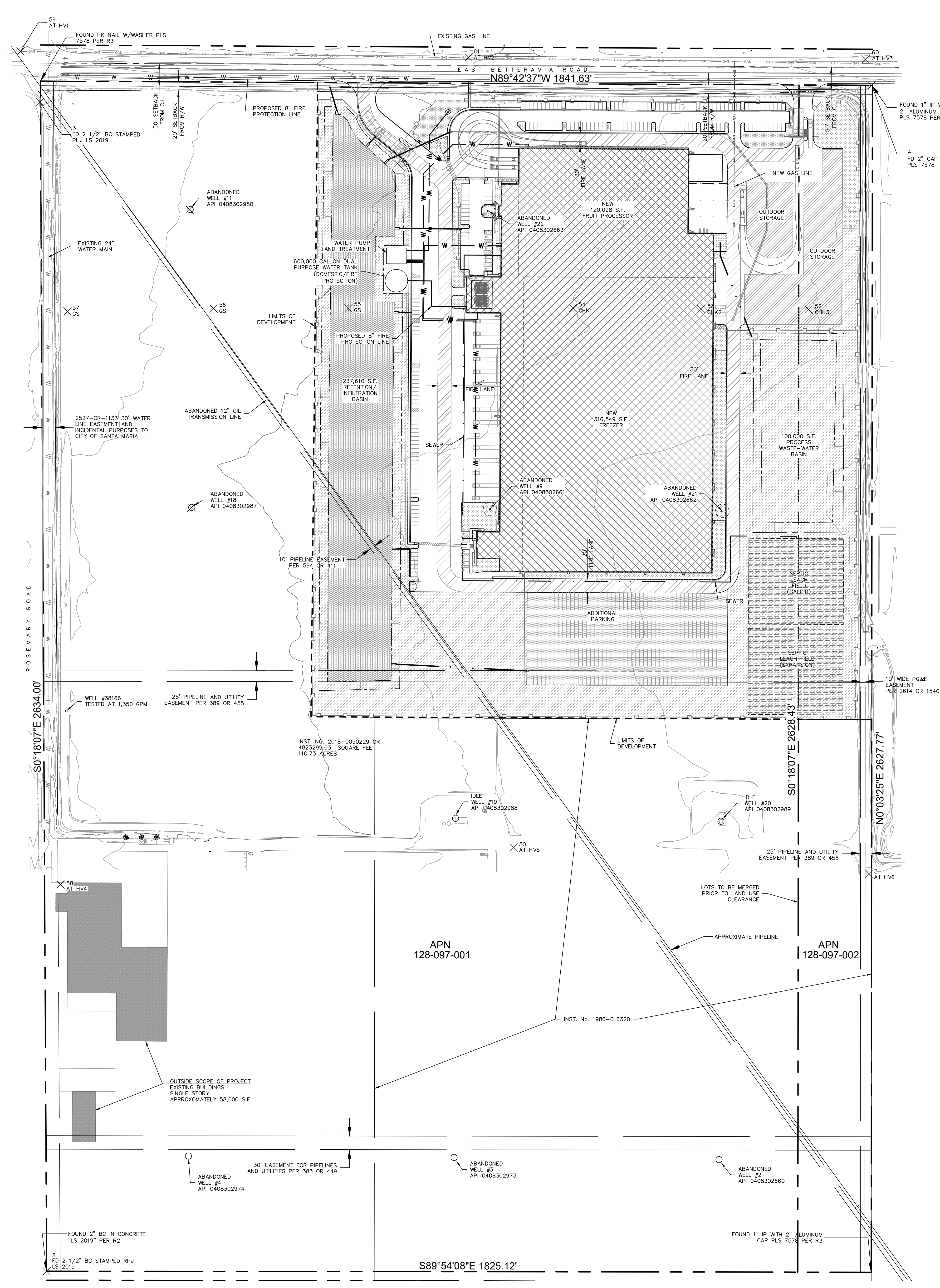


# ARCTIC COLD COLD STORAGE & PACKAGING

PRELIMINARY DEVELOPMENT PLAN for A.P.N. 128-097-001 AND 128-097-002



### EXISTING PARCEL INFORMATION:

ASSessor's PARCEL #: 128-097-001 & 002  
PARCEL AREA: 110.72 AC  
NUMBER OF LOTS: 2  
ZONING: AG-H-40  
SITE ADDRESS: 1750 EAST BETTERAVIA ROAD  
SANTA MARIA, CA. 93454

### PROJECT SITE USE:

GROSS PARCEL AREA: 110.72 AC  
PROJECT AREA: 40.00 AC  
IMPERVIOUS: TOTAL: 859,086 (49% OF PROJECT AREA)  
ASPHALT/CONCRETE: 428,214 SF = 9.83 AC (25% OF PROJECT AREA)  
BUILDING: 436,847 SF = 10.02 AC (25% OF PROJECT AREA)  
ERVIUMS: TOTAL: 883,314 (51% OF PROJECT AREA)  
IRRIGATED LANDSCAPING: 92,867 SF = 2.13 AC (5.3% OF PROJECT AREA)  
NON-IRRIGATED LANDSCAPING: 367,368 SF = 8.43 AC (21.0% OF PROJECT AREA)  
CLASS II BASE: 101,664 SF = 2.33 AC (5.7% OF PROJECT AREA)  
RETENTION BASIN: 215,840 SF = 4.96 AC (12.3% OF PROJECT AREA)  
PROCESS WASTE: 100,000 SF = 2.30 AC (5.7% OF PROJECT AREA)

### OWNER:

APF, LLC  
c/o FRANK MALDONADO  
P.O. BOX 1862  
SANTA MARIA, CA. 93456

### UTILITIES:

WATER: PRIVATE (WELL ON PROPERTY)  
SEWER: PRIVATE (SEPTIC)  
ELECTRICITY: PACIFIC GAS AND ELECTRIC  
GAS: S.D. CA. GAS CO.  
TELEPHONE: FRONTIER  
CABLE TV: COMCAST

### APPLICANT:

FISHER CONSTRUCTION GROUP  
625 FISHER LANE  
BURLINGTON, WA. 98233

### PRELIMINARY REPORT ITEMS:

- 6. ROAD AND INCIDENTAL PURPOSES, BOOK 35, PAGE 481 (NOT PLOTTABLE)
- 7. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, BOOK 142, PAGE 64 (NOT PLOTTABLE)
- 9. UNION OIL COMPANY, PIPELINE AND UTILITY EASEMENT, BOOK 303, PAGE 9 (SHOWN HEREON)
- 10. UNION OIL COMPANY, PIPELINES AND UTILITIES EASEMENT, BOOK 383 PAGE 449 (SHOWN HEREON)
- 11. SANTA BARBARA TELEPHONE COMPANY, TELEPHONE LINE EASEMENT, BOOK 419, PAGE 285 (NOT PLOTTABLE)
- 12. SOUTHERN CALIFORNIA TELEPHONE COMPANY, BOOK 547, PAGE 231 (NOT PLOTTABLE)
- 13. UNION OIL COMPANY, PIPELINE EASEMENT, BOOK 594, PAGE 411 (SHOWN HEREON)
- 14. COUNTY OF SANTA BARBARA, ROAD EASEMENT, BOOK 1377, PAGE 124 (NOT PLOTTABLE BY DESCRIPTION)
- 16. CITY OF SANTA MARIA, WATERLINE EASEMENT, BOOK 2527, PAGE 1133 (SHOWN HERON)
- 17. PG&E EASEMENT, BOOK 2614, PAGE 1540 (SHOWN HEREON)
- 18. VINCENT FAMILY RANGES, RIGHT OF ENTRY, POWER, PIPELINES, INST NO. 1986-077983 (NOT PLOTTABLE)
- 22. PRIVATE DRAINAGE IMPROVEMENT, INST NO. 2006-0089912 (NOT PLOTTABLE)

### EMPLOYEE DATA:

LAND USE	AREA	EMPLOYEES NON HARVEST SEASON (09/15 TO 05/15)	START TIME	END TIME	EMPLOYEES HARVEST SEASON (05/15 TO 09/15)
COLD STORAGE/FREEZER	#1	18	6:00 AM	2:00 PM	18 EMPLOYEES
COLD STORAGE/FREEZER	#2	7	2:30 AM	10:30 PM	7 EMPLOYEES
SUBTOTAL:		25			25 EMPLOYEES
PROCESSOR	#1	40	6:00 AM	4:00 PM	275 EMPLOYEES
	#2	20 (ADMIN)	8:00 AM	5:00 PM	20
	#3	8 (ADMIN)	5:30 PM	3:00 AM	275 EMPLOYEES
	#4	20	6:00 PM	3:00 AM	8
	#5	20 EMPLOYEES	2:00 AM	5:00 AM	20 EMPLOYEES
SUBTOTAL:		128 EMPLOYEES			598 EMPLOYEES
TOTAL:		153 EMPLOYEES			623 EMPLOYEES

### PARKING CALCULATIONS:

LAND USE	AREA	PARKING RATIO (SPACE:S.F./EMPLOYEES)	REQUIRED PARKING
PROCESSOR	81,928 S.F.	1 SPACE PER 1.5 EMPLOYEES, (BUT IN NO CASE LESS THAN 1 SPACE PER 500 S.F.)	196.7
COOLER	10,500 S.F.	1:1000	10.5
DRY STOR./WAREHOUSING	19,708 S.F.	1:1000	19.7
OFFICE/ADMINISTRATIVE	15,410 S.F.	1 SPACE PER 300 S.F.	51.4
TOTAL PROCESSING	127,546 S.F.		278.3
COLD STORAGE/FREEZER			
FREEZER	273,992 S.F.	1 SPACE 1,000 S.F., AND 1 SPACE PER 4 EMPLOYEES	274
LOADING DOCK	32,784	1:1000	32.8
MECHANICAL/ELECTRICAL	7,704 S.F.	1:1000	7.7
OFFICE/ADMINISTRATIVE	7,222 S.F.	1:300	24.1
TOTAL COLD STORAGE/FREEZER		321,702 S.F.	343.1
TOTAL PARKING REQUIRED			622
PARKING REDUCTION REQUESTED = 90 SPACES		622 x 90 = 532 SPACES REQUIRED	
TOTAL PARKING PROVIDED		223 PERMANENT 310 ADDITIONAL TOTAL 532	
HANDICAPPED PARKING			12

### LEGEND:

- INFILTRATION BASIN
- FLOWERING GROUND COVER
- GRAVEL
- CLASS II BASE
- CHAIN LINK FENCE
- GAS
- WATER
- SEWER
- STORM DRAIN
- OUTDOOR STORAGE
- STRUCTURE
- HYDROSEED MIX
- L.I.D. PLANTING
- OIL WELL SETBACK LIMITS
- FIRE LANE
- PARKING COUN

### TRIP GENERATION ESTIMATES: NON-HARVEST SEASON

BUILDING AREA & USE	SHIFT	EMPLOYEES	SHIFT SCHEDULES	ADT	AM PEAK (7-8 AM)	PM PEAK (5-6 PM)
COLD STORAGE/FREEZER	#1	18	6:00 AM-2:00 PM	34	0	0
COLD STORAGE/FREEZER	#2	7	2:30 PM-10:30 PM	13	0	0
SUBTOTAL:		25		47	0	0
PROCESSING	#1	40	6:00 AM-4:00 PM	72	0	0
	#2	20 ADMIN	8:00 AM-5:00 PM	40	20	20
	#3	8 ADMIN	5:30 PM-3:00 AM	72	0	36
	#4	20	6:00 PM-3:00 AM	16	0	8
	#5	20	2:00 AM-5:00 AM	37	0	0
SUBTOTAL:		128		238	20	64
TOTAL EMPLOYEES:		153		245	20	64

BUILDING AREA & USE	TRUCK TYPE	TRUCKS PER DAY	ADT	AM PEAK (7-8 AM)	PM PEAK (5-6 PM)
COLD STORAGE/FREEZER	SEMI-TRUCKS	30	60	3	4
PROCESSING	40' VANS	10	20	2	2
	FIELD TRUCKS	10	20	2	2
SUBTOTAL:		20	40	4	4
TOTAL TRUCKS		50	100	7	8
PROJECT TOTALS NON-HARVEST			384	27	72

### TRIP GENERATION ESTIMATES: PEAK HARVEST SEASON

BUILDING AREA & USE	SHIFT	EMPLOYEES	SHIFT SCHEDULES	ADT	AM PEAK (6-7 AM)	PM PEAK (5-6 PM)
COLD STORAGE/FREEZER	#1	18	6:00 AM-2:00 PM	34	2	0
COLD STORAGE/FREEZER	#2	7	2:30 PM-10:30 PM	13	0	0
SUBTOTAL:		25		47	2	0
PROCESSING	#1	275	6:00 AM-4:00 PM	514	28	0
	#2	275	8:00 AM-5:00 PM	40	0	20
	#3	8 ADMIN	5:30 PM-3:00 AM	514	0	257
	#4	20	6:00 PM-3:00 AM	16	0	8
	#5	20	2:00 AM-5:00 AM	37	0	0
SUBTOTAL:		598		1,121	30	285
TOTAL EMPLOYEES:		623		1,168	30	285

BUILDING AREA & USE	TRUCK TYPE	TRUCKS PER DAY	ADT	AM PEAK (6-7 AM)	PM PEAK (5-6 PM)
COLD STORAGE/FREEZER	SEMI-TRUCKS	3	60	3	4
PROCESSING	40' VANS	2	48	2	2
	FIELD TRUCKS	4	104	10	10
		5			
		2			
SUBTOTAL:		7	152	12	12
TOTAL TRUCKS		1	212	15	16

### STRUCTURE HEIGHTS:

USE	MAX HEIGHT FROM EXISTING GRADE (FT.)
COLD STORAGE/FREEZER	57.50
PROCESSOR	41.08

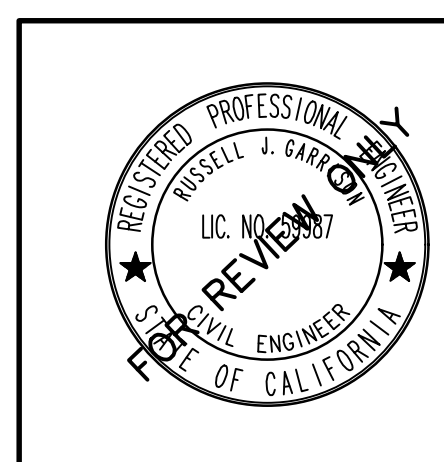
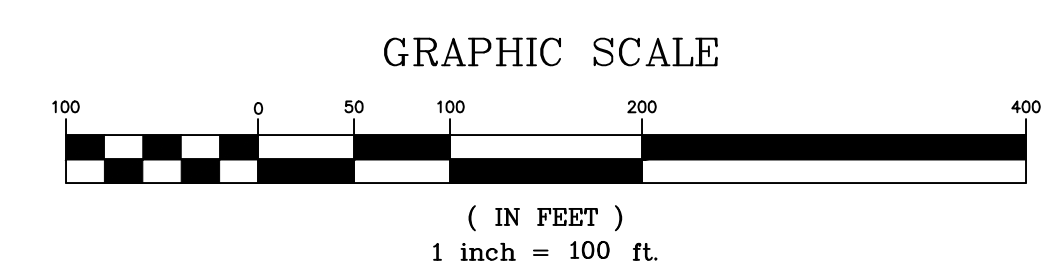
### STRUCTURE FOOTPRINT:

LAND USE	AREA
PROCESSOR	
PROCESSING	81,928 S.F.
COOLER	10,500 S.F.
DRY STORAGE/WAREHOUSING	19,708 S.F.
OFFICE/ADMINISTRATIVE 1st FLOOR	7,962 S.F.
OFFICE/ADMINISTRATIVE 2nd FLOOR	*7,448 S.F.
CANOPY	*10,859 S.F.
TOTAL PROCESSING	120,098 S.F.
COLD STORAGE/FREEZER	
FREEZER	273,992 S.F.
LOADING DOCK	32,784 S.F.
MECHANICAL/ELECTRICAL	7,704 S.F.
OFFICE/ADMINISTRATIVE 1st FLOOR	3,650 S.F.
OFFICE/ADMINISTRATIVE 2nd FLOOR	*3,572 S.F.
TOTAL COLD STORAGE/FREEZER	318,130 S.F.
TOTAL PROPOSED FACILITY	438,228 S.F.

### STRUCTURAL GROSS FLOOR:

LAND USE	AREA
PROCESSOR	
PROCESSING	81,928 S.F.
COOLER	10,500 S.F.
DRY STORAGE/WAREHOUSING	19,708 S.F.
OFFICE/ADMINISTRATIVE 1st FLOOR	7,962 S.F.
OFFICE/ADMINISTRATIVE 2nd FLOOR	*7,448 S.F.
CANOPY	*10,859 S.F.
TOTAL PROCESSING	127,546 S.F.
COLD STORAGE/FREEZER	
FREEZER	273,992 S.F.
LOADING DOCK	32,784 S.F.
MECHANICAL/ELECTRICAL	7,704 S.F.
OFFICE/ADMINISTRATIVE 1st FLOOR	3,650 S.F.
OFFICE/ADMINISTRATIVE 2nd FLOOR	3,572 S.F.
TOTAL COLD STORAGE/FREEZER	321,702 S.F.
TOTAL PROPOSED FACILITY	449,248 S.F.

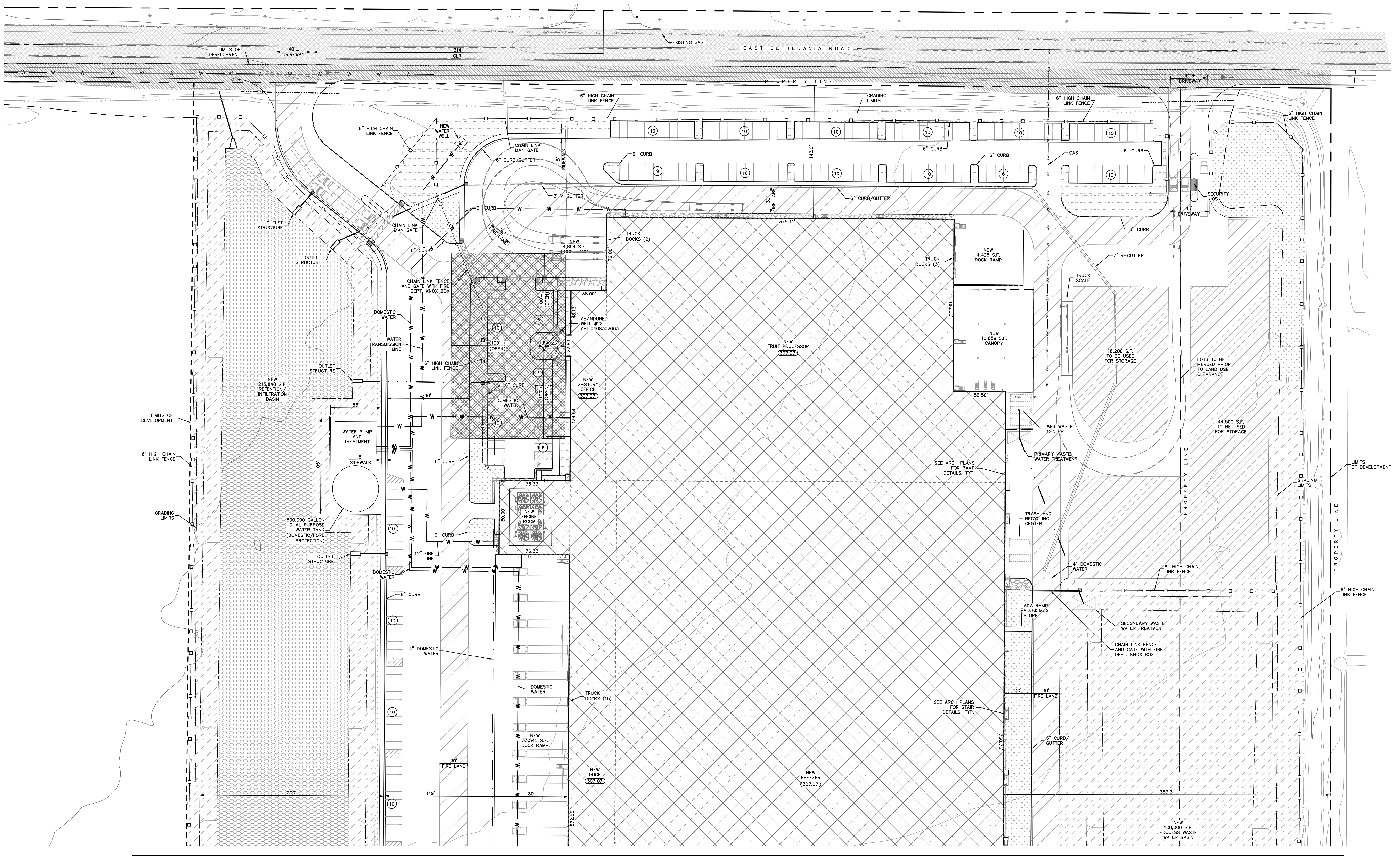
\*NOT INCLUDED IN TOTAL



DESIGNED BY: A.M.P.  
CHECKED BY: R.J.G.  
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

ARCTIC COLD COLD STORAGE & PACKAGING  
1750 EAST BETTERAVIA ROAD - SANTA MARIA, CA.  
APN'S 128-097-001 & 128-097-002  
COUNTY OF SANTA BARBARA, CALIFORNIA

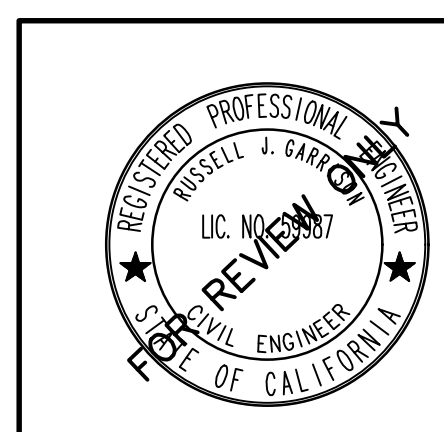
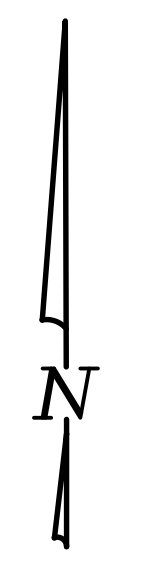
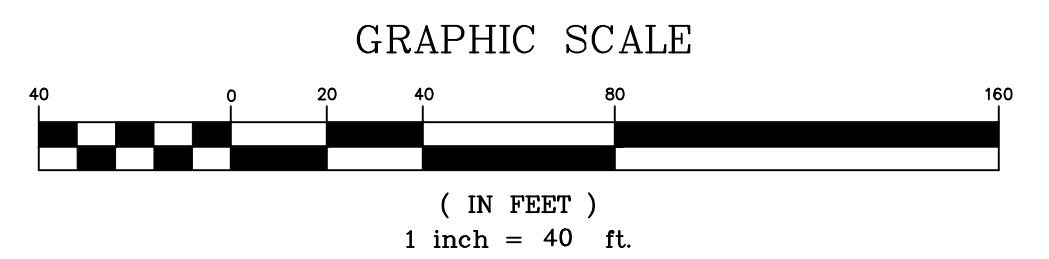
RUSSELL J. GARRISON R.C.E. 95987 DATE: \_\_\_\_\_  
BETHEL engineering Santa Maria, California 93456 (805) 934-5767 SCALE: 1" = 100'  
SHEET 1 OF 4



SEE SHEET 3 FOR CONTINUATION

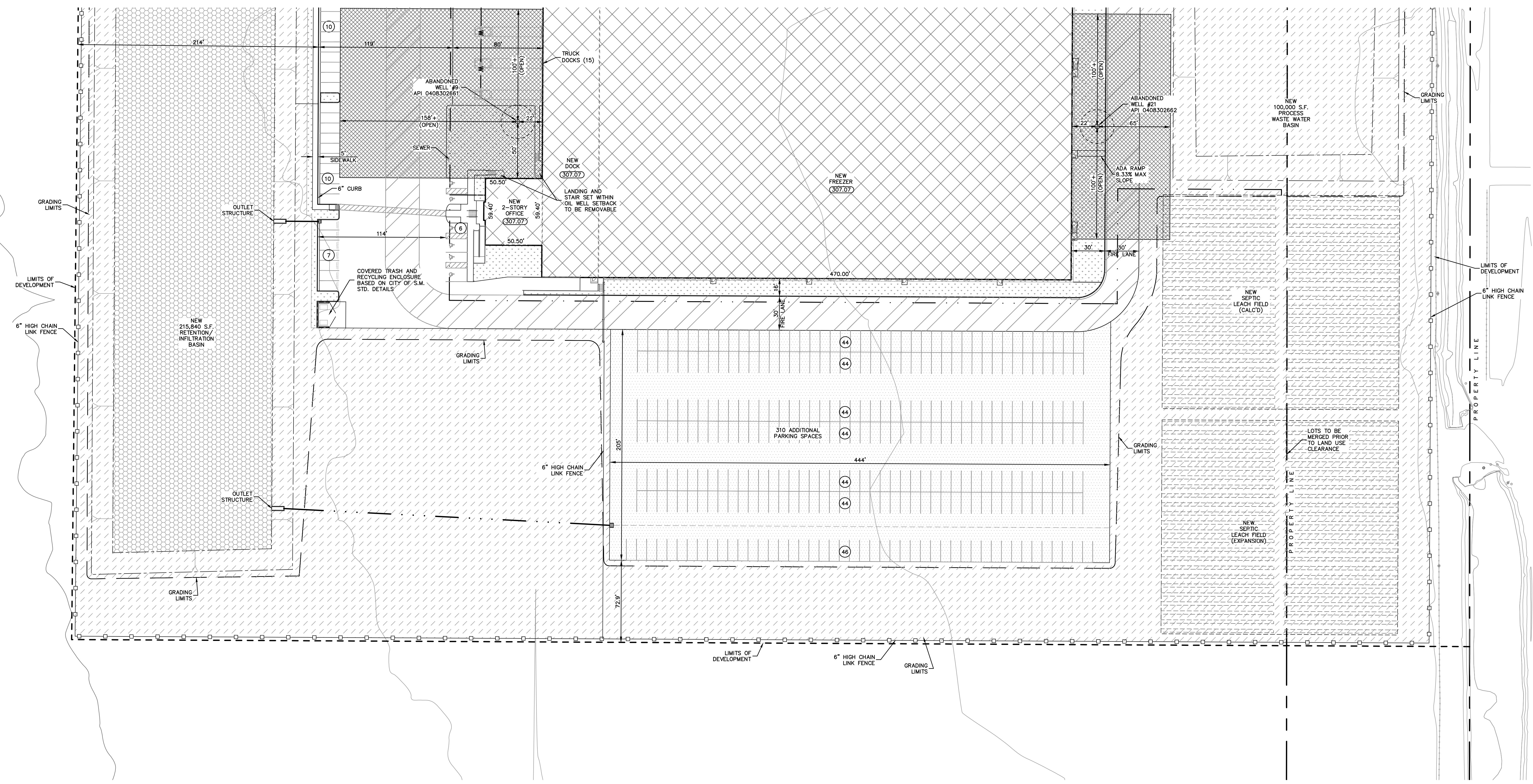
**LEGEND:**

	INFILTRATION BASIN		OUTDOOR STORAGE
	FLOWERING GROUND COVER		STRUCTURE
	GRAVEL		HYDROSEED MIX
	CLASS II BASE		L.I.D. PLANTING
	CHAIN LINK FENCE		FIRE LANE
	GAS		OIL WELL SETBACK LIMITS
	WATER		PARKING COUNT
	SEWER		STORM DRAIN



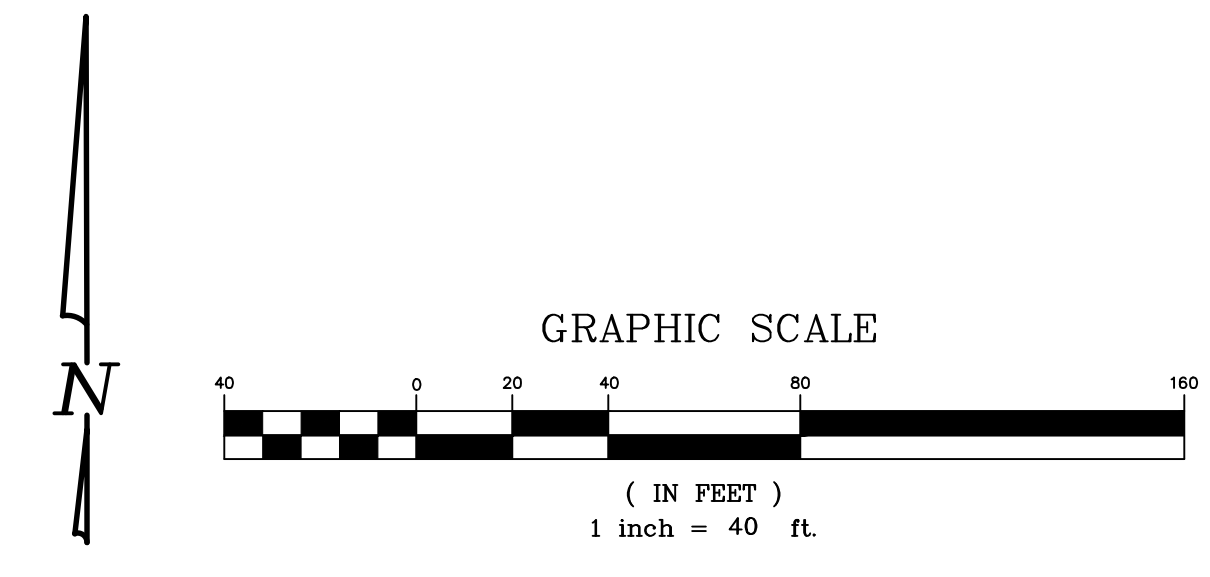
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CHECKED BY:	R.J.G.	
DATE:	DESCRIPTION:	RUSSELL J. GARRISON R.C.E.# 59987 DATE: _____ <b>BETHEL engineering</b> Santa Maria, California 93455 (805) 934-5767 SCALE: 1" = 40' APPROVED: _____ DATE: _____ BY: _____ SHEET 2 OF 4

SEE SHEET 2 FOR CONTINUATION

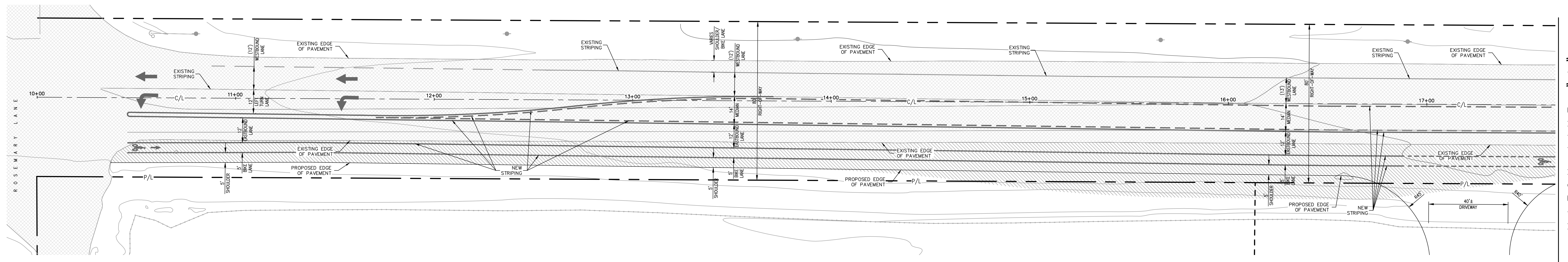


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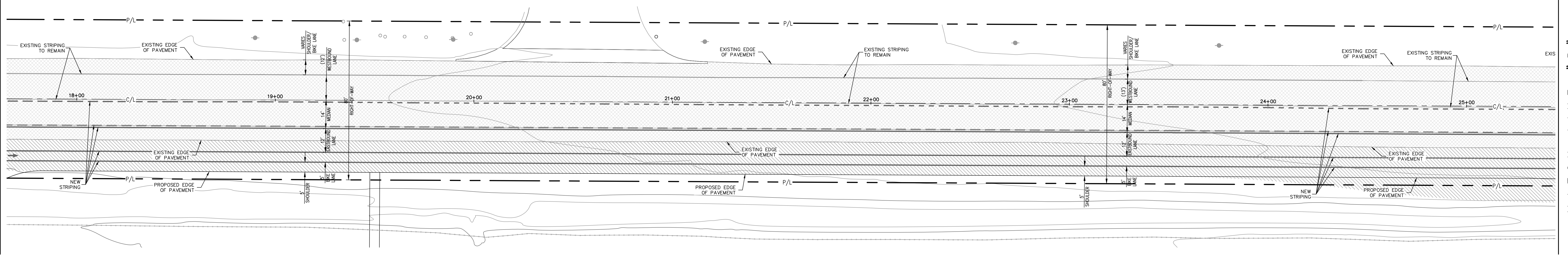
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	FLOWERING GROUND COVER		STRUCTURE
	GRAVEL		HYDROSEED MIX
	CLASS II BASE		L.I.D. PLANTING
	CHAIN LINK FENCE		FIRE LANE
	GAS		OIL WELL SETBACK LIMITS
	WATER		PARKING COUNT
	SEWER		
	STORM DRAIN		



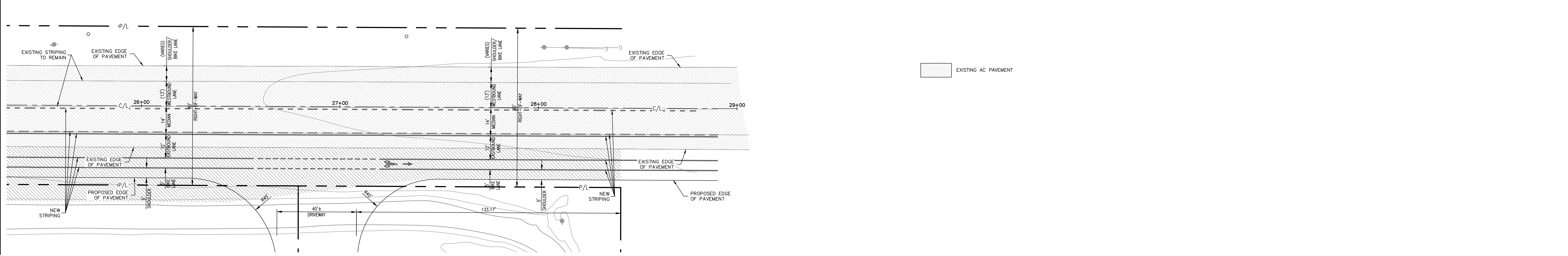
	DESIGNED BY: B.W.H.	<b>ARCTIC COLD COLD STORAGE &amp; PACKAGING</b> 1750 EAST BETTERAVIA ROAD - SANTA MARIA, CA. APN'S 128-097-001 & 128-097-002 COUNTY OF SANTA BARBARA, CALIFORNIA	DATE	DATE	
	CHECKED BY: R.J.G.		RUSSELL J. GARRISON	R.C.E. 59987	SCALE: 1" = 40'
	REVISIONS		<b>BETHEL engineering</b> 2624 Airport Dr. Santa Maria, California 93455 (805) 934-5767		SHEET 3 OF 4
	DATE DESCRIPTION		APPROVED: _____ BY _____ DATE _____ BY _____ S.B. CO. DIRECTOR OF PUBLIC WORKS		



BETTERAVIA ROAD IMPROVEMENTS (STA. 10+00 - 17+60)  
SCALE 1" = 20'

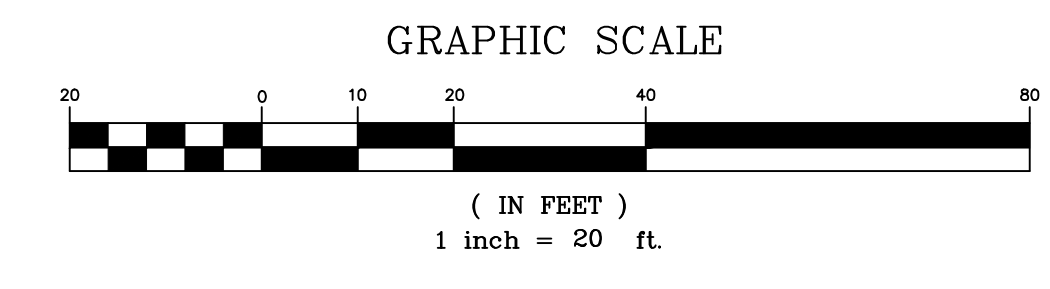
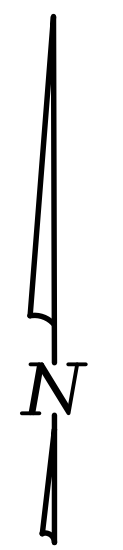


BETTERAVIA ROAD IMPROVEMENTS (STA. 17+60 - 25+44)  
SCALE 1" = 20'



BETTERAVIA ROAD IMPROVEMENTS (STA. 25+44 - 29+00)  
SCALE 1" = 20'

EXISTING AC PAVEMENT

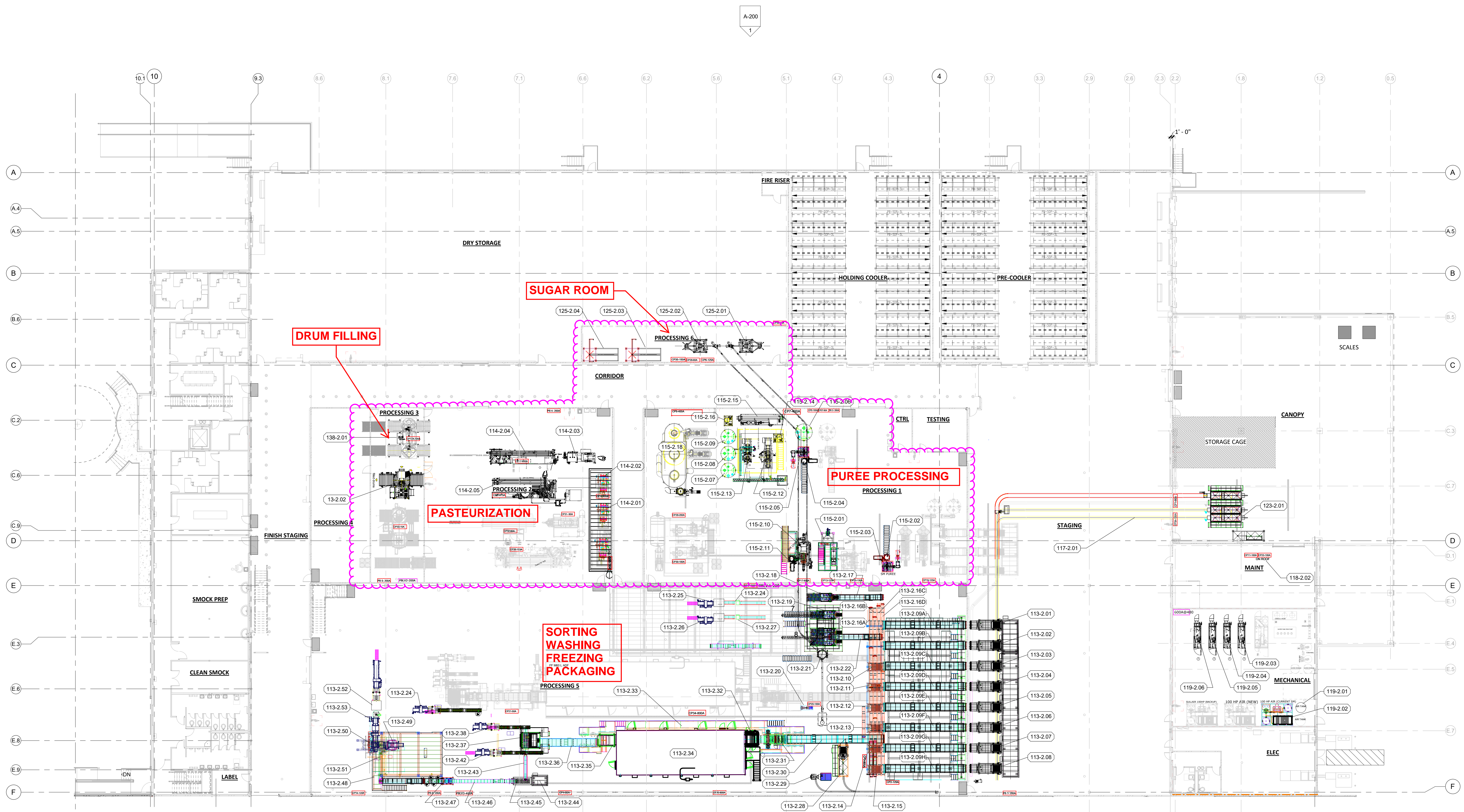


	DESIGNED BY: A.M.P.	<b>ARCTIC COLD COLD STORAGE &amp; PACKAGING</b> 1750 EAST BETTERAVIA ROAD - SANTA MARIA, CA. APN'S 128-097-001 & 128-097-002 COUNTY OF SANTA BARBARA, CALIFORNIA	DATE	DATE
	CHECKED BY: R.J.G.		DATE	DATE
APPROVED: _____ DATE _____ BY _____		RUSSELL J. GARRISON R.C.E. 59287 <b>BETHEL engineering</b> Santa Maria, California 93455 (805) 934-5767	SCALE: 1" = 20'	SHEET 4 OF 4

EQUIPMENT NUMBERING KEY		
ROOM NUMBER	115-1.00	EQUIPMENT NUMBER
		INSTALLATION PHASE

EQUIPMENT NUMBERING KEY  
1/2" = 1'-0"

KEY PLAN - PROCESSOR NORTH  
1" = 200'-0"



GENERAL

- 1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
- 2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION.

DESIGN CRITERIA

- 1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- 2. WIND LOAD: BASIC WIND SPEED, V<sub>ULT</sub> = 95 MPH MAXIMUM RISK CATEGORY: II EXPOSURE: C

STEEL

- 1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.): RND. HSS ASTM A500, GR C Fy=46 KSI MIN.
- 2. MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 W/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.).

ALUMINUM

- 1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2020

- 2. ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING: PIPE & TUBE G061-T6 ASTM B429 Fy=35 KSI MIN.
- 3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.

CONCRETE & REINFORCEMENT

- 1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (F<sub>c</sub>) SHALL BE 2,500 PSI.
- 2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO.
- 3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.

FOUNDATIONS

- 1. DESIGN BEARING PRESSURES ARE PER CBC CLASS 5 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED): LATERAL BEARING: 100 PSF/FT VERTICAL BEARING: 1,500 PSF

EXISTING CONDITIONS

- 1. ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
- 2. EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".

EVALUATION REPORT SCHEDULE

ANCHORS, FASTENERS, AND OTHER PRODUCTS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS (NOT ALL APPLICABLE THIS PROJECT):

Table with 3 columns: ANCHOR TYPE, REPORT #, and details. Includes items like HILTI KB-T22 (C5 # 55) ANCHORS IN CONCRETE (ICC-ESR-4266).

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Notes. Includes ABV. ABOVE, ADDL. ADDITIONAL, AFF. ABOVE FINISHED FLOOR, etc.

MANUFACTURED SIGN CABINETS

UNLESS NOTED OTHERWISE, MANUFACTURED SIGN CABINETS SHALL BE DESIGNED BY THE MANUFACTURER/FABRICATOR OR OTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS.

THE MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR ENSURING ALL CABINETS ARE ASSEMBLED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. CABINET FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT CABINET STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED SIGN CABINETS IDENTIFIED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGNED BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

CONNECTION TO EXISTING STRUCTURE

REVERENCE ENGINEERING IN NO WAY CERTIFIES THE EXISTING STRUCTURE AS ADEQUATE AND ABLE TO SUPPORT THE LOADS FROM THE ASSEMBLY DETAILED HEREIN.

REVERENCE ENGINEERING HAS PROVIDED THESE DRAWINGS WITH THE UNDERSTANDING THAT THE EXISTING STRUCTURE WAS EITHER ORIGINALLY DESIGNED TO ACCEPT THE ASSEMBLY DETAILED HEREIN OR HAS BEEN (OR WILL BE) ASSESSED FOR ADEQUACY PRIOR TO FABRICATION AND INSTALLATION.

THIS AREA INTENTIONALLY LEFT BLANK



www.reverenceengineering.com (619) 354-1152 501 W BROADWAY, STE 425 SAN DIEGO, CA 92101

PREPARED FOR:

VALLEE ELECTRICAL SERVICES, INC.

PROJECT #:

2309176

ARCTIC COLD FLAGPOLE

1750 F BETTERAVIA RD, SANTA MARIA, CA 93454

Table with 3 columns: No., Issue/Revision, Date. Includes entries like Initial Submittal (10-5-2023) and Added Site Plan (12-13-2023).



13-Dec-23

SHEET TITLE: STRUCTURAL

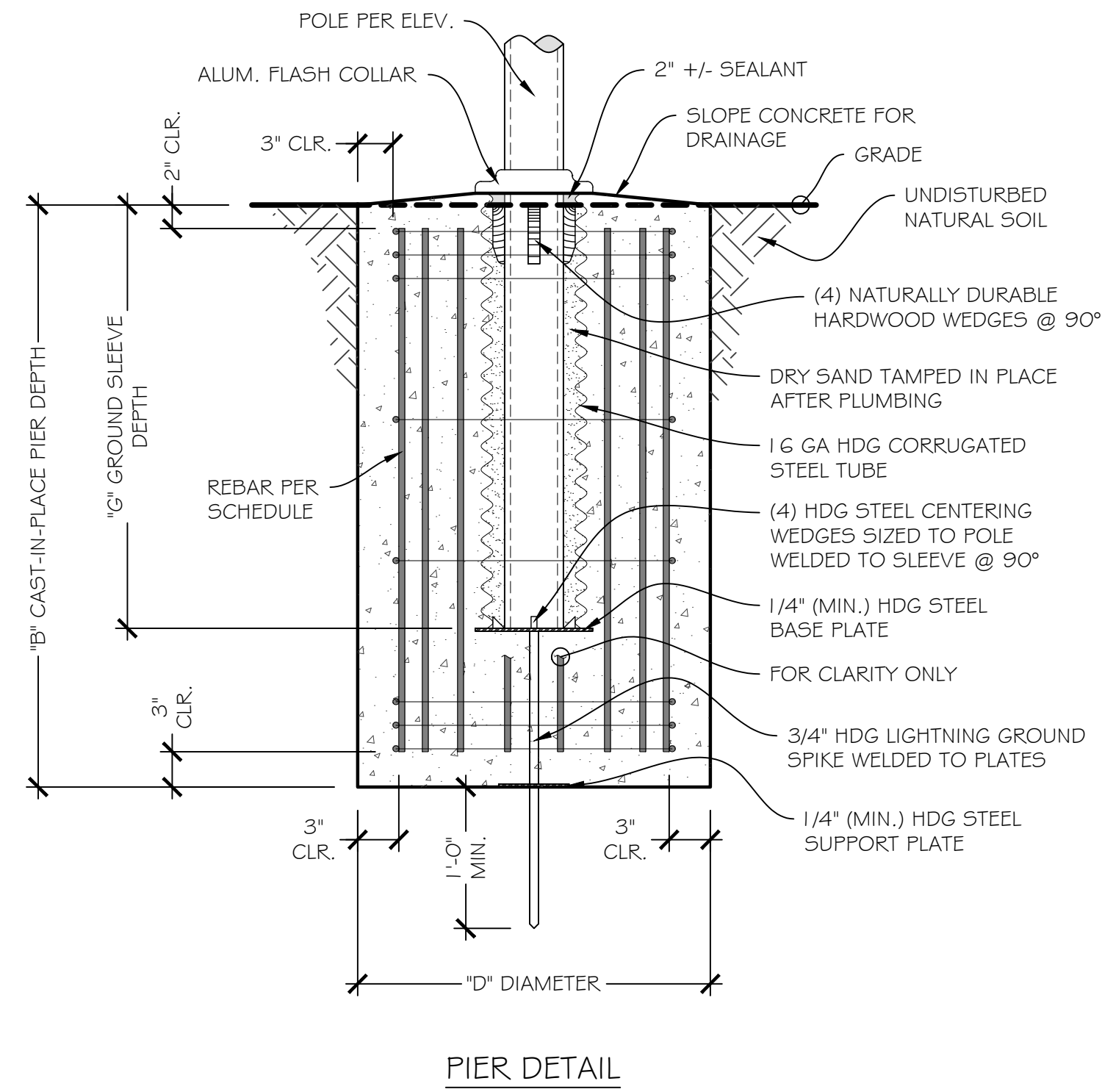
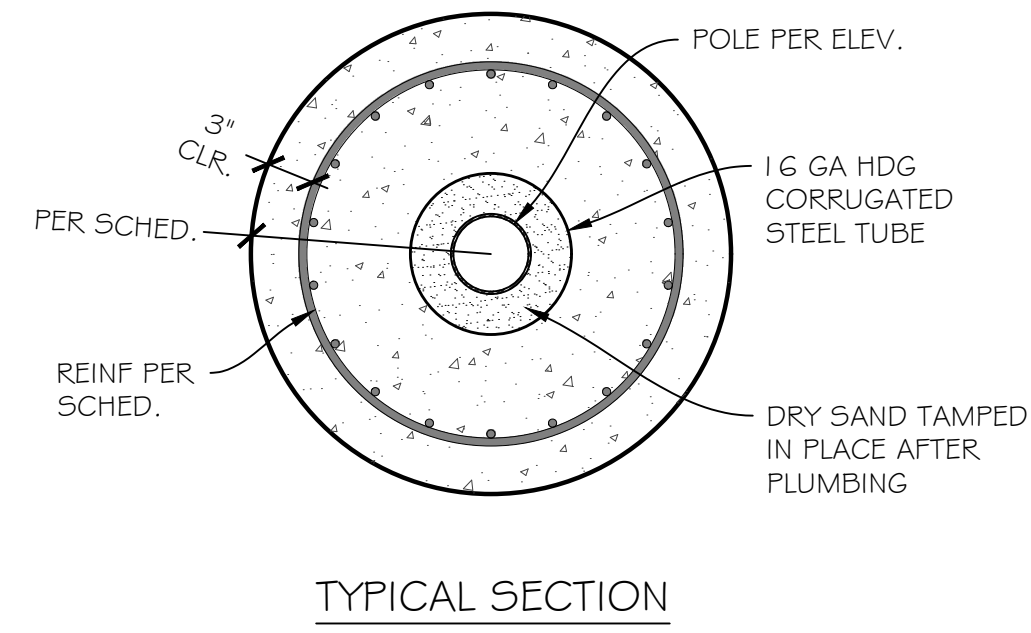
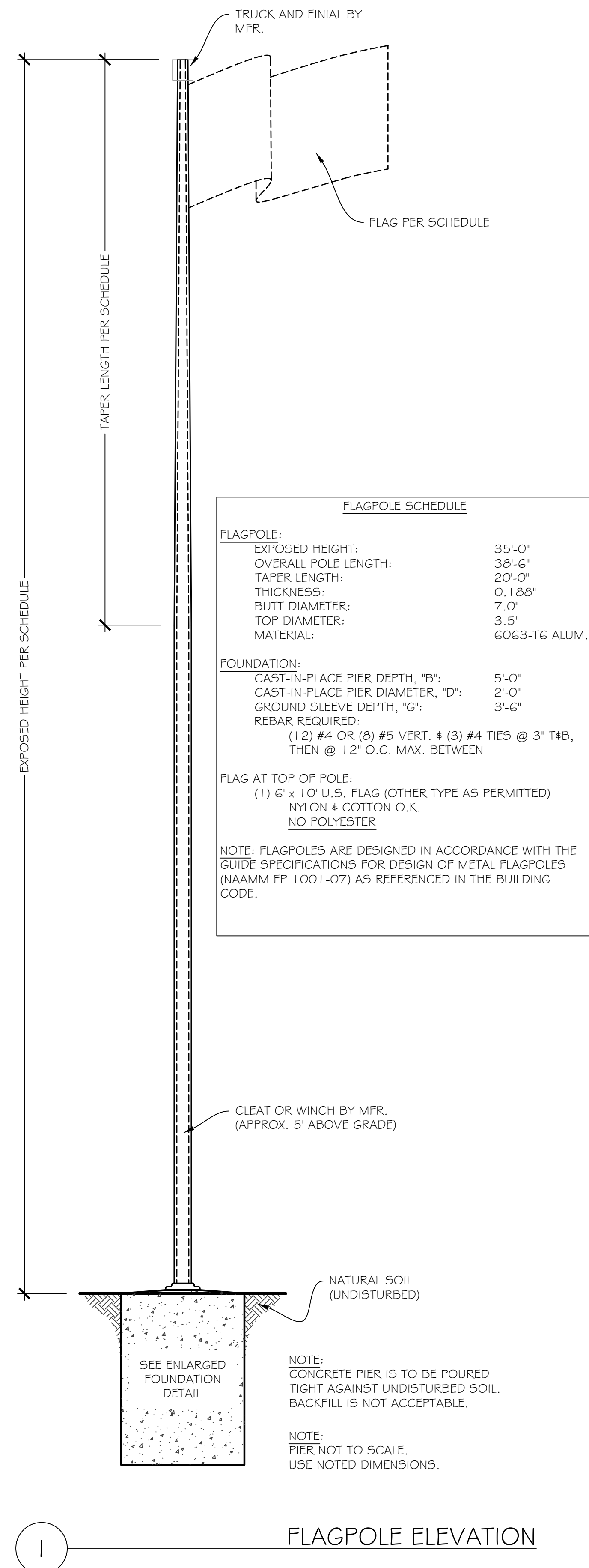
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S.1

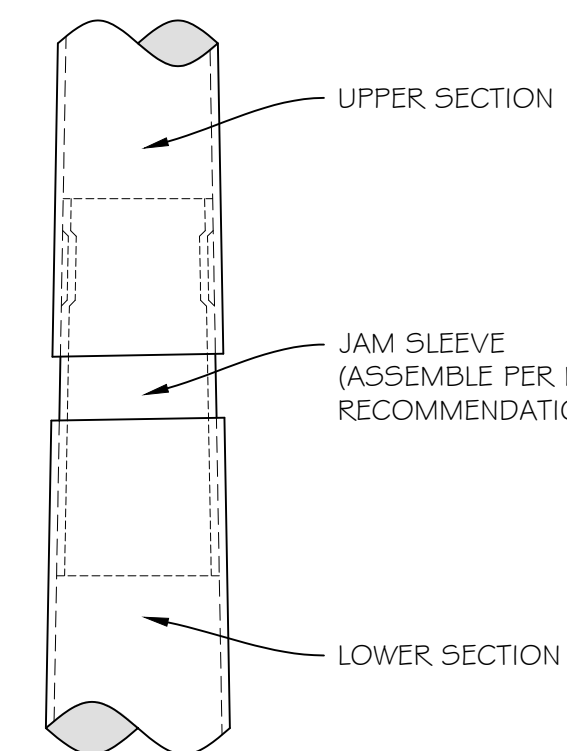
ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".

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2 FOUNDATION DETAIL



3 CONNECTION DETAIL (WHERE APPLIES)



www.reverenceengineering.com  
(619) 354-1152  
501 W BROADWAY, STE 425  
SAN DIEGO, CA 92101

PREPARED FOR:  
VALLEE ELECTRICAL SERVICES, INC.

PROJECT #:  
2309176

ARCTIC COLD  
FLAGPOLE  
1750 F BETTERAVIA RD,  
SANTA MARIA, CA 93454

No:	Issue/Revision:	Date:
----	Initial Submittal	10-5-2023
1	Added Site Plan	12-13-2023
2		
3		
4		



13-Dec-23

SHEET TITLE:  
STRUCTURAL

SHEET:  
S.2

ORIGINAL SHEET SIZE: 24x36

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The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.



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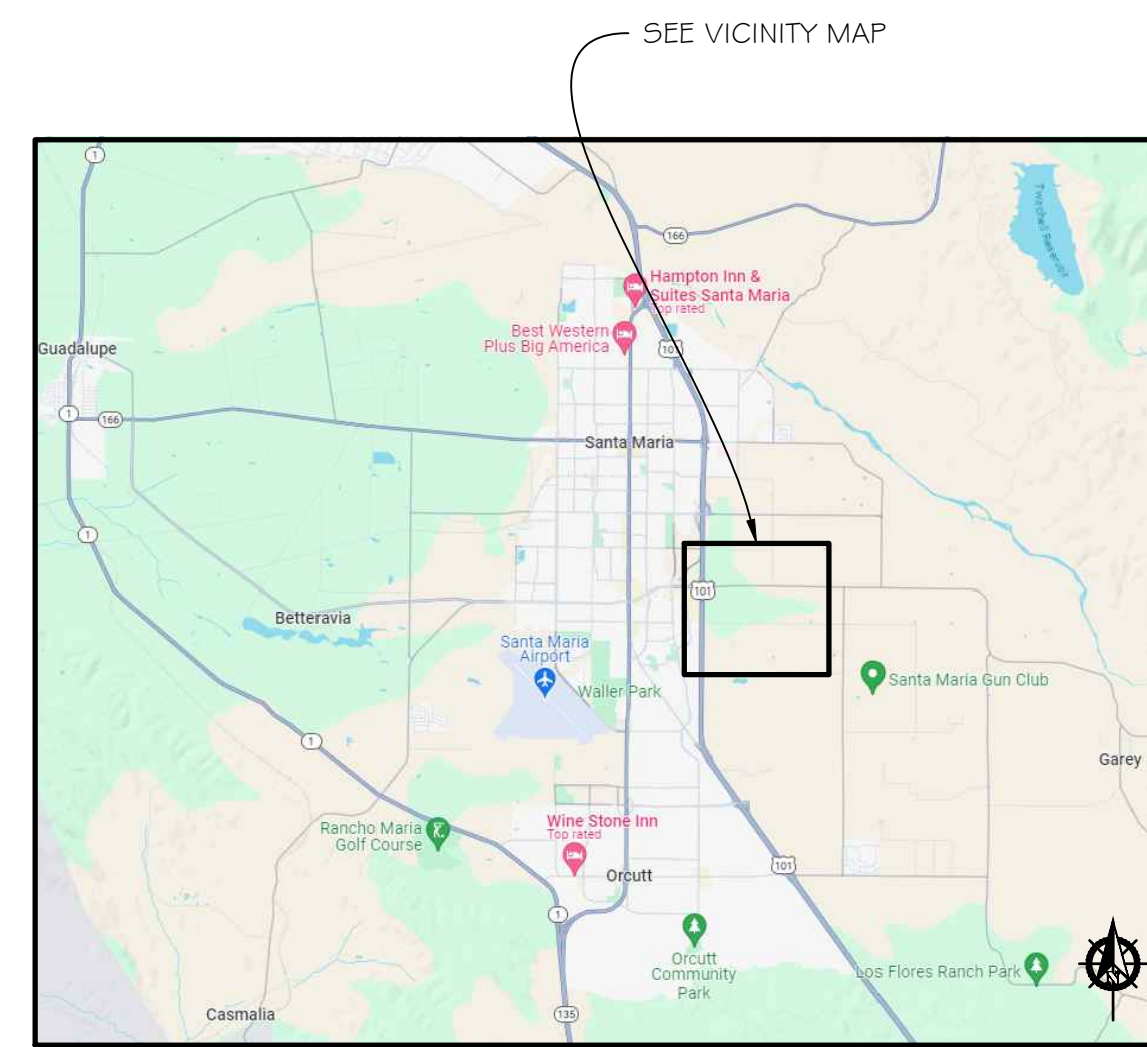
13-Dec-23

SHEET TITLE:  
 STRUCTURAL

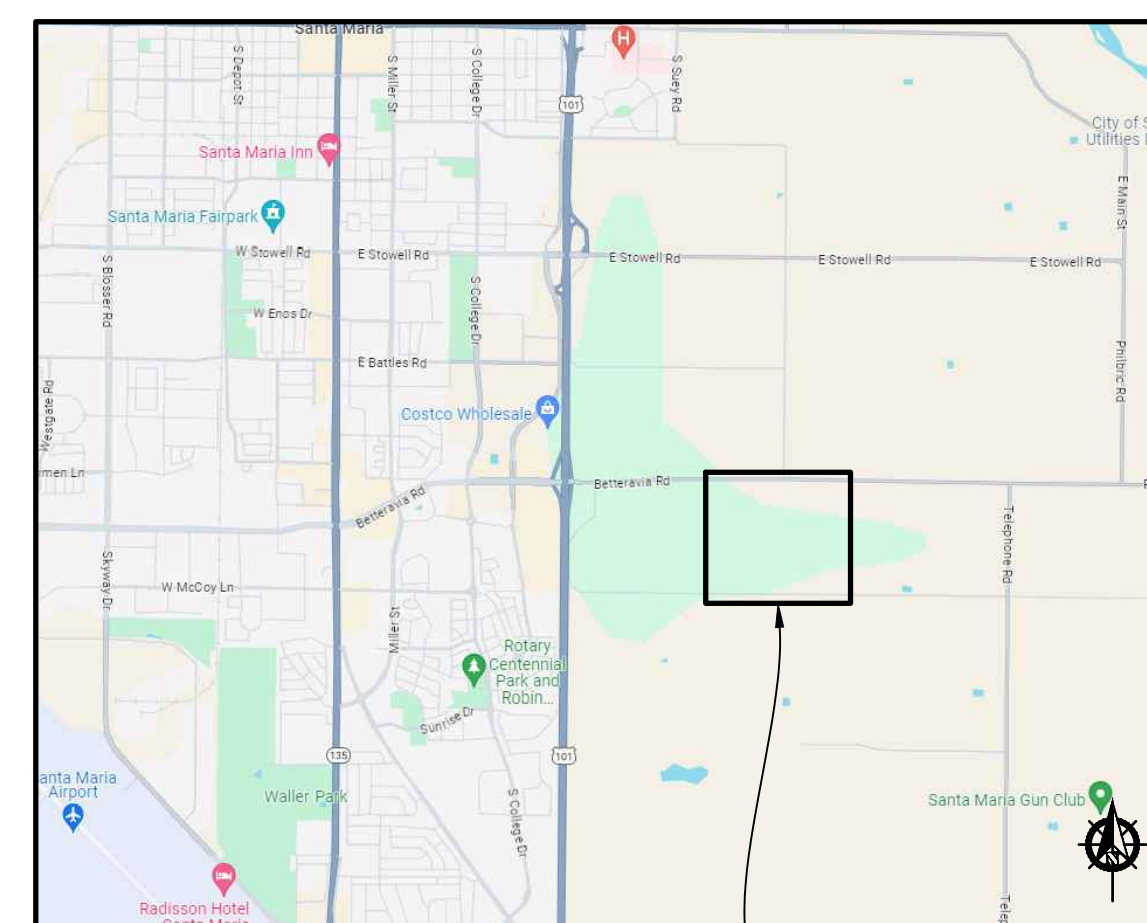
SHEET:  
 S.3

ORIGINAL SHEET SIZE: 24x36

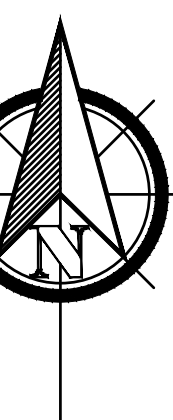
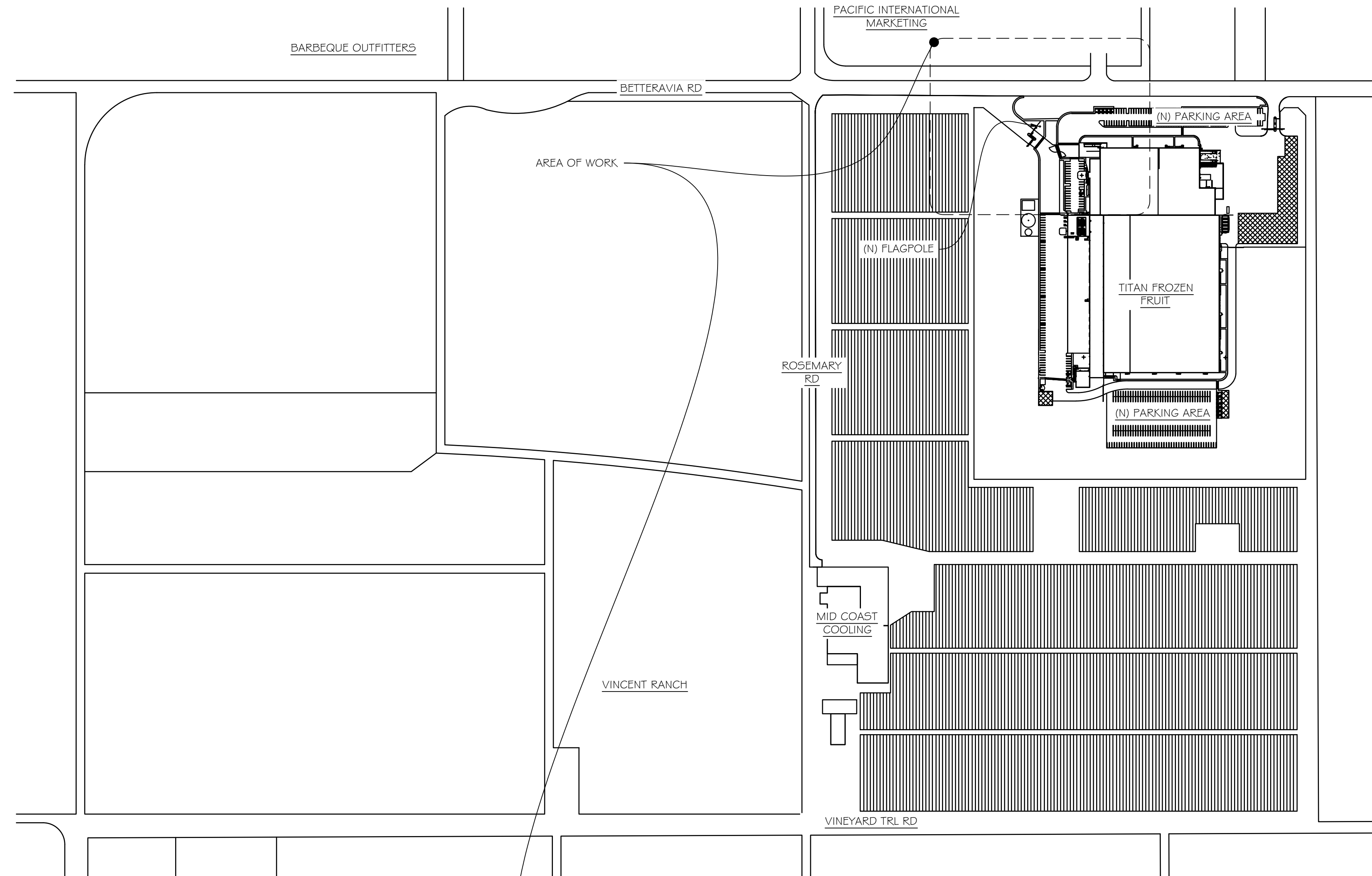
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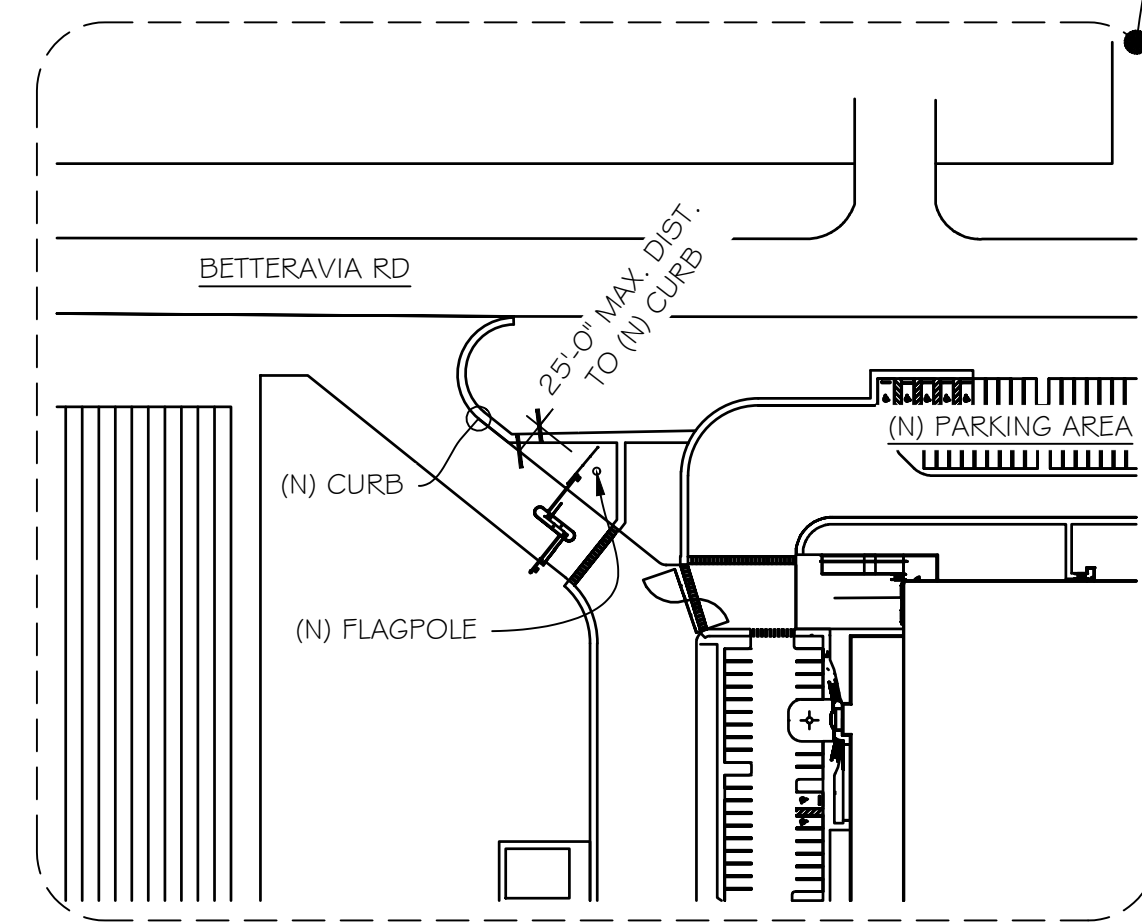
AREA MAP



VICINITY MAP



SITE PLAN



3



# REVERENCE ENGINEERING

STRUCTURAL CALCULATIONS  
for  
**Arctic Cold Flagpole**  
at  
1750 E Betteravia Rd.  
Santa Maria, CA 93454  
Prepared for:  
Vallee Electrical Services, Inc.

Package Type:  
**Initial Submittal**

Project #:  
**2309176**

**DESIGN SPECIFICATIONS**

- 1 California Building Code (CBC) 2022
- 2 ASCE 7-16: Minimum Design Loads for Buildings and Other Structures
- 3 ACI 318-19: Building Code Requirements for Structural Concrete
- 4 ANSI/AISC 360-16: Specification for Structural Steel Buildings

**DESIGN CRITERIA**

::Wind::  $V_{ult} = 95$  mph  
Exposure: C

::Soils::  
Per Building Code Presumptive Class 5  
Allowable Lateral Bearing: 100 psf/ft  
Allowable Vertical Bearing: 1500 psf

::Seismic Design Parameters::  
Site Class: D - Default SDC: D  
 $S_s = 0.994$  g  
 $S_1 = 0.368$  g  
 $T_L = 8$  sec

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PREPARED FOR:  
VALLEE ELECTRICAL SERVICES, INC.

PROJECT #:  
**2309176**

ARCTIC COLD FLAGPOLE  
1750 E BETTERAVIA RD,  
SANTA MARIA, CA 93454

No:	Issue/Revision:	Date:
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13-Dec-23

SHEET TITLE:  
STRUCTURAL

SHEET:  
**S.4**

ORIGINAL SHEET SIZE: 24x36

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Project #:

**2309176**

**Arctic Cold Flagpole**

1750 E Betteravia Rd., Santa Maria, CA 93454

**REVERENCE  
ENGINEERING**

**FLAGPOLE WIND LOADING - ANS/NAAMM FP 1001-07 APPROACH**

h = 35 ft Exposed Height      d<sub>b</sub> = 7 in Butt diameter      V = 95 mph Basic Wind Speed  
 T = 20 ft Tapered Height      d<sub>t</sub> = 3.5 in Top diameter      G = 1.14 Gust effect factor  
 S = 15 ft Straight Pole Height      t = 0.188 in Pole thickness      m = -0.175 in/ft Taper slope

**POLE WIND LOADS**

Sect.	z (ft)	L (ft)	d (in)	A (ft <sup>2</sup> )	C <sub>n</sub>	V x d	C <sub>d</sub>	P	W <sub>p</sub>	M (k-ft)
1	15.00	7.5	7	8.75	0.86	55.417	0.698	15.811	96.563	0.7242
2	20	17.5	6.5625	2.7344	0.8769	51.953	0.7591	17.532	36.39	0.6368
3	25	22.5	5.6875	2.3698	0.9245	45.026	0.9143	22.264	48.239	1.0854
4	30	27.5	4.8125	2.0052	0.9644	38.099	1.1	27.942	61.632	1.6949
5	35	32.5	3.9375	1.6406	0.9989	31.172	1.1	28.942	52.231	1.6975
6										
7										
8										
9										
10										
11										
12										
13										
14										

Base Bending Moment: 5.84 k-ft  
 Base Shear: 295.05 lb

**FLAG LOADS**

Type: Nylon or Cotton      Type: Polyester  
 b = 6 ft Flag height      b = 0 ft Flag height      +      Base Bending Moment: 2.5876 k-ft  
 w = 10 ft Flag width      w = 0 ft Flag width      +      Base Shear: 80.862 lb  
 A<sub>F</sub> = 60 ft<sup>2</sup> Flag area      A<sub>F</sub> = 0 ft<sup>2</sup> Flag area      +      Base Bending Moment: 0 k-ft  
 C<sub>n</sub> = 1.0147 - Coefficient of height      C<sub>n</sub> = 0.86 - Coefficient of height      +      Base Shear: 0 lb  
 W<sub>F</sub> = 80.862 lb Force on Flag      W<sub>F</sub> = 0 lb Force on Flag      +      Base Bending Moment: 8.43 k-ft  
 Base Shear: 0.3759 kip

**TOTAL LOADS**

Base Bending Moment: 8.43 k-ft  
 Base Shear: 0.3759 kip

**POLE CHECK AT BASE**

Alloy: 6063      Temper: T6  
 M<sub>u</sub> = 8.43 k-ft      F<sub>tu</sub> = 30 ksi      F<sub>ty</sub> = 25 ksi      k<sub>t</sub> = 1  
 Yielding      Rupture  
 d<sub>b</sub> = 7 in      Z = 8.897 in<sup>3</sup>      φ<sub>b</sub> = 0.9 -      φ<sub>b</sub> = 0.75 -      φM<sub>n</sub> = 16.682 k-ft  
 t = 0.188 in      S = 6.6727 in<sup>3</sup>      M<sub>np</sub> = 18.535 k-ft      M<sub>nu</sub> = 22.242 k-ft      D/C: 0.5051 OK

**CAST-IN-PLACE PIER DESIGN**

b = 2 ft Footing diameter\*      Soil Class: 5  
 M<sub>u</sub> = 8.43 k-ft Moment at grade      V<sub>u</sub> = 0.38 k Shear at grade      ω = 1.3 Per IBC 1605.3.2  
 M<sub>s</sub> = 5.0558 k-ft Service M (0.6\*M<sub>u</sub>)      V<sub>s</sub> = 0.226 k Service V (0.6\*V<sub>u</sub>)      P = 293.2 lb Lateral Wind Force  
 s = 100 psf/ft Lateral Bearing per IBC Table 1806.2  
 s' = 267 psf/ft Increased per IBC 1806.1 & 1806.3.4

**ITERATION PER IBC 1807.3.2.1**

h = 22.42 ft      S1 = 430.03 psf  
 d = 4.8318 ft      A = 0.7978 ft

**DESIGN RESULTS**

MIN. PIER DEPTH: 4 ft and 10 in      Ratio  
 MIN. PIER DIAMETER\*: 2 ft and 0 in      2.416666667

\*Also refers to diagonal of a square or rectangle



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 FLAGPOLE

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13-Dec-23

SHEET TITLE:

STRUCTURAL

SHEET:

S.5

ORIGINAL SHEET SIZE: 24x36

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# ATTACHMENT F

## Arctic Cold SOURCE REDUCTION AND SOLID WASTE MANAGEMENT PLAN

REV June 2022

## I. INTRODUCTION

The Solid Waste Recycling Program is intended to reduce the amount of solid waste generated by the Arctic Cold project in Santa Maria. The project is located at 1750 E. Betteravia Road, APN 128-097-001 and -002.

The California Integrated Waste Management Act of 1989 requires all cities and counties to develop a Source Reduction and Recycling Element for diverting 50% of solid waste from landfills. City and County governments responded by adopting waste diversion programs to meet the requirements of the Act. County waste characterization studies estimate that implementation of a waste reduction and recycling program could reduce total value of generated waste by approximately 50%<sup>1</sup>.

The program is set up to comply with the conditions of approval which state:

### **Mitigation U-1** Source Reduction and Solid Waste Management Plan (SRWMP) during Operation

The Applicant shall prepare a Source Reduction and Solid Waste Management Plan (SRWMP) for project operation and submit to the County for approval prior to issuance of building permits. The SRWMP shall describe commitments to reduce the amount of waste generated during project operation. The SRWMP shall include, at a minimum:

1. Provision of space and/or bins for storage of recyclable materials within common areas of the project site.
2. Management strategies for organic waste, including potential locations for off-site composting.
3. Implementation of a green waste source reduction program for composting in open areas, and the use of mulching mowers in all common open space lawns.

**PLAN REQUIREMENTS AND TIMING:** The Applicant shall submit a Source Reduction and Solid Waste Management Plan to P&D for project operation for review and approval prior to issuance of building permits. The Applicant shall implement all aspects of the Plan during operation of the project in accordance with the above-described conditions.

**Mitigation U-2** The Applicant shall prepare a Source Reduction and Solid Waste Management Plan (SRWMP) for construction and submit to the County for approval prior to issuance of grading permits. The SRWMP shall describe commitments to reduce the amount of waste generated during construction of the project and estimate the reduction in solid waste generated during each phase of project construction. The SRWMP shall include, at a minimum:

1. Construction Source Reduction
  - a. A description of how fill will be used on the construction site, instead of landfilling.
  - b. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction

---

<sup>1</sup> County of Santa Barbara Environmental Thresholds and Guidelines Manual (1995)

# ATTACHMENT F

- a. Prior to construction, the contractor will arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials will be located onsite. The Applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled.
- b. The contractor will designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors will be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.

Recycling and composting programs including separating excess construction materials on-site for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provided separate on-site bins as needed for recycling

## II. PROJECTED SOLID WASTE GENERATION

Solid waste generated from an operational cold storage facility typically includes the following materials: shrink wrap and plastic, packaging materials, scrap metal, paper, pallets etc. Many of these items can be recycled.

### Solid Waste<sup>2</sup>

81,928 sf of Processing = 81,928 sq. ft. of Processing space x 0.0026 tons = **213.01 tons/year of solid waste**

293,924 sf. Storage/Warehousing area = 293,924 sq. ft. warehousing space x 0.0016 tons = **470.28 tons/year of solid waste**

22,632 sq. ft. Office/Administration space = 22,632 sq. ft. of office space x 0.0013 tons = **29.42 tons/year of solid waste**

**TOTAL = 712.71 tons of solid waste per year**

Source reduction goal would be to recycle solid waste a minimum of 50% for net solid waste generation of approximately 356.35 tons per year which is above the 196 tons per year threshold of significance.

## III. GREEN WASTE DISPOSAL PROCESS

Green waste is a byproduct of the wastewater process and regulated by the RWQCB under General Waste Discharge Order No. R3-2008-0018. Green waste and other BOD elements are generated during the processing of raw materials as part of the industrial wastewater system and are disposed of separately from the wastewater component. Arctic Cold will initially separate BOD using screens to capture the separated plant material.

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<sup>2</sup> 0.0026 for processing, 0.0016 solid waste generation factor for warehouses, 0.0013 for offices per Thresholds Manual

# ATTACHMENT F

Green waste is placed in a dumpster under the waste chutes at each processing machine. When the dumpster is full, we take it outside and dump it into the wet bin that is designated for this solid waste. The waste from the floors is swept up manually and put into waste bins labeled for organic waste. Once full, it is brought outside and dumped into the wet waste bin designated for solid waste. Any organic material that might make it to the drains will go to the water collection sump outside. There are sediment tanks at the bottom of the sump to collect heavy materials that we clean out manually when full. From the sump the water is pumped up to a rotary screen where the solid waste is screened off and drops into a wet waste dumpster until full. When full it is brought over to the wet bin and emptied.

Approximately 90% of green material is captured by the process. The material is then removed and hauled off by a licensed contractor, American Roll Off Inc. where the green waste is offered as a beneficial reuse of compost for area farms. The remaining 10% consists of smaller sized plant material that makes it through the collection system and enters the wastewater basins. The material is removed by American Roll Off Inc. once the basins are void of wastewater and again used as compost. The wastewater system has been reviewed by the RWQCB who holds jurisdictional permitting authority.

## IV. WASTE COLLECTION SERVICES

The site will be contracted with Waste Management (WM) to provide solid waste collection for the production facility and associated offices. WM is a private refuse collection and recycling company under contract with the County of Santa Barbara Public Works Department providing full-service waste collection services in the unincorporated portion of the county.

For green waste removal, the operator is contracted with American Roll Off Inc. located in Santa Maria. Green waste associated with area landscaping is recycled through Waste Management services.

## V. SHORT TERM CONSTRUCTION

The project was calculated to produce approximately 5,616 tons of construction related solid waste according to the Project EIR, 21EIR-00001. This amount exceeds the significance of threshold of 350 tons. Mitigation is therefore required to lower the amount to the maximum extent feasible. During construction the following measures will be provided:

- The applicant will subscribe to waste collection services by Waste Management or other licensed hauler of waste materials.
- Excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g. concrete, asphalt, wood products etc). Any stockpiling of material to be covered so as not to be subject to winds.
- Separate bins for recycling of construction materials and brush shall be provided onsite. All bins will be properly labeled and color coded for disposal recognition.
- Covered receptacles for employee generated trash shall be provided onsite prior to commencement of grading or construction activities.
- The building contractor will assign personnel to be responsible for onsite recycling efforts. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff.

All fill generated by the project will be utilized on site for the existing agricultural operations, no export of material will be required.

The applicant will be pursuing LEED certification on this project. All aspects of the building design, materials and methods of construction will be geared towards the guidelines of the United States Green Building Council (USGBC).

Per the LEED Credits the project seeks a 75% diversion rate for construction waste. Per Credits 4.1 and 4.2, this results in 50% of building materials that contain in aggregate, a minimum weighted average of 20% post-consumer recycled content material or a minimum weighted average of 40% postindustrial recycled content material. A copy of the Project LEED Program is attached.

Some examples of using recycled products are already incorporated in the design. Steel has a high recycled content, so the building structure, anchor bolts, rebar, miscellaneous steel and metal skin on siding, will be 80% to 90% recycled content. The contractor will require the subcontractors to purchase higher recycled content steel for the building. Another example will be the contractor using crushed concrete for subgrade base and as aggregate in concrete mix designs where allowed.

The contractor has designated a representative that is responsible to ensure the recyclable program is accomplished. This representative will maintain all records including receipts for purchase materials and recycled disposal:

Anthony Aiumi; Project Engineer  
[Asa@fishercqi.com](mailto:Asa@fishercqi.com)  
(360)420-8338

## VI. LONG-TERM PROJECT OPERATIONS WASTE

*Solid Waste non-Recyclable:* All waste not identified as recyclable shall be deposited into the appropriate WM container identified as waste. Items such as employee generated trash, packaging materials made of styrofoam or other non plastic/wood materials, non-clear plastic or non-plastic containers would be transported to the landfill facility.

*Solid Recyclable Waste:* Implementing an effective recycling program would result in 50% or greater reduction in waste generation for the landfill. Applicant shall encourage recycling of operational specific waste which would include the utilization of WM recycling containers. Recycled materials would include, but not limited, to the following:

- Wood based materials such as cardboard, paper packaging materials, paper, and pallets
- Glass recyclables
- Plastic recyclables including shrink wrap and clear plastic containers
- Scrap Metals
- Landscaping materials such as grass, tree limbs, shrub pruning etc.

Arctic Cold will request from WM multiple recycling bins to further separate recyclable materials with separate bins for glass, plastic, cardboard, etc. and shall be located in convenient places for use by employees. Recycle containers will be provided in break areas and other areas

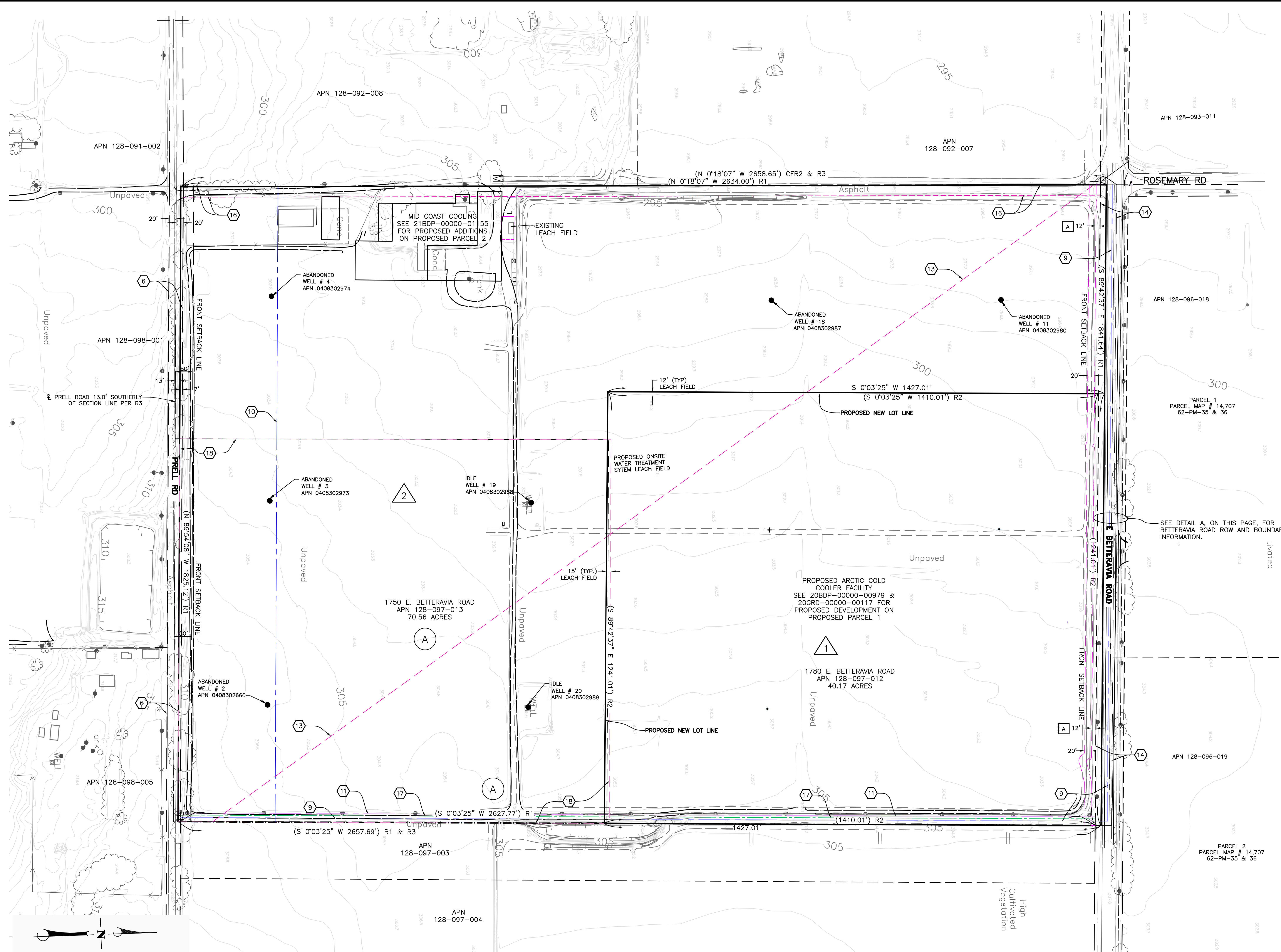
# ATTACHMENT F

*Arctic Cold Solid Waste Program*

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frequented by employees for easy disposal of items such as drink containers and personal items. Solid waste containers will also be located throughout the site for easy collection. Employees will be instructed to properly utilize waste and recycle containers. Waste would then be deposited into WM bins in locations identified on the site plan for scheduled pick ups.





**PROPERTY INFORMATION:**

- PROPERTY OWNER: APF, LLC AND AGRO PISMO, LLC
- PROPERTY ADDRESS: 1750 BETTERAVIA ROAD, SANTA MARIA, CA 93455
- ASSESSOR'S PARCEL: 127-098-001 & 127-098-002
- AREA: 111.75 ACRES (GROSS); 110.74 (NET)
- GENERAL PLAN/ZONING: AG-II-40; AGRICULTURE, 40 ACRE MINIMUM PARCEL SIZE
- COMPREHENSIVE PLAN: A-II-40
- SETBACKS: FRONT - 50 FEET FROM CENTERLINE OR 20 FEET FORM RIGHT-OF-WAY SIDE AND REAR - NONE

**PROJECT DESCRIPTION**

THIS TENTATIVE PARCEL MAP REPRESENTS A PROPOSED SUBDIVISION OF LAND PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, GOVERNMENT CODE SECTION 66410 ET SEQ. AND THE COUNTY OF SANTA BARBARA CODE CHAPTER 21, PROPOSED LOTS "1" AND "2", AS SHOWN HEREON ARE INTENDED TO BE CREATED TO SEPARATE THE APPROVED "ARTIC COLD" STORAGE PROJECT FROM THE FIELD AGRICULTURAL OPERATION ON THE REMAINING PORTION OF THE ORIGINAL PARCEL.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

(A) THE WEST HALF OF THE NORTHWEST QUARTER; THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 10 NORTH, RANGE 33 WEST OF SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED DECEMBER 18, 1980.

EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF SANTA BARBARA BY DEED RECORDED APRIL 15, 1987 IN BOOK 13, PAGE 311 OF DEEDS.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, PETROLEUM, NAPHTHA, MINERALS, HYDROCARBONS, AND OTHER KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID PARCEL ONE AND TWO BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND.

EXCEPTING THEREFROM AN UNDIVIDED 75% INTEREST OF ALL OIL, GAS, PETROLEUM, NAPHTHA, MINERALS, HYDROCARBONS, AND OTHER KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY VINCENT FAMILY RANCHES IN THE DEED RECORDED MARCH 21, 1986 AS INSTRUMENT NO. 1986-016320 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 25% INTEREST OF ALL OIL, GAS, PETROLEUM, NAPHTHA, MINERALS, HYDROCARBONS, AND OTHER KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY DONALD ERIC VINCENT IN THE DEED RECORDED MARCH 21, 1986 AS INSTRUMENT NO. 1986-016320 OF OFFICIAL RECORDS.

APN 128-097-001 & 002

**EASEMENT NOTES:**

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FSLC-532200252DWL, DATED OCTOBER 3, 2022.

THE RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS EAST BETTERAVIA ROAD AND PRELL ROAD. (PTR ITEM #5)

(6) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN A DOCUMENT RECORDED JANUARY 5, 1993 IN BOOK 35, PAGE 481 OF DEEDS. THIS EASEMENT IS FOR THE ROAD KNOWN AS PRELL ROAD. DUE TO THE LACK OF ORIGINAL MONUMENTS ESTABLISHING PRELL ROAD, THE EXISTING LOCATION OF PRELL ROAD IS ACCEPTED AS THE LOCATION OF THE EASEMENT DESCRIBED IN THIS DOCUMENT. (PTR ITEM #6)

AN EASEMENT FOR ANCHOR AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY IN A DOCUMENT RECORDED MAY 5, 1928 IN BOOK 142, PAGE 64 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID DEED IS NOT DISCLOSED OF RECORD. (PTR ITEM #7)

A LEASE WITH ASSOCIATED EASEMENTS FOR OIL AND GAS, INCLUDING DRILLING AND PIPELINES, GRANTED TO ARTHUR N. MACRATRE BY A LEASE RECORDED JANUARY 22, 1934 IN BOOK 33, PAGE 9 OF OFFICIAL RECORDS. SAID LEASE AND EASEMENTS ARE BLANKET IN NATURE AND FOR A MAXIMUM TERM OF 50 YEARS. (PTR ITEM #8)

CENTERLINE OF A TWENTY-FIVE (25.00) FOOT WIDE FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UNION OIL COMPANY OF CALIFORNIA IN A DOCUMENT RECORDED MARCH 5, 1937 IN BOOK 389, PAGE 455 OF OFFICIAL RECORDS. (PTR ITEM #9)

(9) CENTERLINE OF A THIRTY (30.00) FOOT WIDE EASEMENT FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UNION OIL COMPANY OF CALIFORNIA IN A DOCUMENT RECORDED MARCH 20, 1937 IN BOOK 383, PAGE 449 OF OFFICIAL RECORDS. (PTR ITEM #10)

(10) CENTERLINE OF A TEN (10.00) FOOT WIDE EASEMENT FOR TELEPHONE AND TELEGRAPH PURPOSES AS GRANTED TO SANTA BARBARA TELEPHONE COMPANY IN A DOCUMENT RECORDED DECEMBER 20, 1937 IN BOOK 419, PAGE 285 OF OFFICIAL RECORDS. (PTR ITEM #11)

(11) AN EASEMENT FOR ANCHOR AND INCIDENTAL PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA TELEPHONE COMPANY IN A DOCUMENT RECORDED FEBRUARY 25, 1942 IN BOOK 547, PAGE 231 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID DEED IS NOT DISCLOSED OF RECORD. (PTR ITEM #12)

CENTERLINE OF A TEN (10.00) FOOT WIDE EASEMENT FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UNION OIL COMPANY OF CALIFORNIA IN A DOCUMENT RECORDED DECEMBER 23, 1943 IN BOOK 594, PAGE 411 OF OFFICIAL RECORDS. THE RIGHT OF GRANTED BY BOOK 594, PAGE 411 OF WAS RELEASED AND THE PIPELINE WAS ABANDONED IN PLACE PER A RELEASE OF RIGHT OF WAY RECORDED JUNE 18, 2021 AS INSTRUMENT #2021-0045946. (PTR ITEM #13)

(13) A FORTY-SEVEN (47.00) FOOT WIDE EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN A DOCUMENT RECORDED MAY 3, 1956 IN BOOK 1377, PAGE 124 OF OFFICIAL RECORDS. (PTR ITEM #14)

(14) A THIRTY (30.00) FOOT WIDE EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES AS GRANTED TO THE CITY OF SANTA MARIA IN A DOCUMENT RECORDED JULY 31, 1974 IN BOOK 2527, PAGE 1133 OF OFFICIAL RECORDS. (PTR ITEM #16)

(16) CENTERLINE OF A TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY IN A DOCUMENT RECORDED JUNE 1, 1976 IN BOOK 2614, PAGE 1540 OF OFFICIAL RECORDS. (PTR ITEM #17)

(17) A RIGHT OF ENTRY TO EXPLORE, DRILL AND EXTRACT OIL INCLUDING THE RIGHT OF WAY FOR POWER AND PIPELINE PURPOSES AS RESERVED BY VINCENT FAMILY RANCHES IN A DOCUMENT RECORDED MARCH 21, 1986 AS INSTRUMENT NO. 1986-016320 OF OFFICIAL RECORDS. (PTR ITEM #18)

AN AGREEMENT FOR UTILITY CONNECTION AND SERVICE OUTSIDE CITY BOUNDARIES FOR FIRE SUPPRESSION AND FIRE SPRINKLER SERVICE AS DESCRIBED IN A DOCUMENT RECORDED NOVEMBER 22, 1989 AS INSTRUMENT NO. 1989-077983 OF OFFICIAL RECORDS. (PTR ITEM #19)

AN AGREEMENT WITH SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO CONSTRUCT AND MAINTAIN PRIVATE DRAINAGE IMPROVEMENTS AS DESCRIBED IN A DOCUMENT RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0089912 OF OFFICIAL RECORDS. SAID AGREEMENT IS BLANKET IN NATURE. (PTR ITEM #20)

AN AGREEMENT WITH SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO CONSTRUCT AND MAINTAIN PRIVATE DRAINAGE IMPROVEMENTS AS DESCRIBED IN A DOCUMENT RECORDED APRIL 5, 2022 AS INSTRUMENT NO. 2022-0016926 OF OFFICIAL RECORDS. SAID AGREEMENT IS BLANKET IN NATURE. (PTR ITEM #23)

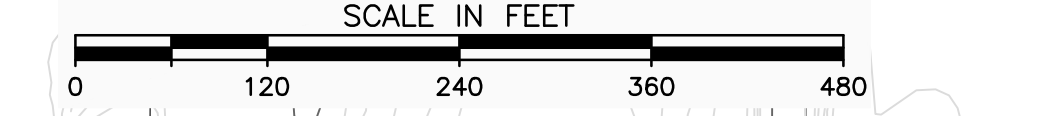
AN AGREEMENT WITH SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT TO CONSTRUCT AND MAINTAIN PRIVATE DRAINAGE IMPROVEMENTS AS DESCRIBED IN A DOCUMENT RECORDED APRIL 11, 2022 AS INSTRUMENT NO. 2022-0017894 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THE IMPROVEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION. (PTR ITEM #24)

EASEMENTS FOR UNDERGROUND AND OVERHEAD PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY BY A EASEMENT DEED RECORDED APRIL 25, 2022 AS INSTRUMENT #2022-0020227 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THE UTILITIES CANNOT BE DETERMINED FROM RECORD INFORMATION. (PTR ITEM #25)

AN AGREEMENT WITH THE COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT DEPARTMENT TO COMPLY WITH CONDITIONS OF APPROVAL, RECORDED JULY 12, 2022 AS INSTRUMENT NO. 2022-0032066 OF OFFICIAL RECORDS. SAID CONDITIONS OF APPROVAL INCLUDE A CONDITION TO GRANT AN ADDITIONAL 12' WIDE EASEMENT FOR PUBLIC ROAD PURPOSES FOR BETTERAVIA ROAD. THE EXACT LOCATION AND EXTENTS OF SAID ROADWAY EASEMENT ARE SPECIFIED IN SAID AGREEMENT. (PTR ITEM #26)

**PROPOSED EASEMENT:** (TO BE DEDICATED/ACCEPTED BY A SEPARATE DOCUMENT PROCESS)

(A) EASEMENT TO THE COUNTY OF SANTA BARBARA FOR PUBLIC ROAD PURPOSES. REQUIRED TO BE DEDICATED PER CONDITION 59 OF THE CONDITIONS OF APPROVAL FOR 2009P-0000-00006 AND 2009P-0000-00005 AND CONDITION #2 OF THE TRANSPORTATION DIVISION CONDITION APPROVAL LETTER DATED SEPTEMBER 29, 2021.



**SHEET INDEX**

SHEET 1 - TITLE SHEET, NOTES, EASEMENTS, PROJECT DATA, ACCESS, AND AERIAL PHOTOGRAPHY.

SHEET 2 - SITE PHOTOGRAPHS

**LOT STATISTICS**

LOT	GROSS ACREAGE	NET ACREAGE	EXISTING AG
EXISTING:	111.75 ACRES	110.74 ACRES	94. ACRES
PROPOSED 1:	40.65 ACRES	39.83 ACRES	0. ACRES
PROPOSED 2:	71.10 ACRES	70.40 ACRES	54. ACRES

**LOT DEVELOPMENT STATISTICS**

LOT	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
EXISTING:	44,076. SQ FT	
PROPOSED 1:	0. SQ FT	438,228. SQ FT
PROPOSED 2:	44,076. SQ FT	0. SQ FT

**UTILITY INFORMATION**

THE UTILITIES SHOWN HEREON ARE INDICATED FROM THE RECORDS OF VARIOUS PUBLIC AND PRIVATE SOURCES. THE SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY FOR INDICATED SIZES, LOCATIONS, CAPACITIES OR AVAILABILITY OF USE, OR LACK OF SAID INFORMATION HEREON. THE FOLLOWING IS A LISTING OF UTILITIES SERVING THE LAND SHOWN HEREON:

WASTE WATER DISPOSAL: WASTE WATER DISPOSAL IS ACCOMPLISHED BY INDIVIDUAL DISPOSAL SYSTEMS. THE COUNTY OF SANTA BARBARA ENVIRONMENTAL HEALTH SERVICES DEPT. OVERSEES APPROVAL, PERMITTING, CONSTRUCTION AND ONGOING REGULATORY ACTIVITIES.

FIRE FLOW:

CITY OF SANTA MARIA  
2085 EAST MAIN STREET  
SANTA MARIA, CA 93454  
(805) 925-0951 EXT. 7270

WATER IS TO BE PROVIDED BY A PRIVATE WATER SYSTEM AS DETAILED IN THE SINGLE PARCEL NON-TRANSIENT, NON-COMMUNITY WATER SYSTEM REPORT PREPARED BY BECHTEL ENGINEERING, UPDATED JANUARY 2022.

ELECTRICAL AND GAS SERVICE:

PACIFIC GAS AND ELECTRIC COMPANY  
2445 SKYWAY DRIVE  
SANTA MARIA, CA 93455  
(805) 346-2219

TELEPHONE/INTERNET SERVICE:

FRONTIER COMMUNICATIONS  
2151 S COLLEGE DR. #109  
SANTA MARIA, CA 93455  
(805) 980-9034

**OWNERS STATEMENT:**

WE HEREBY APPLY FOR APPROVAL OF THE SUBDIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APF, LLC, AN UNDIVIDED 50% INTEREST  
1750 BETTERAVIA ROAD, SANTA MARIA, CA 93455 PH (805) 680-9202

BY: FRANK MALDONADO, MANAGER

AGRO PISMO, LLC, AN UNDIVIDED 50% INTEREST  
1750 BETTERAVIA ROAD, SANTA MARIA, CA 93455 PH (805) 680-9202

BY: FRANK MALDONADO, MANAGER

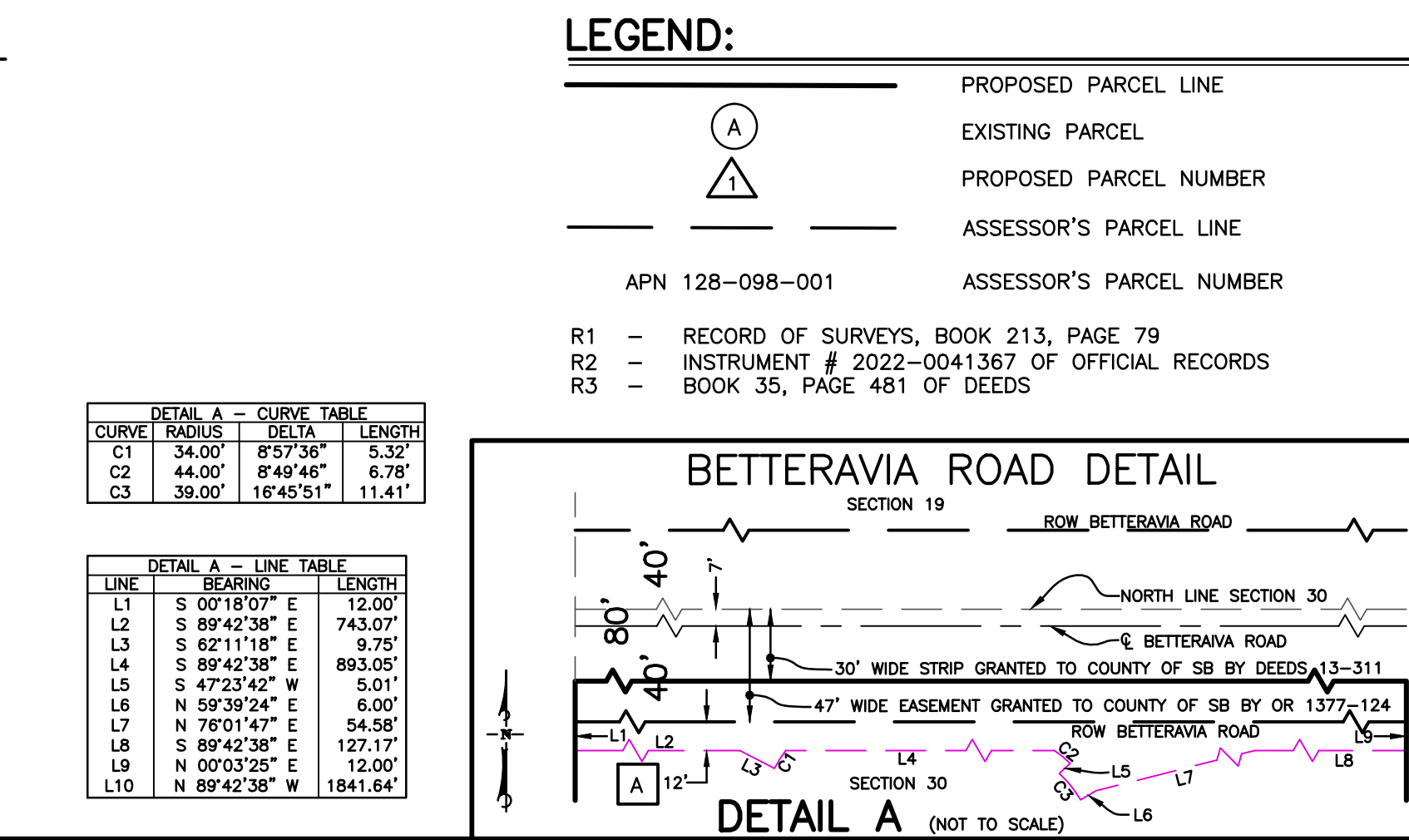
**PREPARED BY:**

L & P CONSULTANTS  
3 WEST CARRILLO STREET, SUITE 205  
SANTA BARBARA, CA 93101

PREPARED UNDER THE DIRECTION OF MARK LLOYD

MARK LLOYD

PROFESSIONAL LAND SURVEYOR  
MARK LLOYD  
NO. 5470  
EXPIRES 02/30/24  
DATED 6/15/23  
STATE OF CALIFORNIA



**VESTING TENTATIVE**

**PARCEL MAP No. 14,880**

**23TPM-00002**

**SUBDIVISION AND EASEMENTS**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

SCALE 1" = 120' JUNE 2024 SHEET 1 OF 1

LP CONSULTANTS  
3 WEST CARRILLO STREET  
SUITE 205  
SANTA BARBARA, CA 93101  
(805) 980-9011