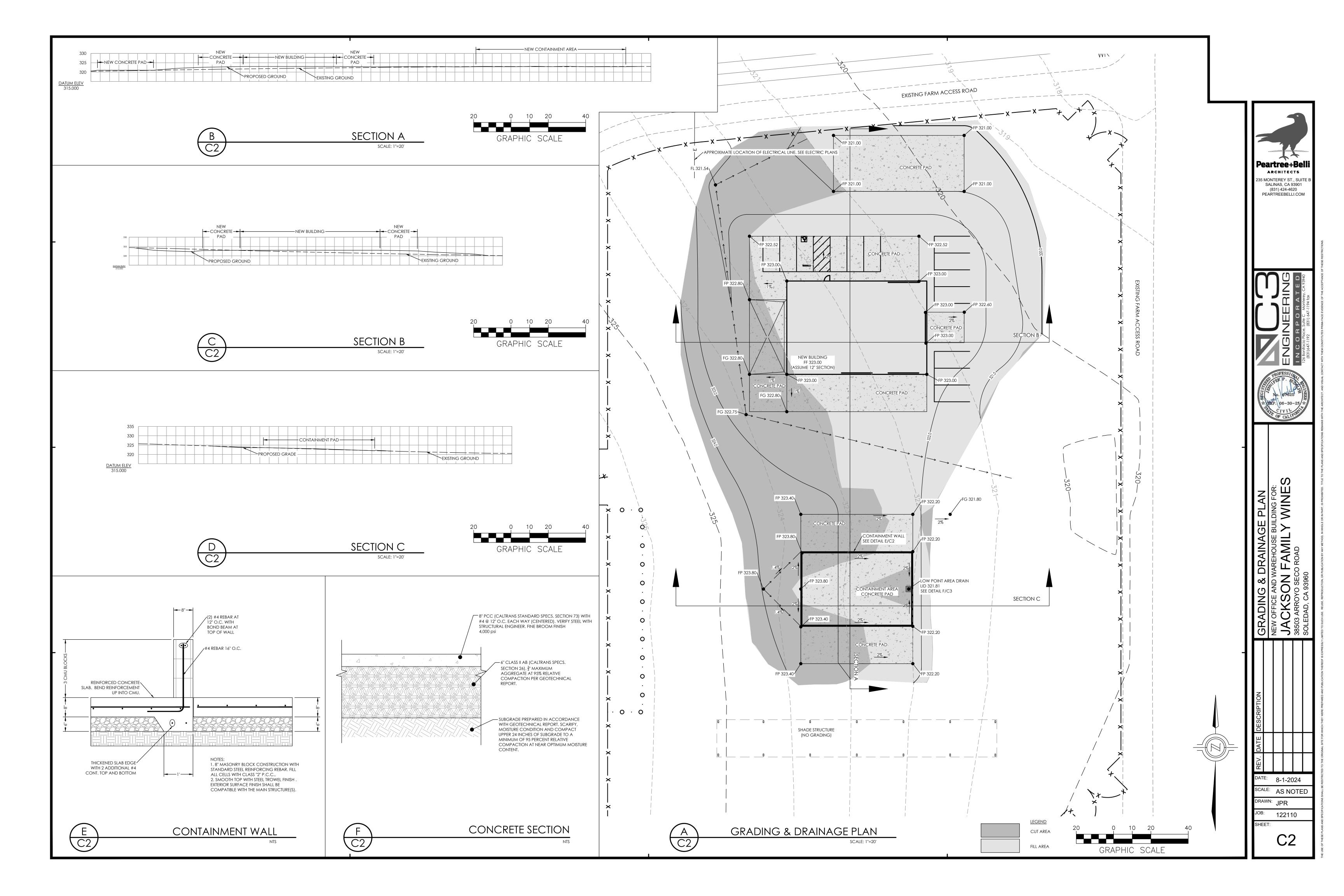
MAGE: GOOGLE EARTH 202

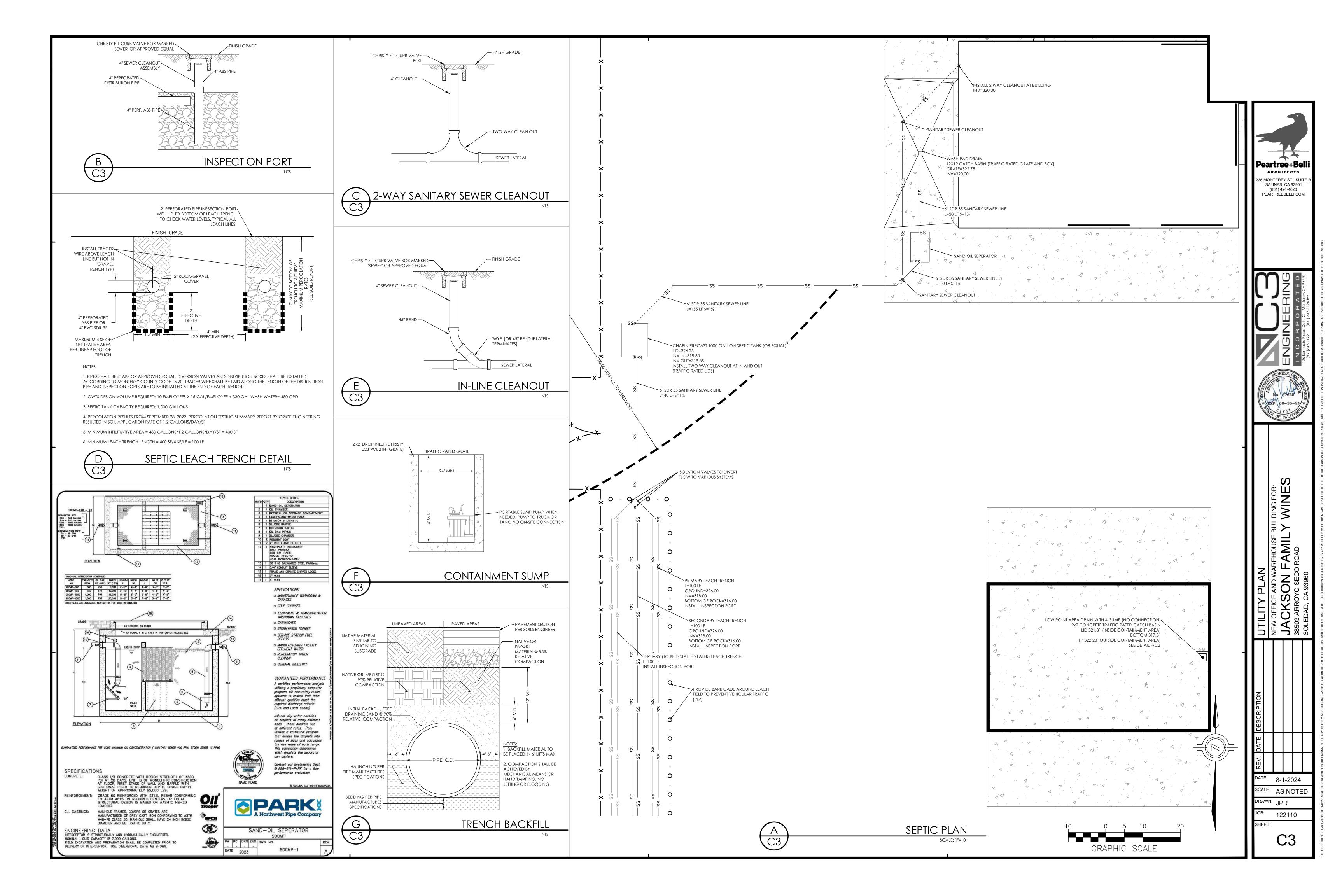
OVERALL SITE PLAN

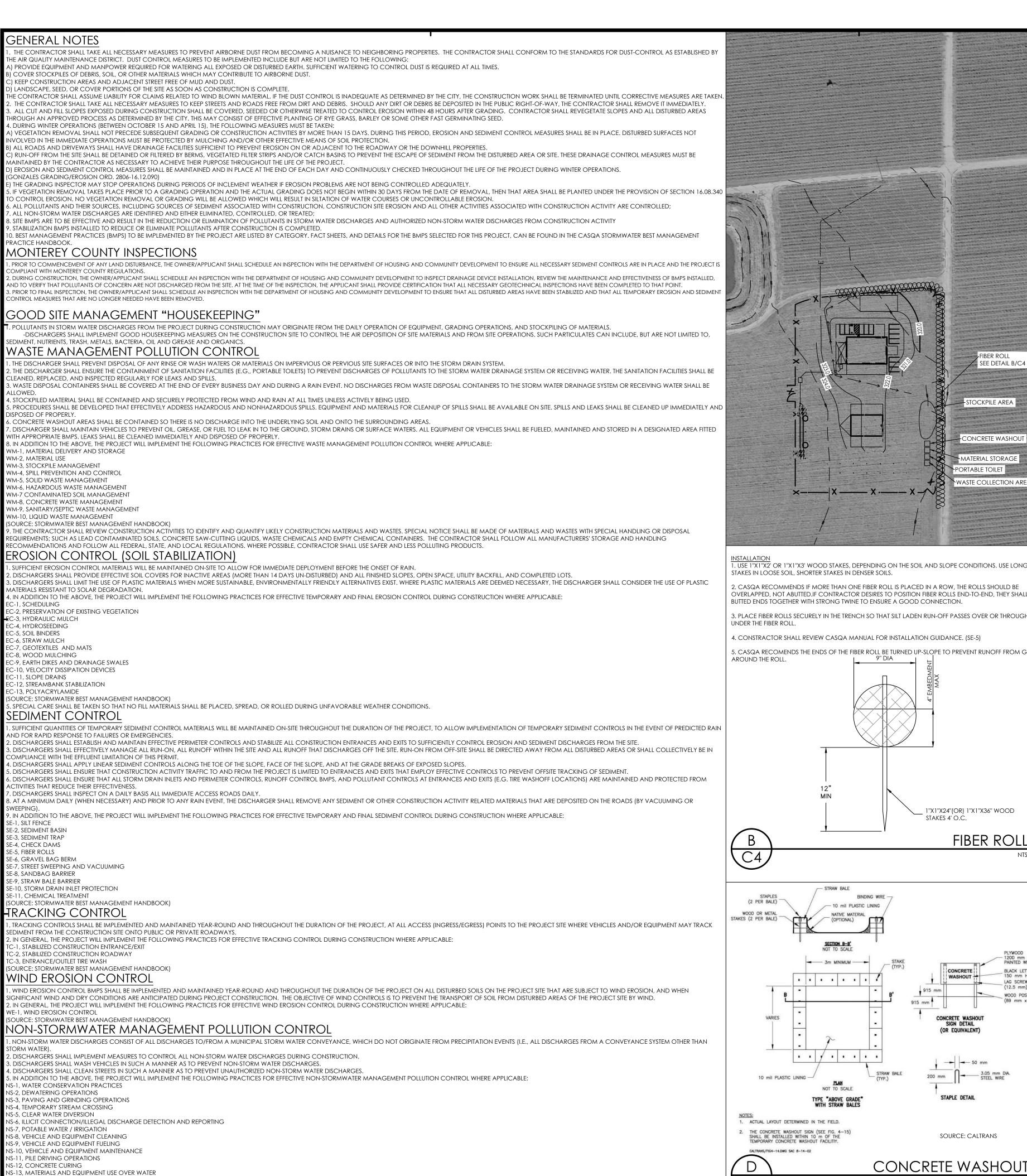


8-1-2024 SCALE: AS NOTED

122110



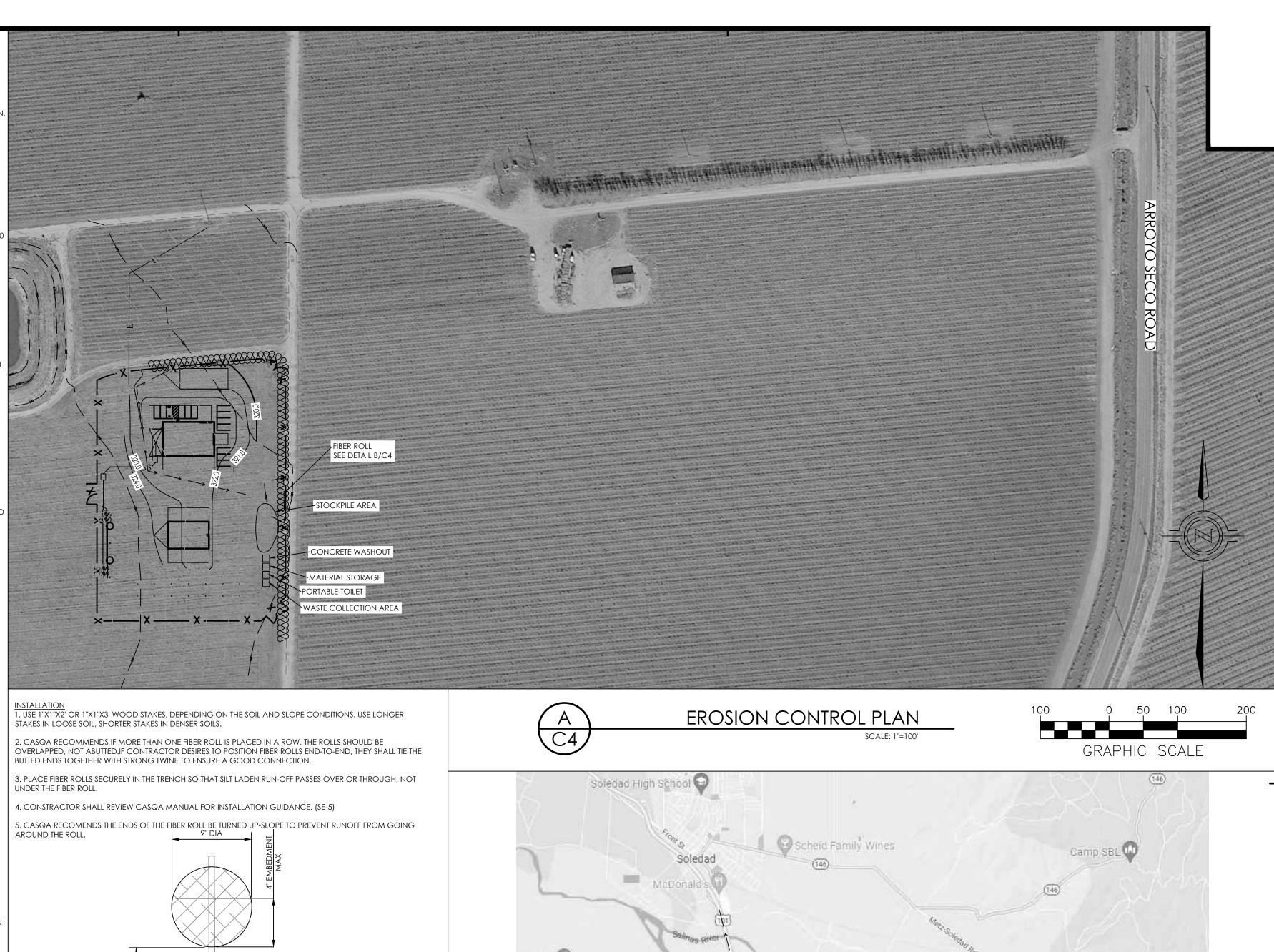




NS-14, CONCRETE FINISHING

S-15, STRUCTURE DEMOLITION/REMOVAL S-16, TEMPORARY BATCH PLANTS

OURCE: STORMWATER BEST MANAGEMENT HANDBOOK)



1"X1"X24"(OR) 1"X1"X36" WOOD

SIGN DETAIL

(OR EQUIVALENT)

STAPLE DETAIL

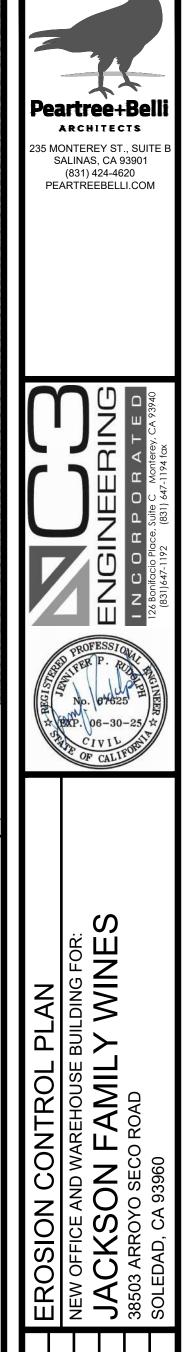
SOURCE: CALTRANS

200 mm

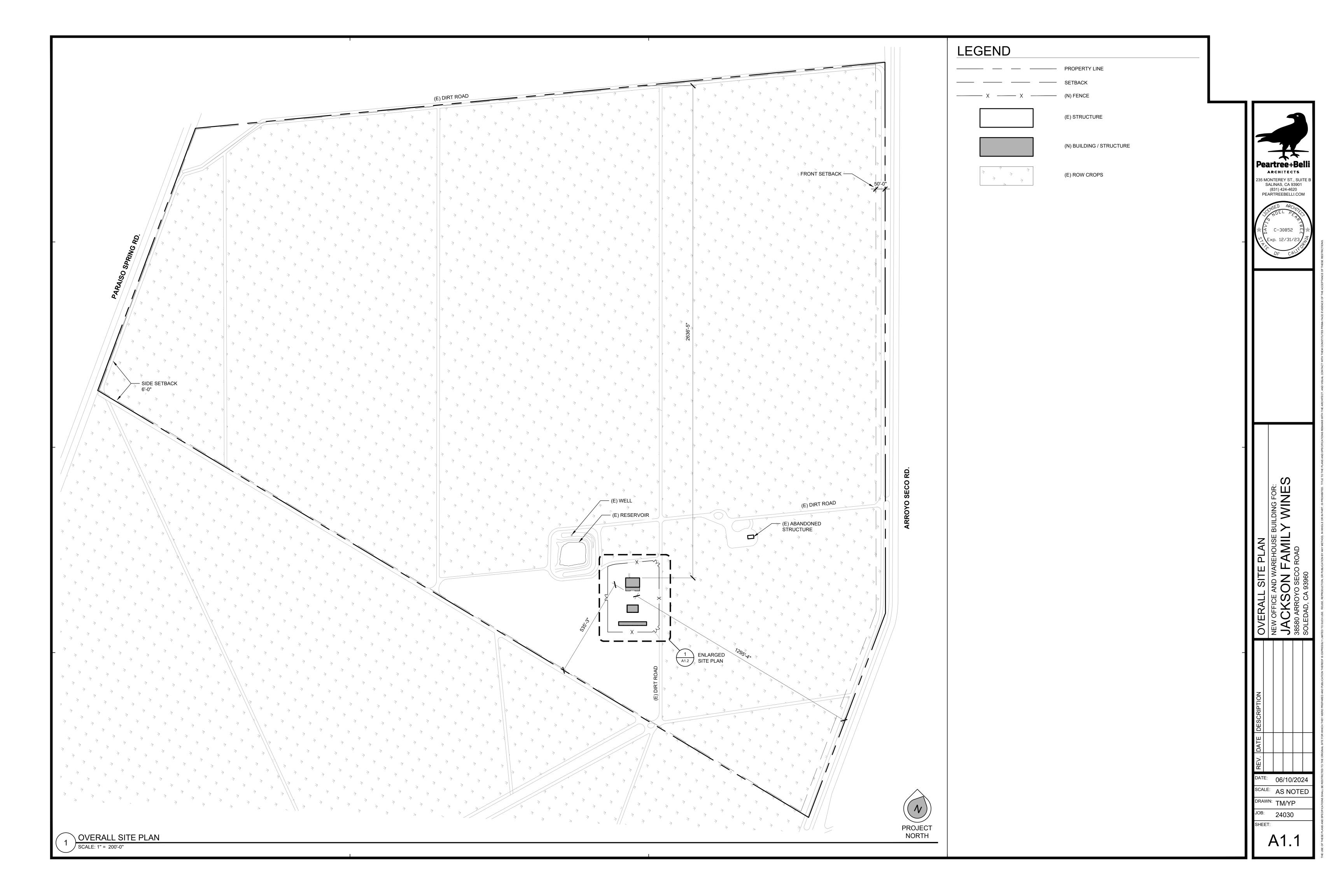
FIBER ROLI

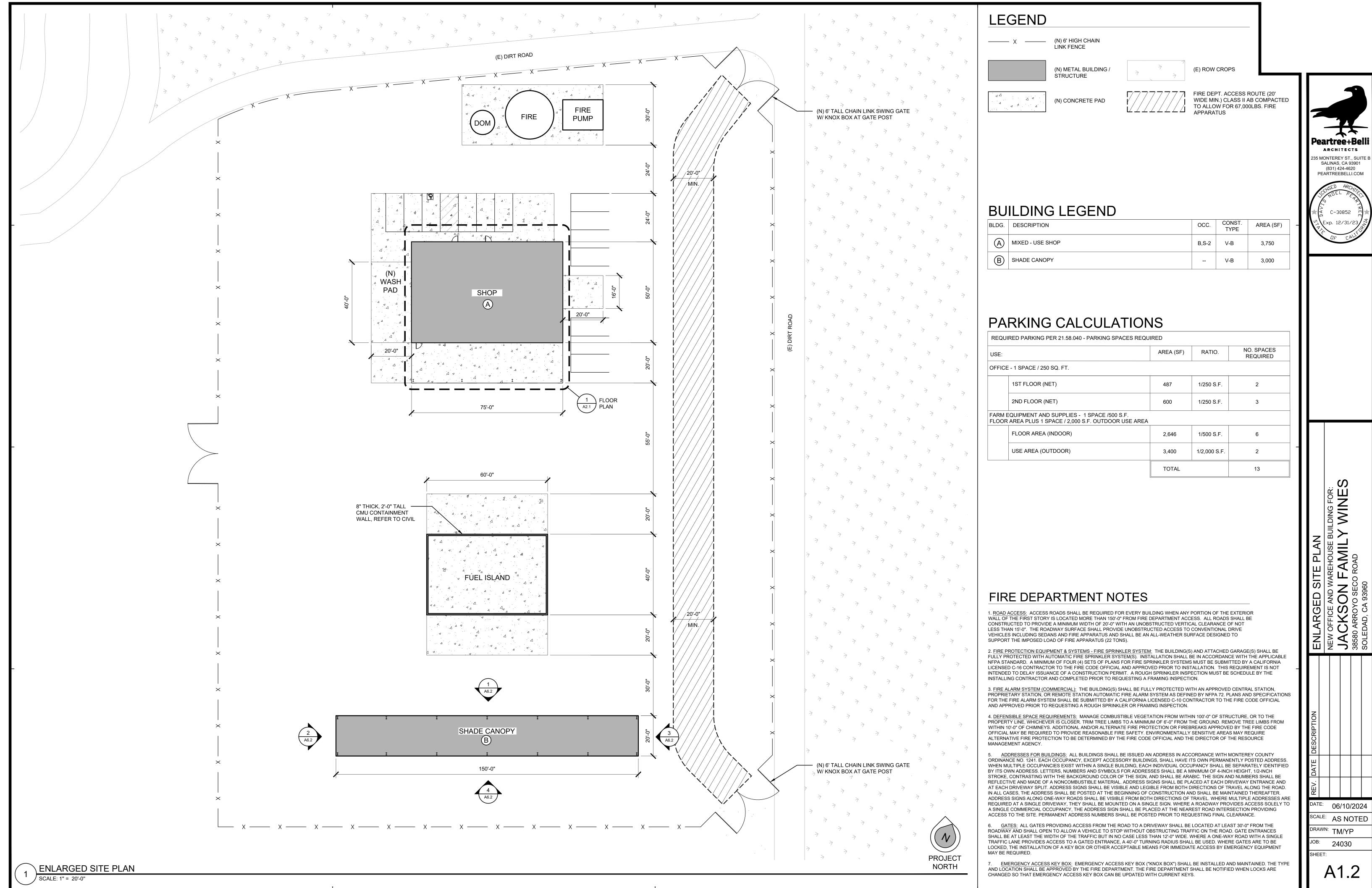
STAKES 4' O.C.

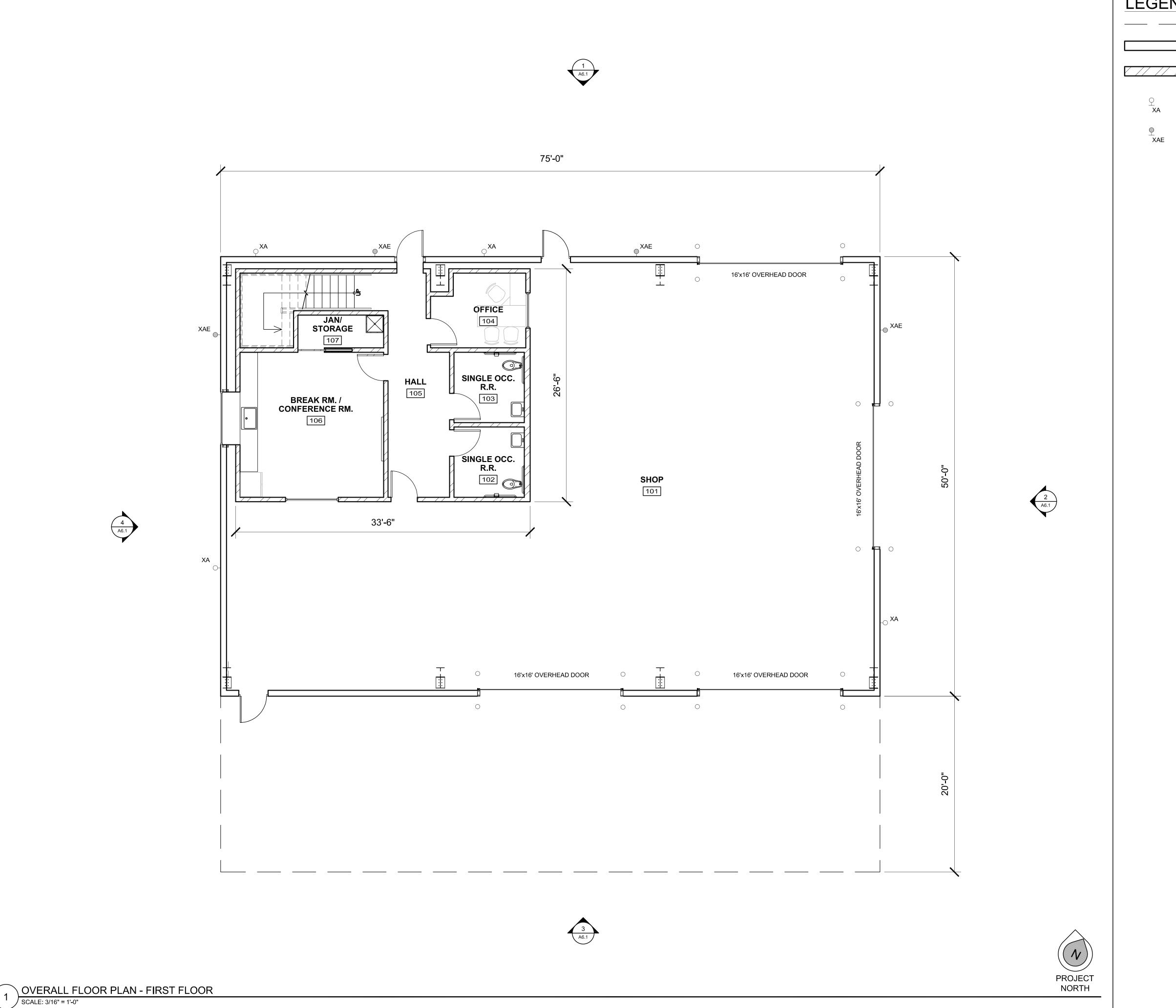




8-1-2024 SCALE: AS NOTED 122110







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----- CANOPY OVERHANG

METAL BUILDING - EXTERIOR WALL

METAL STUD WALL

6"H x 10"L WALL MOUNTED LED LIGHT FIXTURE [TYPE 3 DISTRIBUTION,700mA, 0-10V DIMMING DRIVER, 277V]

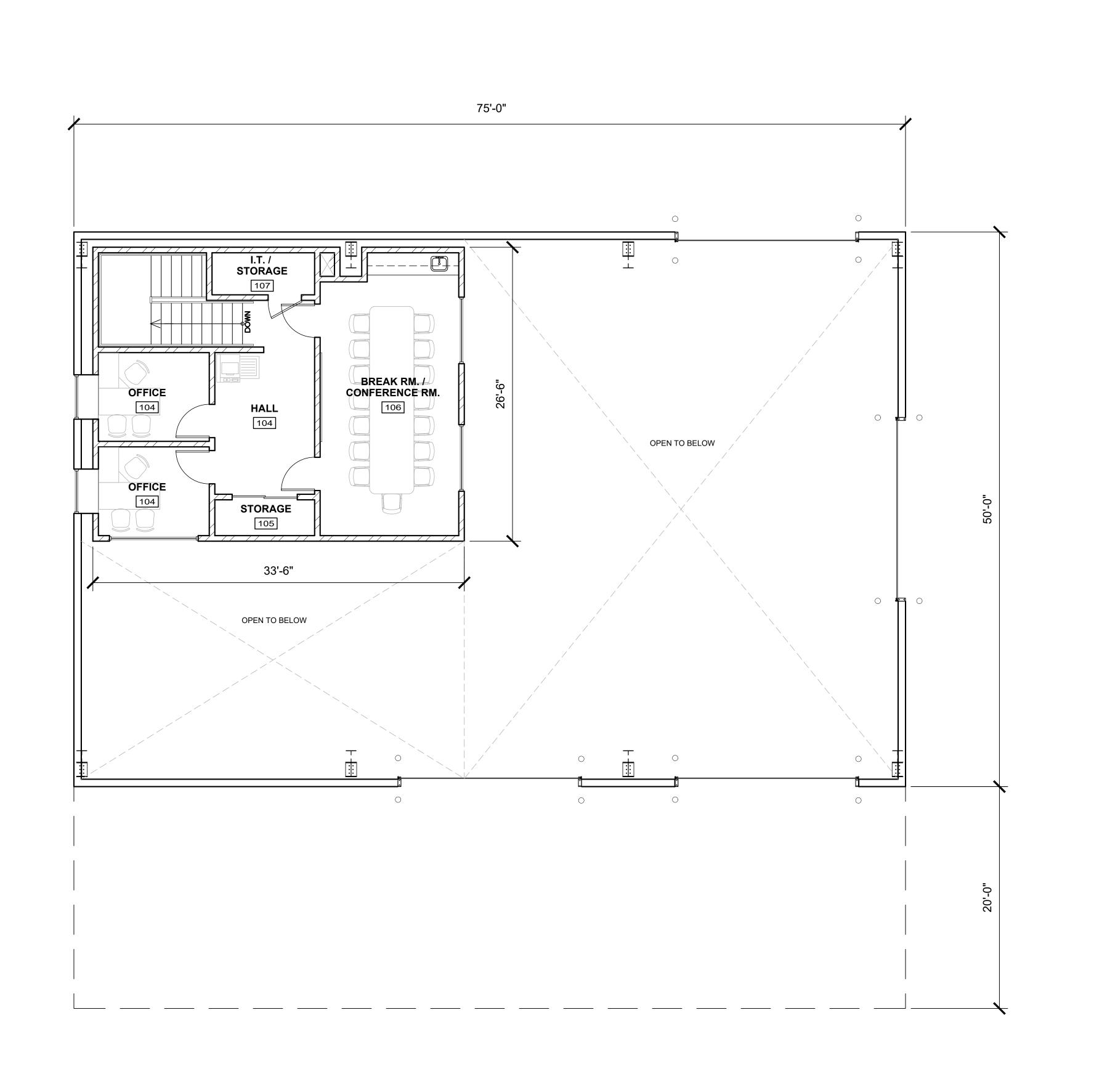
6"H x 10"L WALL MOUNTED LED LIGHT FIXTURE W/ EMERGENCY BATTERY BACKUP [TYPE 3 DISTRIBUTION,700mA, 0-10V DIMMING DRIVER, 277V]

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



DATE: 06/10/2024 SCALE: AS NOTED

24030



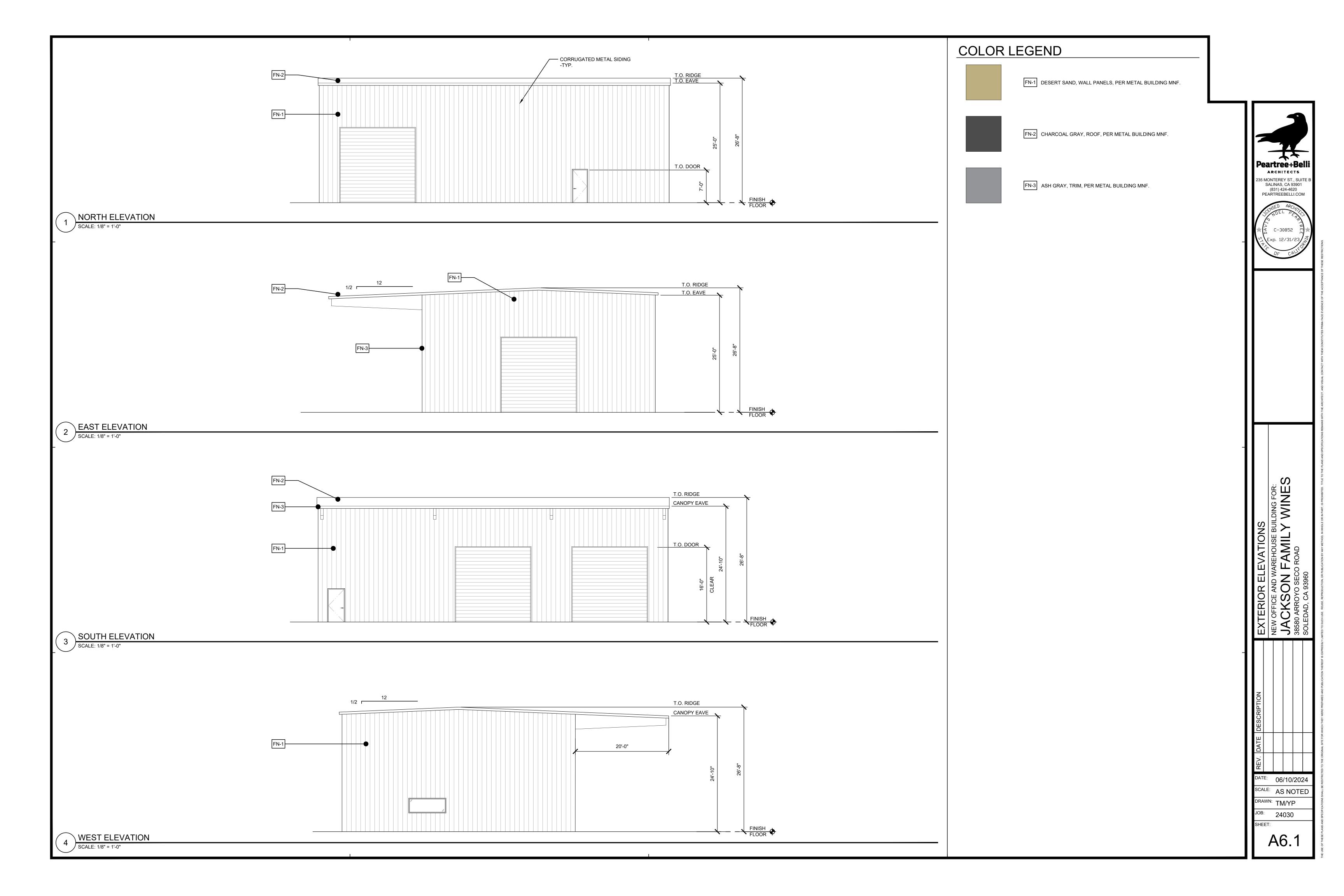
LEGEND ——— CANOPY OVERHANG METAL BUILDING - EXTERIOR WALL

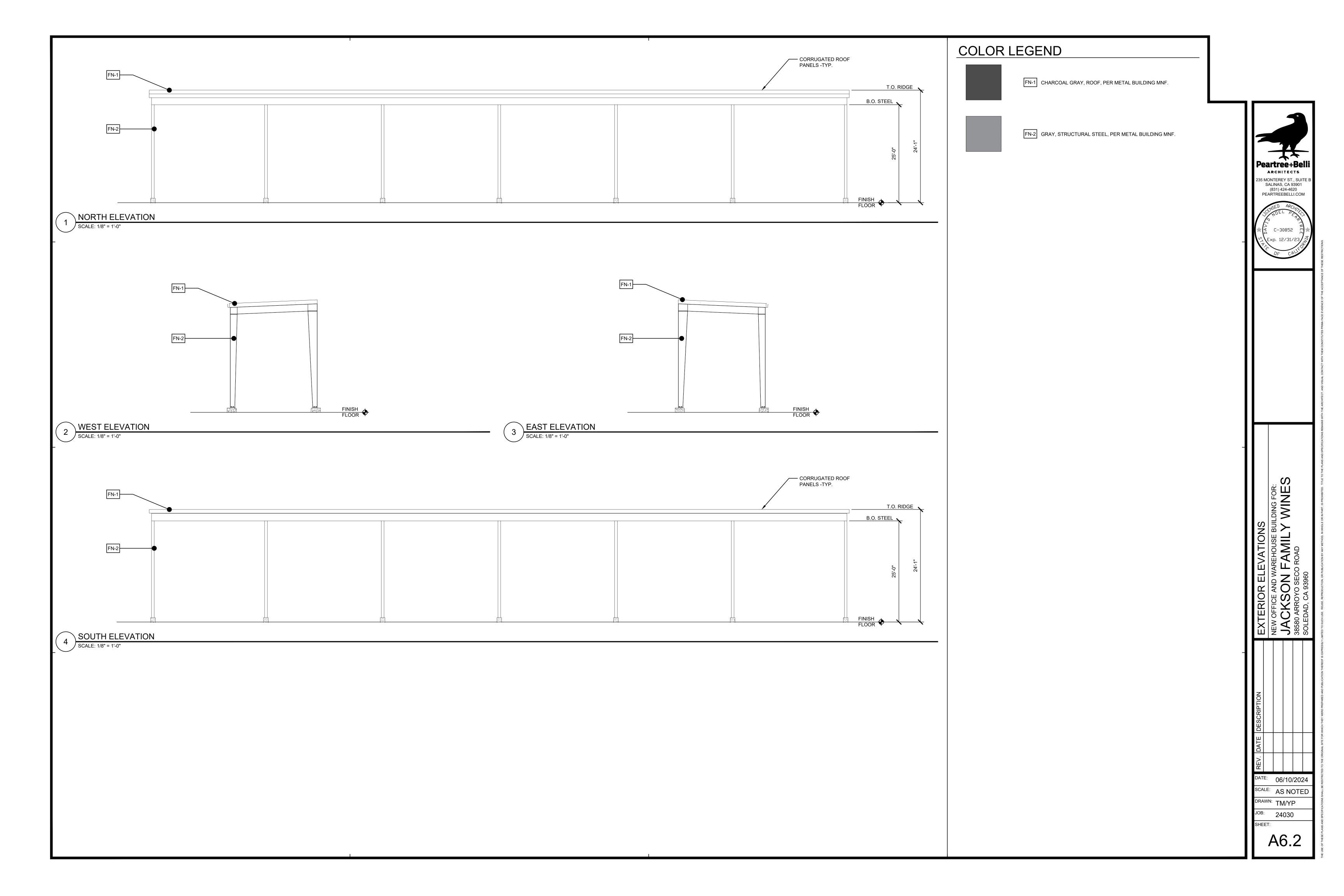
METAL STUD WALL

PROJECT NORTH

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

SCALE: AS NOTED





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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