

# **PROJECT DESCRIPTION FOR LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE PRE-APPLICATION**

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**Prepared for:**



**G.C. Forest Products**  
Mammoth Firewood

**Prepared by:**



**April 5, 202**

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# PROJECT DESCRIPTION FOR LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE PRE-APPLICATION

## INTRODUCTION

The subject of this application, submitted for review to the Mono County Land Development Technical Advisory Committee (LDTAC) by G.C. Forest Products Inc. (Applicant), is a project that entails the construction and operation of a facility that will utilize forest-sourced feedstocks from local forest restoration and fuels reduction projects, to produce wood pellets. The Applicant is proposing a facility:

- That will produce 2 tons of pellets per hour (5,000 to 10,000 tons/annum) for uses that will include domestic heating and animal bedding;
- Provide a market outlet for locally produced forest residues;
- Provide direct employment for two to four full time equivalent individuals;
- Provide additional jobs associated with the forest management activities, and;
- Will be sited within the existing Sierra Business Park.

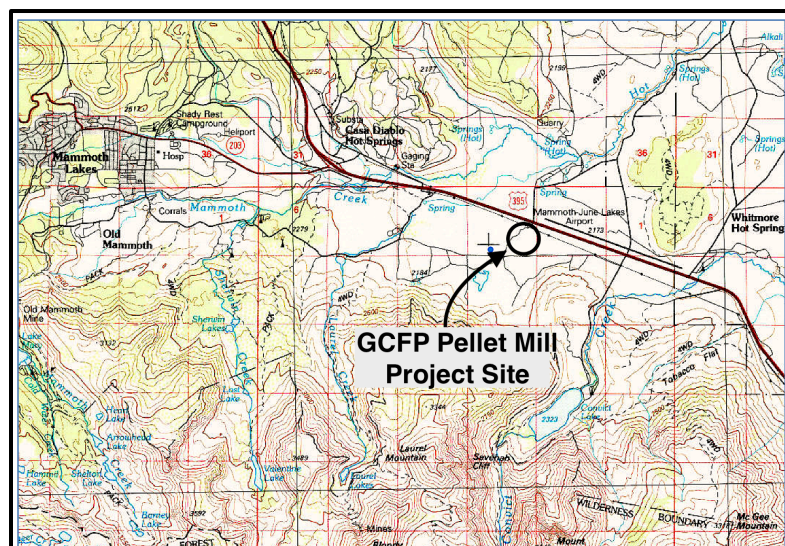
## PROJECT DESCRIPTION

### Project Location

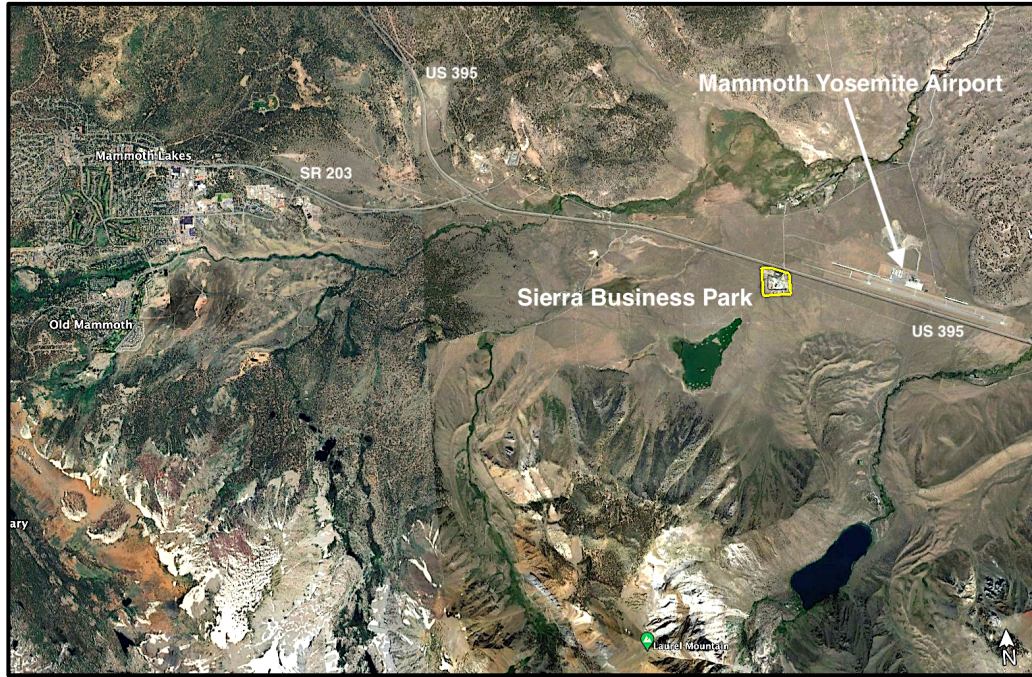
#### General Location

The Applicant is proposing that the facility be sited within four existing lots in the Sierra Business Park (SBP). Official establishment of the SBP was the result of the preparation of a Sierra Business Park Specific Plan (SPBSP) in October, 2000, under the umbrella of Mono County's General Plan (MCGP). The SBP is located immediately to the west of US 395 and the SBP's entrance is approximately three miles south of the intersection with State Route 203 (connector to the town of Mammoth Lakes). Figure 1 shows the project's location over the 1/1000,000 scale USGS Benton Range quadrangle (1988). The GCFP project (Project) area is located in the Northeast ¼ of the Southeast ¼ of Section 3, Township 4 South, Range 28 East. The Project's center point in the geographic coordinate system (GCS) is North 37.627206° and West -118.867093°. Figure 2 shows the perimeter of the SBP over a Google Earth Satellite Image (GESI).

**Figure 1. General Project Location**



**Figure 2. Satellite Image with Sierra Business Park Location**



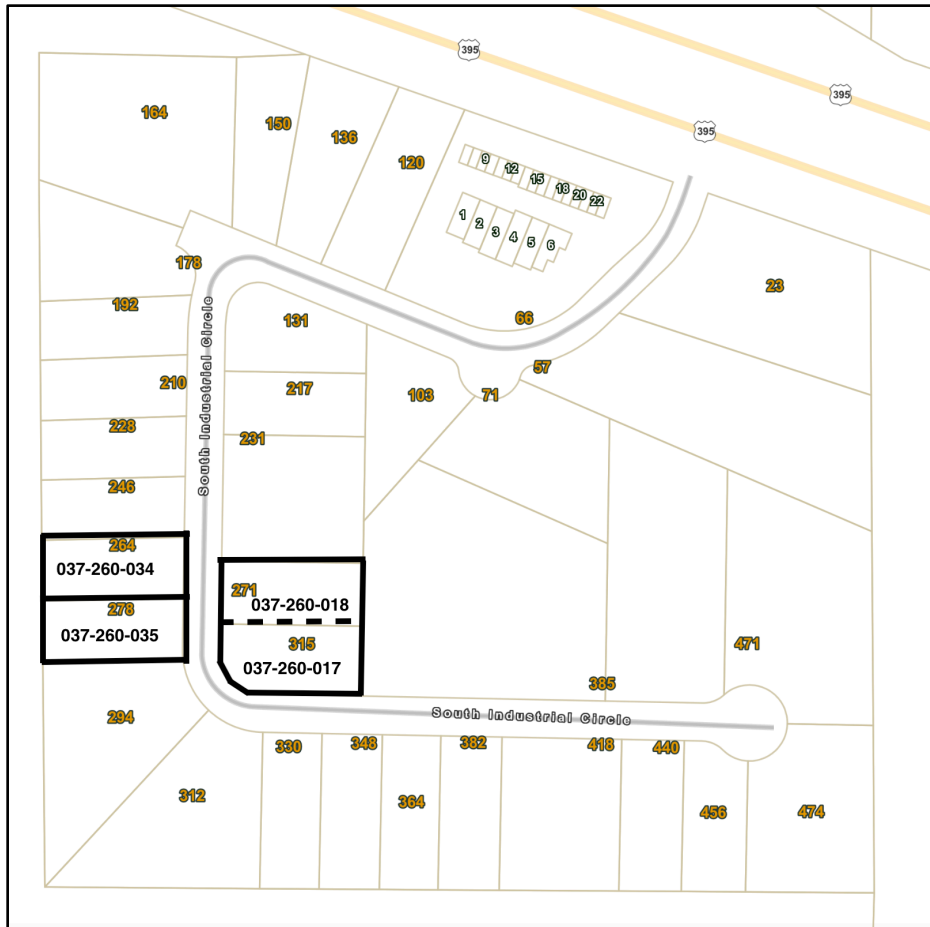
**Specific Mono County Assessor’s Parcels Involved**

Construction and operation of the pellet mill facility is being proposed for four currently configured lots in the SBP. These lots, their physical addresses and corresponding Mono County Assessor’s Parcels are listed in Table 1 and shown in Figure 3.

**Table 1. Parcels Included in the Project Area**

<b>Lot Number</b>	<b>Physical Address</b>	<b>APN</b>
17	315 South Industrial Circle	037-260-017-000
18	271 South Industrial Circle	037-260-018-000
34	264 South Industrial Circle	037-260-034-000
35	278 South Industrial Circle	037-260-035-000

**Figure 3. Locations of Parcels Within the Sierra Business Park.**



The lots that will be used as part of the proposed Project are outlined in the thick black lines. However, it has been determined that the primary project component (the steel building in which the pellet mill will be enclosed) has too large a footprint to be contained within any one of the individual APNs as they are currently configured. As a solution, immediately upon acceptance of the project through the LDTAC process the Applicant will submit to Mono County a request for a parcel merge joining APNs 037-260-017 and 037-260-018 (as indicated by the hashed line shown in Figure 3). The local business, Triad Holmes Associates, has been engaged to complete the lot merge process should the projected move forward.

### **Proposed Pellet Mill Facility**

Using primarily electrically powered equipment, the manufacturing facility will feature an integrated pelletizing system comprised of a hammer mill, conveyance system, biomass-fired flash/bed dryer, pellet mill press, air cooling system, vibratory screen, two storage silos, automated bagging station, and multi-point dust collection system. All of these processing steps will be housed within an enclosed metal building with exhaust from the drying and sawdust collection process vented to the outside in compliance with all air quality regulatory requirements. Residual materials from the manufacturing process (primarily sawdust) will be collected and conveyed to a burner located adjacent to the metal building and incinerated in a burner whose design and

operation will also comply with all air quality regulatory requirements. These technologies are commercially proven and have been successfully deployed at various locations across the United States.

The mill configuration has been professionally designed<sup>1</sup> and will operate with a 2,000 amp panel off of the existing SBP grid. The process will produce two by-products that need to be considered: High moisture-content air produced during the drying process that could contain some elevated levels of volatile organic compounds (VOCs), and dust (PM<sup>2.5</sup> or PM<sup>10</sup>) that could be considered an air pollutant and also pose a risk of explosion. The two-ton per hour facility is designed to operate 2,500 hours per year (but could operate 5,000 hours per year based on a two-shift production schedule) and during its initial operation is expected to sustain two full-time equivalent jobs, per shift, that are directly related to the operation of the pellet production and bagging operations. Additional employment opportunities will be available for ancillary operations (in-field handling of raw materials, trucking operations, ware-housing, product delivery, initial construction of the facility and general facility maintenance). Current plans are to commence commercial operations in the third quarter of 2025.

## **Specific Project Components and Supporting Actions**

### **Physical Project Components to be Located Within the Project Site**

#### ***Prefabricated Steel Building (100' x 153')***

A prefabricated steel building designed, and to be built, to specifications appropriate to the Mammoth area on the eastside of the Sierra Nevada mountain range (principally seismic activity, wind stresses, and snow loads). The building has been designed to meet all height constraint specifications, materials use requirements, and visual appearance characteristics, codified in the SBPSP and accompanying EIR, and the more general building codes of Mono County. The square footage of the building footprint accommodates the entire array of production components inside the building. This placement was an important aspect in, 1) providing a safe and comfortable working environment for staff members, 2) protecting the equipment from the outside elements, 3) assuring the quality of the raw material as it moves through the process steps, 4) providing physical barriers (wall and roof) to attenuate noises resulting from the equipment use, and, 5) increase ability to capture potential air pollutants (particulates, odors, VOCs, etc.). The scale of this building dictates that the optimized location (after examining multiple alternatives), would be on APN 037-260-018, and would require a lot merger with 037-260-017.

#### ***Pellet Mill Facility***

The pellet mill production equipment will include the following sequential elements that are connected by electrically driven conveyor belt systems:

1. A horizontal hopper for mixing of the raw material (forest-sourced wood chips) prior to being fed onto a conveyer belt for transport to the initial step of processing. The hopper receiving the raw material, the feeding mechanism, and head of the conveyor belt, will be outside the walls of the facility building and will be sheltered as needed;
2. Use of biomass-heated air to prepare the raw material for use in the hammer mill process;
3. A hammer mill that will pulverize the raw material into a process-ready material that has particle sizes within the range required by the pellet mill;
4. An additional drying step to assure the uniformity in moisture content required by the pellet mill;
5. A stamp-type pellet mill that creates the final product;
6. A pellet cooler, and;
7. A bagging machine.

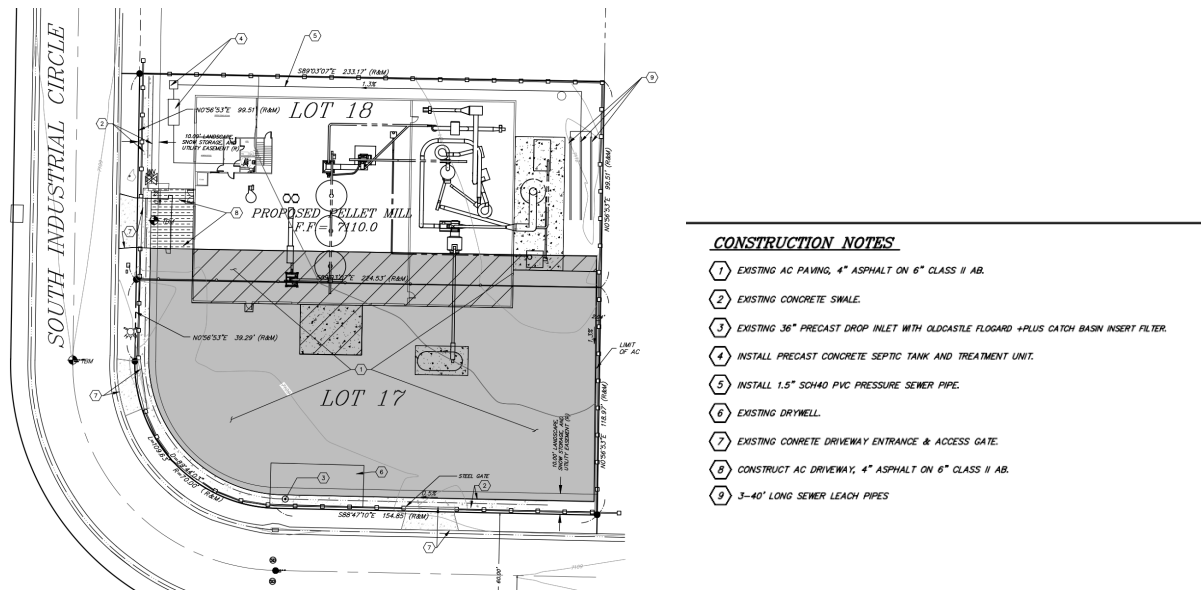
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<sup>1</sup> Evergreen Engineering Inc., Eugene, Oregon.

The system will also contain filtration points at which fine biomass materials are collected for disposal in the dryer biomass burner.

Below, in Figure 4, is an enlarged view of the locations, as they are currently configured, of the individual pellet mill components within the area created by the merging of APNs 037-260-017 and 018. For maximum efficiency of operation, it is the desire of the Applicant to have all of the operational components in close proximity to the pellet mill. However, if placing the entirety of the facility's operations on the merged lot exceeds lot coverage percentages (i.e. SBPSP Section N(3)(2)) consideration will be given to placing certain operations that require space (parking, removed snow storage, or raw material staging) on either APN 037-260-017 or 018.

**Figure 4. Proposed Locations of the Individual Pellet Mill Components**



***Biomass Fired Feedstock Drier System***

This will be a burner that will be used to reduce all wood product residues created during the pellet production. Included in this system is an input bin, a feeding conveyor belt system, and piping systems for handling exhaust from the burner and providing heated air to the firewood kiln. The selection of the specific burner design, and emission control equipment to be employed, will be done in collaboration with staff of the Great Basin Unified Air Pollution Control District, and its operation, will comply with all applicable air quality regulatory requirements. As noted in Figure 4, the entirety of the pellet mill will be housed in the steel building with the exception of the raw material mixer and its conveyor system and the biomass burner. These two components will be secured on concrete pads that will meet Mono County's building codes. Looking to further the use of the biomass-heated air, an additional concrete pad will be constructed for a future placement of a kiln for drying firewood or custom lumber products.

***Wood Products Drying Kiln***

A housing and equipment for drying various wood product including firewood and custom-cut lumber. The source of heated air for use in the kiln would be the biomass burner. This is an anticipated component that is not a part of the pellet mill facility and is only included in this discussion as a concrete pad will be poured as part of the final grading/paving plans submitted for subsequent Mono County building permits.



### ***Feedstock Staging Area***

Raw material feedstock will be trucked in from forest-based operations and offloaded (using walking-floor trailers) at a staging area within the project boundaries. The staging area will be utilizing stalls constructed of 2'x2'x6' interlocking concrete blocks over a concrete slab (in order keep the raw materials as free as possible of contamination (e.g., dirt, rocks, snow) and provide paved (either concrete or asphalt) access for the delivery trucks. The staging area will be sized to hold approximately 20 days of raw material.

### ***Parking***

Parking will be located on a site paved with either asphalt or concrete and will offer spaces that: 1) exceeds the fully staffed number by 50%, and; 2) include one "handicapped" space.

### ***Septic System***

Triad Holmes Associates, of Mammoth Lakes, CA, has been engaged to design a septic system (two-stage separation tank and leach field) appropriate to the use requirements and soil percolation specifications as set out in Mono County ordinance and provisions of the SBPSP.

### ***Stormwater Drainage System***

A stormwater pollution prevention plan (SWPPP) was prepared as part of the process for producing the SBPSP. Drop inlets and detention sites were installed in each of the original lots comprising the development. This SWPPP was prepared prior to the year 2000 completion of the Special Plan and addressed the uses of the land that were compatible with zoning requirements. Due to the passage of time and use changes an update of the SWPPP is warranted. The Applicant has retained Triad Holmes Associates to prepare a SWPPP specific to the proposed project area.

### ***Snow Removal Deposition Site***

This proposed project will also include a dedicated location for the deposition of snow from removal operations. The site will be a plot of bare ground and will not undergo further development.

### **Facilities Operational Support Functions**

#### ***Delivery of Raw Materials***

Initial processing of the raw material will occur at various forest restoration and fuels reduction project locations and will be handled by the USDA Forest Service, by personnel from crews under the direction of the logger doing the forestry work, or by crews under the direction of GCFP.

Given a 2-ton (dry-weight basis) per hour production rate of pellets (an estimated 15 dry tons per 7.5-hour shift) delivery of raw material will be accomplished using one daily trip of a commercial truck with walking-floor trailer) that can transport up to 25 tons (about 15 dry tons assuming 40% moisture content).

#### ***Onsite Product Storage and Delivery of Finished Product***

Once bagged and palletted the finished product will be staged at a location within the primary building or at other locations within the proposed project area. For finished products, weather protection will be afforded using properly secured temporary approaches (tarps, plastic sheeting, roofing panels, etc.).

## **CURRENT REGULATORY/ADMINISTRATIVE STATUS**

### **Current Site Development Status**

The current status of the site planning and development process is represented in the site plans included in Addendum I to this application. The first set of plans presented in the addendum shows the proposed site usage for the tract that would be available through the parcel merging process (APNs 037-260-017 and 018). The second set addresses the two parcels that are now involved in a modification of an existing grading permit. It is the intention of the Applicant to have all of the pellet mill-related components sited within the envelope provided through the parcel merge process. However, if siting all of these components exceeds the lot occupation percentage figure established in the SBPSP, consideration will be given to use of APNs 037-260-034 and 035. A final site plan will be produced prior to initializing Mono County's Conditional Use Permit (CUP) process.

### **Regulatory Status**

#### **Compliance with Sierra Business Park Specific Plan**

The Applicant stipulates that, in the construction and operation of the proposed project, there will be full compliance with conditions relating to construction and operational business practices contained within the SBPSP.

#### **Air Quality**

##### ***Great Basin Unified Air Pollution Control District***

A project-related dialogue has been opened with GBUAPCD staff in the Bishop office.

#### **Water Quality**

##### ***Collaboration With Lahontan Regional Water Quality Control Board Personnel***

A project-related dialogue has been opened with LRWQCB staff in the South Lake Tahoe office.

##### ***Updated SWPPP in Process***

As mentioned previously, Triad Holmes Associates, of Mammoth Lakes, has been retained to complete a SWPPP for the four parcels that could be utilized for locating components/operations of the proposed project.

#### **Mono County Building Department**

##### ***Building Permit***

This permit will be obtained consistent with granting of the Conditional Use Permit.

### ***Grading Permit***

The Cook Family Trust 09-20-01 is the holder of GRADING PERMIT NO. GP22-005 that has been granted by Mono County. This permit authorizes the holder to conduct land clearing, earthwork, and/or drainage alteration for the two parcels shown on the “Paving and Grading Plan – Sierra Business Park, Lots 34 and 35” site plan that is attached to the permit. This permit is currently valid through October 31, 2024.

### ***Septic Permit***

Upon completion of the septic system design, the Applicant will complete an application for a Sewage Disposal System Permit through Mono County Health Department.

## **Administrative Status**

### **Electrical Services Agreement: Southern California Edison**

The Applicant is currently in discussion with staff at the Bishop office of Southern California Edison regarding a service contract appropriate for the planned pellet mill facility. Electrical service vaults are already in position on each of the four project parcels.

### **Water Services Agreement: Sierra Business Park**

As part of the SBP infrastructure there is a potable water system in place which has the capacity to serve the minimal water needs of the proposed project. There are, already in place, water valve boxes immediately adjacent to each of the four currently configured parcels. The within-parcel installation of water lines will come under the cover of the building permit to be obtained upon approval of the project.

## **PROJECT SCHEDULE**

The current project schedule is presented in Addendum II to this project description.

# Addendum I

## Site Plans

Site Plan: Combined Sierra Business Park (APNs 037-260-017 and 018) (Dated: 3/8/2024)

Grading Plan: Sierra Business Park (APNs 037-260-034 and 035) (Dated: 3/8/2024)



INDEX TO SHEETS

- SHEET 1 - TITLE SHEET
- SHEET 2 - EXISTING SITE CONDITIONS
- SHEET 3 - GRADING / DRAINAGE PLAN

# G.C. FOREST PRODUCTS PELLET MILL GRADING AND DRAINAGE PLAN

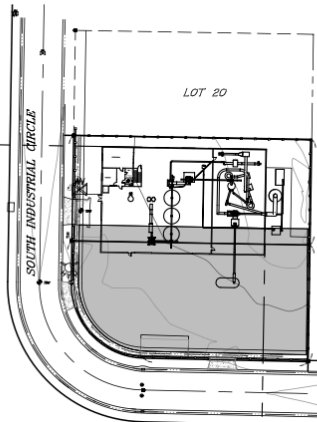
315 INDUSTRIAL CIRCLE  
MONO COUNTY, CALIFORNIA

UTILITY NOTE

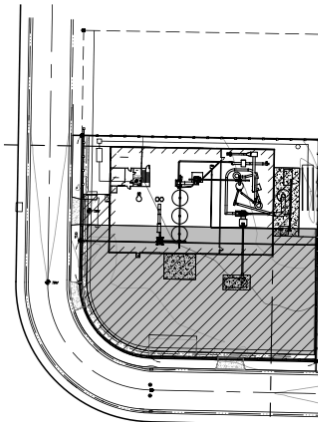
THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE SUCH PRELIMINARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.



VICINITY MAP  
N.T.S.



EXISTING SITE



PROPOSED SITE COVERAGE

TOTAL LOT AREA (INCLUDING SOUTH INDUSTRIAL CIRCLE PARKWAY) 47,479 SF  
TOTAL PAVED / BLDG AREA 38,483 SF  
LOT COVERAGE 38,483 / 47,479 = 83%

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CONC	CONCRETE
CY	CUBIC YARDS
EL	ELEVATION
EXIST	EXISTING
FL	FLOW LINE
FS	FINISHED SURFACE ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
ROW	RIGHT OF WAY
SF	SQUARE FEET
TC	TOP OF CURB
TO	TOP OF GRADE
TYP	TYPICAL

LEGEND

	PROPERTY LINE
	EX. FENCE
	EXISTING SPOT ELEVATION
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	TEMPORARY BENCHMARK

GRADING AND SITWORK SPECIFICATIONS

GENERAL

- CONTRACTOR SHALL PERFORM PROJECT ACTIVITIES IN CONFORMANCE WITH MONO COUNTY ORDINANCES AND STANDARDS AND THE CONDITIONS OF APPROVAL OF APPLICABLE GRADING AND ENCROACHMENT PERMITS ISSUED BY MONO COUNTY DEPARTMENT OF PUBLIC WORKS. ALL WORK BY THE MONO COUNTY RIGHT-OF-WAY SHALL BE SUBJECT TO AN ENCROACHMENT PERMIT FROM MONO COUNTY DEPARTMENT OF PUBLIC WORKS.
- ALL WORK SHALL CONFORM TO THESE PLANS, SPECIFICATIONS, MONO COUNTY STANDARDS, AND THE "STANDARD SPECIFICATIONS" (LATEST EDITION) ISSUED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), IN THE EVENT OF A CONFLICT BETWEEN THE PRECEDING DOCUMENTS, THE MOST STRINGENT SHALL PREVAIL.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDER OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL SAFETY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL ORDER STANDARDS FOR THE PROTECTION OF WORKERS AND THE GENERAL PUBLIC.
- CONTRACTOR SHALL CALL USA UTILITIES AT (800) 442-2444 AT LEAST 48 HOURS PRIOR TO STARTING WORK. UTILITIES SHOWN ON THESE PLANS ARE LOCATED BASED ON AVAILABLE RECORDS AND FIELD MEASUREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ANY EVIDENCE OF THE HISTORICAL PRESENCE OF HAZARDOUS MATERIALS DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL AUTHORIZED BY THAT DEPARTMENT.
- CONTRACTOR SHALL CONTACT THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS AT (760) 832-5440 TO ARRANGE A PRE-CONSTRUCTION MEETING AT THE PROJECT SITE AT LEAST SEVEN DAYS PRIOR TO COMMENCING SITE ACTIVITIES.
- TO REQUEST SERVICE OR INSPECTION, CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES OR AGENCIES AT LEAST 48 HOURS IN ADVANCE:
 

INSPECTION: DESIGNATED CONTRACT INSPECTOR	CONSTRUCTION STAKING: TRAD-HOUMES ASSOC. (760) 834-7588	SOILS TESTING: SERVA GEOTECHNICAL SERVICES (760) 834-3882
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- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 8:00 PM MONDAY THROUGH SATURDAY (NO OPERATIONS ALLOWED ON SUNDAYS). CONTRACTOR SHALL KEEP NOISE LEVELS OF CONSTRUCTION EQUIPMENT TO A MINIMUM USING SOUND MUFFLING DEVICES IN ACCORDANCE WITH PREVAILING REQUIREMENTS. SITE PREPARATION AND CONSTRUCTION SHALL BE CONDUCTED SO AS TO MINIMIZE EXCESSIVE NOISE, DUST, VIBRATION AND DISTURBANCE TO NEIGHBORS WITHIN 500 FEET.
- THE LIMITS OF DISTURBANCE SPECIFIED ON THESE PLANS SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION IN A MANNER TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE THE CONSTRUCTION AREA. SITE-RESTORING ACTIVITIES SHALL BE RESTRICTED TO THE DESIGNATED BOUNDARIES OF THE PROJECT.
- RESTRICTIONS ON THE MOVEMENTS OF HEAVY EQUIPMENT SHALL BE ACCOMPLISHED THROUGH THE ESTABLISHMENT OF DESIGNATED TRAVEL ROUTES AND BARRIERS WHICH PREVENT CUTTING, SCARRING AND ROOT DAMAGE TO TREES AND SHRUBS NOT BEING REMOVED.

GRADING

- AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BouldERS, AND OTHER DELETERIOUS MATERIALS. WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR TO A LOCATION APPROVED AND PERMITTED TO RECEIVE SUCH MATERIAL.
- TERRAIN REMOVED DURING CLEARING ACTIVITIES SHALL BE STOCKPILED WITHIN THE APPROVED LIMITS OF CONSTRUCTION FOR RE-APPLICATION TO SLOPES AND DISTURBED AREAS UPON PROJECT COMPLETION. STOCKPILE LOCATION SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF APPLICABLE.
- SURPLUS OR WASTE MATERIAL SHALL NOT BE PLACED IN DRAINAGEWAYS.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST IN CONSTRUCTION AREAS AND ON SITE ACCESS ROADS. WATER SHALL BE APPLIED TO DISTURBED SURFACES AT A SUFFICIENT FREQUENCY AND QUANTITY FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS, BUSINESS, AND TRAVELERS OF NEARBY ROADWAYS.
- FINISHED GRADES IN ALL AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS. NO AREAS SHALL BE LEFT SUCH THAT A FINISHING CONDITION OCCURS, UNLESS OTHERWISE SPECIFIED.

EROSION CONTROL

- CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR REPORT OF WASTE DISCHARGE, AS APPLICABLE. STOCKPILED MATERIALS AND EQUIPMENT STORAGE AREAS SHALL BE LOCATED AS SPECIFIED IN THE APPROVED REPORT. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS. UPON COMPLETION OF CONSTRUCTION, PERMANENT EROSION CONTROL FACILITIES SHALL BE PLACED AS DESIGNATED IN THE APPROVED REPORT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
- CONSTRUCTION ACTIVITIES SHALL CEASE BY OCTOBER 15 AND THE PROJECT SHALL BE PREPARED FOR WINTER CONDITIONS AT THAT TIME, INCLUDING STABILIZATION OF ALL EXPOSED SOIL SURFACES WITH ADEQUATE EROSION CONTROL MEASURES/DRAINAGE. TEMPORARY EROSION CONTROL MEASURES SUCH AS BERM, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES OR BUSINESSES IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
- DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.

- CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
  - ALL EXPOSED SOIL SURFACES TO REMAIN SHALL BE STABILIZED AND COVERED WITH AN APPROVED LANDSCAPE PLAN OR AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS APPLICABLE. IN THE EVENT A OTHER DOCUMENT IS REQUIRED BY MONO COUNTY OR THE LAKEVIEW REGIONAL WATER QUALITY CONTROL BOARD, STOCKPILED TOPSOIL SHALL BE SPREAD FINELY TO A MINIMUM DEPTH OF 8 INCHES OVER SLOPES AND DISTURBED AREAS AND SEEDS TO PREVENT EROSION WITH THE FOLLOWING MIXTURE AND APPLICATION RATES (Rounded UP WHERE NECESSARY FOR SPECIFIC AREA):
 

HAIR FESCUE GRASS	20 LB/Acre
LUPIN	5 LB/Acre
CHESTNUT WHEAT GRASS	20 LB/Acre
SUNBURN	5 LB/Acre
PURSHENT WHEAT GRASS	20 LB/Acre
  - SEEDED SLOPES SHALL BE PROTECTED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SCISSOR", OR APPROVED EQUIV. SECURED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - AT NO TIME SHALL THE CONTRACTOR DEMATER THE PROJECT SITE BY PUMPING INTO BODIES OF WATER, STORM DRAINS, OR A SUBURBAN SYSTEM.
- MATERIALS
- CONTRACTOR SHALL CONTACT MONO COUNTY DEPARTMENT OF PUBLIC WORKS TO SCHEDULE FIELD OBSERVATION FROM TO BACKFILLING ANY UTILITY TRENCH OR CULVERT AND PRIOR TO PAVING OR INSTALLATION OF CONCRETE.
  - CONTRACTOR TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER ON TESTING FIRM IDENTIFIED IN THESE SPECIFICATIONS ON EACH LEFT OF FILL. ALL CONSTRUCTION TESTS REQUIRED BY THESE SPECIFICATIONS SHALL BE PERFORMED PURSUANT TO ASTM D1557-00 (OR MOST RECENT EDITION), SHOULD ANY CONTRACTOR TEST FAIL TO MEET THE SPECIFIED MINIMUM DENSITY, THE DEFECTIVE SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO ANY ADDITIONAL WORK.
  - SUBGRADE IN AREAS TO BE PAVED SHALL BE SCARIFIED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY FOR THE UPPER 12 INCHES.
  - STRUCTURAL FILL MATERIAL SHALL BE PLACED IN SCARIFIED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY FOR THE UPPER 12 INCHES.
  - STRUCTURAL FILL MATERIAL SHALL BE PLACED IN SCARIFIED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY (NON-STRUCTURAL FILL) SHALL BE COMPACTED TO A MINIMUM 85% OF THE MATERIAL'S MAXIMUM DRY DENSITY. EXISTING SLOPES OF 2:1 OR STEEPER TO RECEIVE FILL SHALL BE KETED WITH EQUIPMENT-WORTH BENCHES PRIOR TO CONSTRUCTION AND FILL PLACEMENT.
  - EARTHEN MATERIAL IMPORTED ON ENCHANCED ON THE PROPERTY MAY BE UTILIZED IN THE FILL PROVIDED THAT EACH MATERIAL HAS BEEN DETERMINED TO BE SUITABLE BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES IN DIAMETER AND ORGANIC AND OTHER DELETERIOUS MATERIAL. SOILS WITH EXPANSION POTENTIAL, OF POOR GRAINAGE, OR POOR STRENGTH CHARACTERISTICS SHALL BE PLACED IN AREAS DESIGNATED BY THE ENGINEER OR SHALL BE MADE WITH OTHER SOILS TO SOME AS SATISFACTORY FILL MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
  - AGGREGATE BASE SHALL BE CLASS 2, 3/4-INCH MAXIMUM GRADING, AND CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES", OF THE CALTRANS "STANDARD SPECIFICATIONS". AGGREGATE BASE SHALL BE MOISTURE-CONDITIONED AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
  - ASPHALT CONCRETE PAVING SHALL BE GRADE PG 44-28 PM WITH 1/2" MAXIMUM MEDIA GRADING, CONFORMING TO THE PROVISIONS OF SECTION 38, "ASPHALT CONCRETE", OF THE CALTRANS "STANDARD SPECIFICATIONS". PARALLEL LIFTS SHALL NOT EXCEED 3" IN THICKNESS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
  - A 100 SEAL COAT OF SS-1 OR CSS-1 ASPHALT SHALL BE APPLIED AT A RATE OF 0.05 TO 0.15 GALLONS PER SQUARE YARD TO THE FINAL SURFACE OF ALL ASPHALT CONCRETE PAVING. A TACK COAT OF SS-1 OR CSS-1 ASPHALT SHALL BE APPLIED BETWEEN PARALLEL LIFTS AT A RATE OF 0.10 GALLONS PER SQUARE YARD. SEAL COAT AND TACK COAT MATERIALS AND APPLICATION SHALL CONFORM TO THE PROVISIONS OF SECTION 84, "ASPHALTIC EMULSIONS", OF THE CALTRANS "STANDARD SPECIFICATIONS".
  - CONCRETE SHALL BE THE PROVISIONS OF SECTION 80 OF THE CALTRANS "STANDARD SPECIFICATIONS". CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI (CLASS A) CONCRETE SHALL BE 2.2 SAOK MIX (WITH 25% FLY ASH REPLACEMENT), 1/2 INCH MAX AGGREGATE COMBINED, NON-REACTIVE, AIR ENTRAINERS AT 2% ± ON - 1% MIN ADDITIVE AND CONTAINING FIBER ADDITIVE PER MANUFACTURERS RECOMMENDATIONS. REINFORCING STEEL SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO SPECIFICATIONS OF ASTM A 615 GRADE 60.
  - CONCRETE METAL PIPE SHALL BE 14 GAUGE AND ITS FABRICATION AND INSTALLATION SHALL CONFORM TO THE PROVISIONS OF SECTION 66, "CORROUGATED METAL PIPE", OF THE CALTRANS "STANDARD SPECIFICATIONS".
  - FABRICATION AND INSTALLATION OF CORROGATED PLASTIC PIPE SHALL CONFORM TO THE PROVISIONS OF SECTION 64, "PLASTIC PIPE", OF THE CALTRANS "STANDARD SPECIFICATIONS".
  - FLARED END SECTIONS, DROP INLETS, AND OVERGATES SHALL CONFORM TO THE PROVISIONS OF SECTION 75, "MISCELLANEOUS METAL", AND SECTION 76, "MISCELLANEOUS FACILITIES", OF THE CALTRANS "STANDARD SPECIFICATIONS".
  - BACKFILL AND BEDDING MATERIAL FOR CULVERTS AND UTILITY TRENCHES SHALL COMPLY WITH PROJECT PLANS AND APPLICABLE PROVISIONS OF THE CALTRANS "STANDARD SPECIFICATIONS". SLOTTED CEMENT BACKFILL SHALL CONFORM TO THE PROVISIONS OF SECTION 19-1.002, "SLOTTED CEMENT BACKFILL", OF THE CALTRANS "STANDARD SPECIFICATIONS".

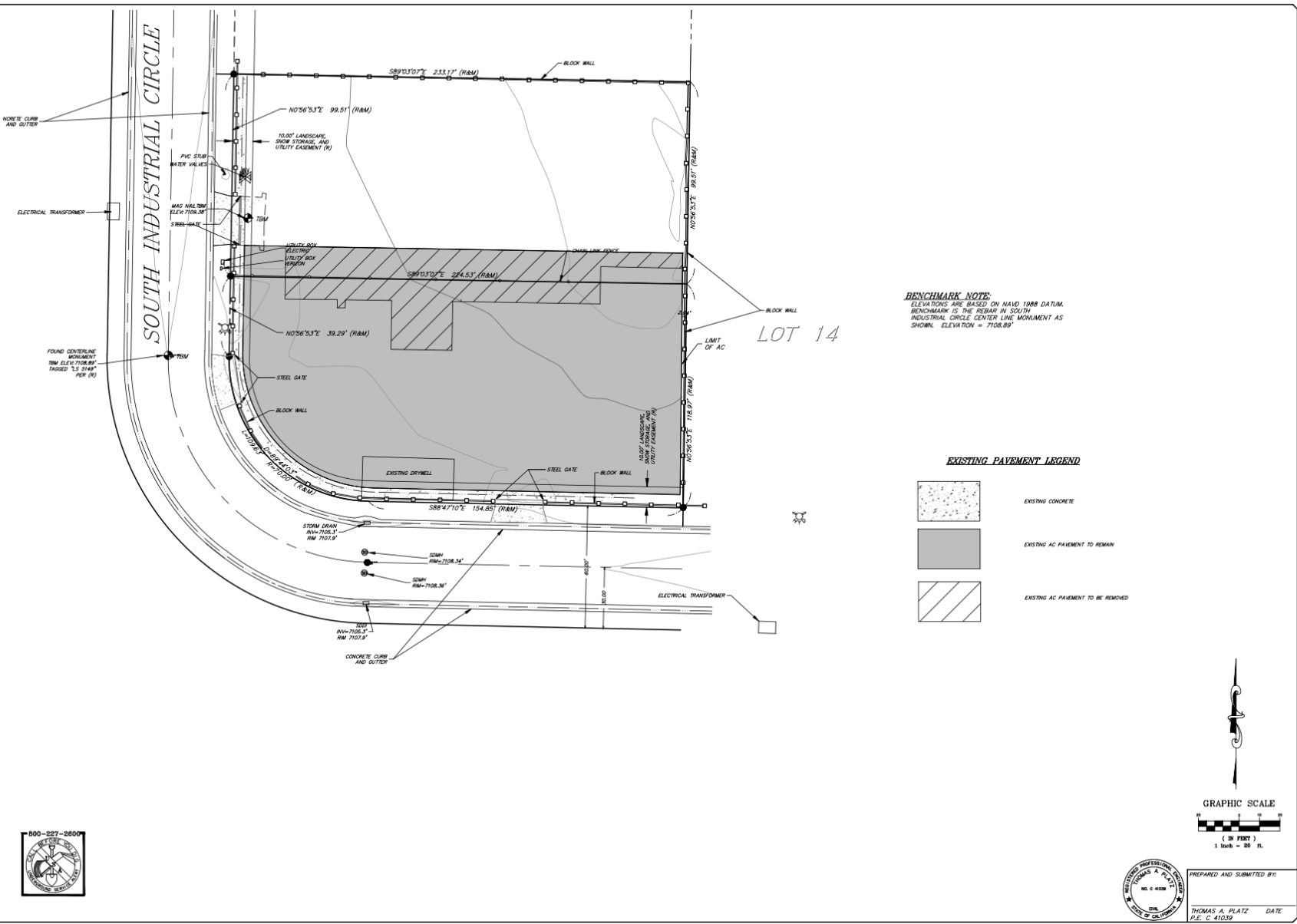
TITLE SHEET  
315 INDUSTRIAL CIRCLE  
MONO COUNTY, CALIFORNIA

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DATE	03/08/2024
SCALE	
DRAWN BY	TP/GP
CHECKED BY	01.4146
DATE	
SHEET	1
TOTAL SHEETS	3

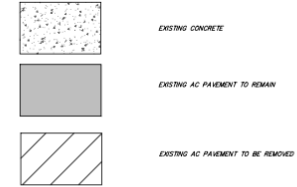


PREPARED AND SUBMITTED BY:  
THOMAS A. PLATIZ DATE  
P.E. C 41039



**BENCHMARK NOTE:**  
 ELEVATIONS ARE BASED ON NAVD 1988 DATUM.  
 BENCHMARK IS THE REBAR IN SOUTH  
 INDUSTRIAL CIRCLE CENTER LINE MONUMENT AS  
 SHOWN. ELEVATION = 7108.89

**EXISTING PAVEMENT LEGEND**



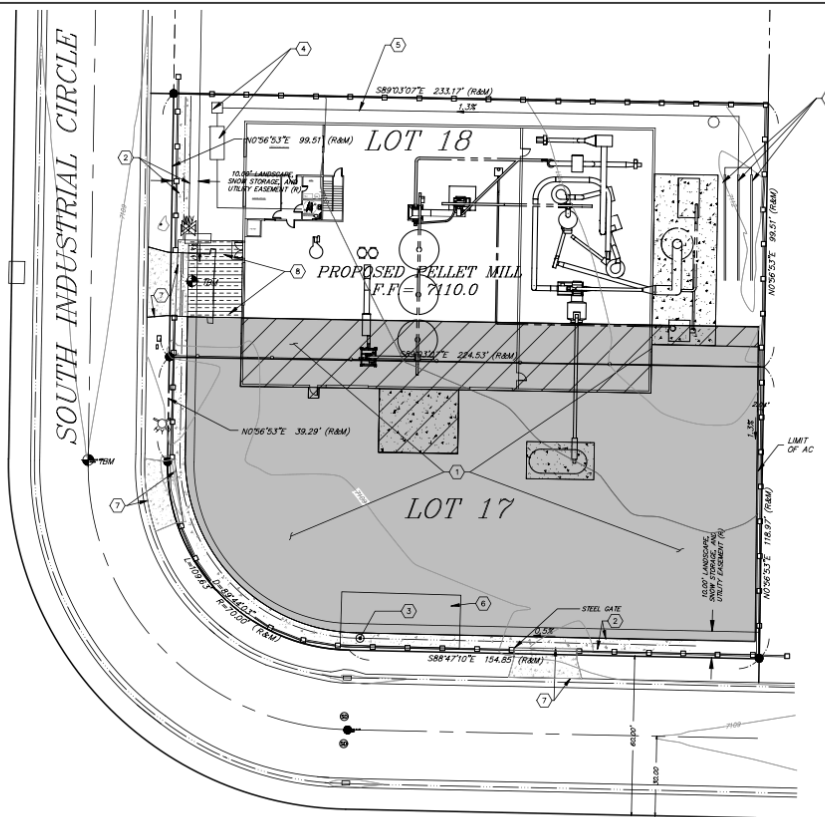
EXISTING SITE CONDITIONS  
**315 INDUSTRIAL CIRCLE**  
 MONO COUNTY, CALIFORNIA

**th**  
**thomas holmes assoc.**  
 civil engineering  
 land surveying

NAME	THOMAS A. PLATZ
DATE	01/14/24
SCALE	1" = 20'
PROJECT	TP/GP
SHEET	2
TOTAL SHEETS	3

DATE: 03/08/2024  
 SCALE: (IN FEET)  
 1 inch = 20 ft.  
 PREPARED AND SUBMITTED BY:  
 THOMAS A. PLATZ DATE: P.E. 01/14/24

315 Industrial Circle, Mono County, California  
 Project No: 2024-01-14  
 Date: 03/08/2024



**CONSTRUCTION NOTES**

- ① EXISTING AC PAVING, 4" ASPHALT ON 6" CLASS II AB.
- ② EXISTING CONCRETE SWALE.
- ③ EXISTING 36" PRECAST DROP INLET WITH GLOUCESTER FLOTTING PLUS CATCH BASIN INERT FILTER.
- ④ INSTALL PRECAST CONCRETE SEPTIC TANK AND TREATMENT UNIT.
- ⑤ INSTALL 1.5" SD40 P40 PRESSURE SEWER PIPE.
- ⑥ EXISTING DRYWELL.
- ⑦ EXISTING CONCRETE DRIVEWAY ENTRANCE & ACCESS GATE.
- ⑧ CONSTRUCT AC DRIVEWAY, 4" ASPHALT ON 6" CLASS II AB.
- ⑨ 3'-40" LONG SEWER LEACH PIPES

**PAVING/COMPACTION**

THE EXISTING MATERIAL ON THE SITE WHEN COMPACTED TO 95% IN THE UPPER 12 INCHES IS ADEQUATE TO RECEIVE PAVEMENT AS A BASE MATERIAL FOR LOTS 17 AND 18, SIERRA BUSINESS PARK.

**BENCHMARK NOTE:**

ELEVATIONS ARE BASED ON NAVD 1988 DATUM. BENCHMARK IS THE REBAR IN SOUTH INDUSTRIAL CIRCLE CENTER LINE MONUMENT AS SHOWN. ELEVATION = 7108.89'

LOT 14

**EXISTING / PROPOSED PAVEMENT LEGEND**

- EXISTING / PROPOSED CONCRETE
- EXISTING AC PAVEMENT TO REMAIN
- EXISTING AC PAVEMENT TO BE REMOVED
- PROPOSED NEW AC PAVEMENT



GRAPHIC SCALE



THOMAS A. PLATZ  
REGISTERED PROFESSIONAL ENGINEER  
NO. C 41039  
STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:  
THOMAS A. PLATZ DATE  
P.E. C. 41039

GRADING AND DRAINAGE PLAN  
315 INDUSTRIAL CIRCLE  
MONO COUNTY, CALIFORNIA



DATE	03/08/2024
SCALE	1" = 20' PL
DRAWN	TP/GP
FOR NO.	01.4146
SHEET	3
TOTAL SHEETS	3

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REVISIONS	BY



INDEX TO SHEETS  
 SHEET 1 - TITLE SHEET  
 SHEET 2 - GRADING & DRAINAGE PLAN

G.C. FOREST PRODUCTS  
 GRADING AND DRAINAGE PLAN

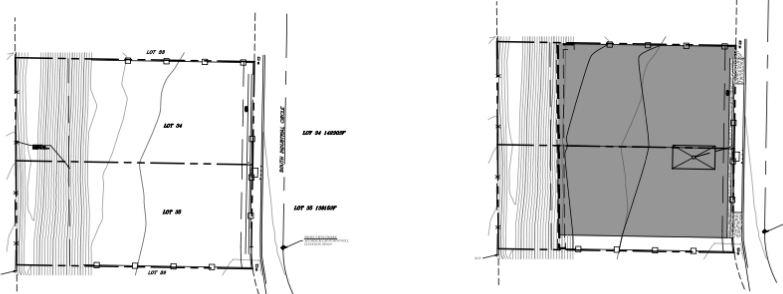
315 INDUSTRIAL CIRCLE  
 MONO COUNTY, CALIFORNIA

UTILITY NOTE

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.



VICINITY MAP  
 N.T.S.



EXISTING SITE

PROPOSED SITE COVERAGE

TOTAL LOT AREA (INCLUDING SOUTH INDUSTRIAL CIRCLE PARKWAY) 44,598 SF  
 TOTAL PAVED 30,004 SF  
 LOT COVERAGE 30,004 / 44,598 = 67%

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- CONC CONCRETE
- CY CUBIC YARDS
- EL ELEVATION
- EXIST EXISTING
- FL FLOW LINE
- FS FINISHED SURFACE ELEVATION
- GB GRADE BREAK
- HP HIGH POINT
- HWY HIGHWAY ELEVATION
- ROW RIGHT OF WAY
- SF SQUARE FEET
- TC TOP OF CURB
- TD TOP OF DRIVE
- TYP TYPICAL

LEGEND

- PROPERTY LINE
- o-o- EX. FENCE
- EXISTING GROUND CONTOUR & ELEV.
- 1.0% GRADE RATE
- 100.00 SPOT ELEVATION
- 100.00 EXISTING SPOT ELEVATION
- SM STORM DRAIN MANHOLE
- FD FIRE HYDRANT
- TEM TEMPORARY BENCHMARK  
 7108.89 REBAR CENTERLINE MONUMENT

BENCHMARK NOTE:

ELEVATIONS ARE BASED ON NAVD 1988 DATUM. BENCHMARK IS THE REBAR IN CENTER LINE MONUMENT AS SHOWN. ELEVATION = 7108.89 TOPOGRAPHY BY EASTERN SIERRA LAND SURVEYS, INC.

GRADING AND SITEWORK SPECIFICATIONS

GENERAL

- CONTRACTOR SHALL PERFORM PROJECT ACTIVITIES IN CONFORMANCE WITH MONO COUNTY ORDINANCES AND STANDARDS AND THE CONDITIONS OF APPROVAL OF APPLICABLE GRADING AND ENCLOSURE PERMITS ISSUED BY MONO COUNTY DEPARTMENT OF PUBLIC WORKS. ALL WORK IN THE MONO COUNTY RIGHT-OF-WAY SHALL BE SUBJECT TO AN ENCLOSURE PERMIT FROM MONO COUNTY DEPARTMENT OF PUBLIC WORKS.
- ALL WORK SHALL CONFORM TO THESE PLANS, SPECIFICATIONS, MONO COUNTY STANDARDS AND THE "STANDARD SPECIFICATIONS" (LATEST EDITION) ISSUED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS). IN THE EVENT OF A CONFLICT BETWEEN THE PRECEDING DOCUMENTS, THE MOST STRINGENT SHALL PREVAIL.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC.
- CONTRACTOR SHALL CALL UTILA ALERT AT (800) 442-2444 AT LEAST 48 HOURS PRIOR TO STARTING WORK. UTILITIES SHOWN ON THESE PLANS ARE LOCATED BASED ON AVAILABLE RECORDS AND FIELD MEASUREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN PONDS DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL AUTHORIZED BY THAT DEPARTMENT.
- CONTRACTOR SHALL CONTACT THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS AT (760) 832-5440 TO ARRANGE A PRE-CONSTRUCTION MEETING AT THE PROJECT SITE AT LEAST SEVEN DAYS PRIOR TO COMMENCING SITE ACTIVITIES.
- TO REQUEST SERVICE OF INSPECTION, CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES OR AGENCIES AT LEAST 48 HOURS IN ADVANCE.
 

INSPECTION:	CONSTRUCTION STAKING:	SOILS TESTING:
DESIGNED:	SRM GEO/TECHNICAL SERVICES	
CONTRACT INSPECTOR:	(760) 834-7588	(760) 834-2882

GRADING

- AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BouldERS, AND OTHER DELETERIOUS MATERIALS. WASTE MATERIALS SHALL BE DUMPED BY THE CONTRACTOR TO A LOCATION APPROVED AND PERMITTED TO RECEIVE SUCH MATERIALS.
- TOPSOIL REMOVED DURING CLEARING ACTIVITIES SHALL BE STOCKPILED WITHIN THE APPROVED LIMITS OF CONSTRUCTION FOR RE-APPLICATION TO SLOPES AND DISTURBED AREAS UPON PROJECT COMPLETION. STOCKPILE LOCATION SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF APPLICABLE.
- SURFACES ON WASTE MATERIAL SHALL NOT BE PLACED IN SHALLOWS BAYS.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST IN CONSTRUCTION AREAS AND ON SITE ACCESS ROADS. WATER SHALL BE APPLIED TO DISTURBED SURFACES AT A SUFFICIENT FREQUENCY AND QUANTITY FOR DUST CONTROL PURPOSES. ALL EXPOSED SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS, BUSINESSES, AND TRAVELERS OF NEARBY ROADWAYS.
- CUT AND FILL SLOPES SHALL NOT EXCEED A STRENGTH OF 2:1 UNLESS OTHERWISE NOTED ON THESE PLANS AND SUPPORTED BY A SITE-SPECIFIC SOILS REPORT OR GEOTECHNICAL INVESTIGATION.
- FINISHED GRADES IN ALL AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS. NO AREAS SHALL BE LEFT SUCH THAT A POINING CONDITION OCCURS, UNLESS OTHERWISE SPECIFIED.
- EROSION CONTROL:
  - CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR REPORT OF WASTE DISCHARGE, AS APPLICABLE. STOCKPILED MATERIALS AND EQUIPMENT STORAGE AREAS SHALL BE LOCATED AS SPECIFIED IN THE APPROVED REPORT. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS. UPON COMPLETION OF CONSTRUCTION, PERMANENT EROSION CONTROL FACILITIES SHALL BE INSTALLED AS SPECIFIED IN THE APPROVED REPORT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
  - CONSTRUCTION ACTIVITIES SHALL CEASE BY OCTOBER 15 AND THE PROJECT SHALL BE PREPARED FOR WINTER CONDITIONS AT THAT TIME, INCLUDING STABILIZATION OF ALL EXPOSED SOIL SURFACES WITH APPROPRIATE EROSION CONTROL MEASUREMENTS. CONSTRUCTION REPORTING REQUIREMENTS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES IN THE VICINITY OF BAYS OR BAYES OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
  - DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERM, SILT FENCES, FIBER ROLL EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES IN THE VICINITY OF BAYS OR BAYES OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.

- CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEEDMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
- ALL EXPOSED SOIL SURFACES TO REMAIN SHALL BE STABILIZED AND/OR PROTECTED IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN OR AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS APPLICABLE. IN THE EVENT NEITHER DOCUMENT IS REQUIRED BY MONO COUNTY OR THE LANDOWNER, WATER QUALITY CONTROL BOARD, STOCKPILED TOPSOIL SHALL BE SPREAD EVENLY TO A MINIMUM DEPTH OF 6 INCHES OVER SLOPES AND DISTURBED AREAS AND SEEDED TO PREVENT EROSION WITH THE FOLLOWING MIXTURE AND APPLICATION RATES (ENGINEER MAY MODIFY AS NECESSARY FOR SPECIFIC AREAS):
 

HARD FESCUE GRASS	20 LB./ACRE
LURIN	5 LB./ACRE
ORCHARD WHEAT GRASS	20 LB./ACRE
SAGESHOWN	5 LB./ACRE
PURSCHEW WHEAT GRASS	20 LB./ACRE
- SEEDED SLOPES SHALL BE PROTECTED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SCISS" OR APPROVED EQUAL, SECURED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- AT NO TIME SHALL THE CONTRACTOR DEWATER THE PROJECT SITE BY PUMPING INTO BODIES OF WATER, STORM DRAINS, OR A SUBURBAN SYSTEM.
- CONTRACTOR SHALL CONTACT MONO COUNTY DEPARTMENT OF PUBLIC WORKS TO SCHEDULE FIELD OBSERVATION PRIOR TO BACKFILLING ANY UTILITY TRENCH OR COLLIER AND PRIOR TO PAVING OR INSTALLATION OF CONCRETE.
- CONTRACTOR TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OR TESTING FIRM IDENTIFIED IN THESE SPECIFICATIONS ON EACH LEFT OF FILL. ALL COMPACTION TESTS REQUIRED BY THESE SPECIFICATIONS SHALL BE PERFORMED PURSUANT TO ASTM D-1557-03 (OR MOST RECENT EDITION). SHOULD ANY COMPACTION TEST FAIL TO MEET THE SPECIFIED MINIMUM DENSITY, THE DEFECTIVE TEST SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO ANY ADDITIONAL WORK.
- SUBGRADE IN AREAS TO RECEIVE FILL SHALL BE SCARPED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY FOR THE UPPER 12 INCHES.
- SUBGRADE IN AREAS TO BE FINED SHALL BE SCARPED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY FOR THE UPPER 12 INCHES.
- STRUCTURAL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY FROM STRUCTURAL FILL. FILL BE COMPACTED TO A MINIMUM 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY. EXISTING SLOPES ON 5:1 OR STEEPER TO RECEIVE FILL SHALL BE KEYED WITH EQUIPMENT-WORN BENCHES PRIOR TO COMPACTION AND FILL PLACEMENT.
- GARDEN MATERIAL IMPORTED OR EXCAVATED ON THE PROPERTY MAY BE UTILIZED IN THE FILL, PROVIDED THAT EACH MATERIAL HAS BEEN DETERMINED TO BE SATISFACTORILY BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ROOTS GREATER THAN 4 INCHES IN DIAMETER AND ORGANIC AND OTHER DELETERIOUS MATERIAL. ISSUES WITH EXPANSION/PRESTRESSING, POOR QUALITY, OR POOR STRENGTH CHARACTERISTICS SHALL BE PLACED BY AREAS DESIGNATED BY THE ENGINEER OR SHALL BE MIXED WITH OTHER SOILS TO SERVE AS SATISFACTORY FILL MATERIAL, AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- AGGREGATE BASE SHALL BE CLASS 2, 3/4-INCH MAXIMUM GRADING AND CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES", OF THE CALTRANS "STANDARD SPECIFICATIONS". AGGREGATE BASE SHALL BE MOISTURE-CONDITIONED AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
- ASPHALT CONCRETE PAVING SHALL BE GRADE PG 64-28 WITH 1/2" MAXIMUM MEDIUM GRADING, CONFORMING TO THE PROVISIONS OF SECTION 39, "ASPHALT CONCRETE", OF THE CALTRANS "STANDARD SPECIFICATIONS". PAVEMENT LIFTS SHALL NOT EXCEED 4" IN THICKNESS AND SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
- A FOG SEAL COAT OF 25-1 OR CES-1 ASPHALT SHALL BE APPLIED AT A RATE OF 1/2 TO 1 1/2 GALLONS PER SQUARE YARD TO THE FINAL SURFACE OF ALL ASPHALT CONCRETE PAVING. A TACK COAT OF 25-1 OR CES-1 ASPHALT SHALL BE APPLIED BETWEEN PAVEMENT LIFTS AT A RATE OF 0.10 GALLONS PER SQUARE YARD. SEAL COAT AND TACK COAT MATERIALS AND APPLICATION SHALL CONFORM TO THE PROVISIONS OF SECTION 34, "ASPHALT EMULSIONS", OF THE CALTRANS "STANDARD SPECIFICATIONS".
- CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 80 OF THE CALTRANS "STANDARD SPECIFICATIONS". CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5,000 PSF (CLASS A). CONCRETE SHALL BE 7.5 SACK MIX (WITH 358 FLY ASH REPLACEMENT), 1 1/2 INCH MAX AGGREGATE COMBINED, NON-REACTIVE, AIR ENTRAINED AT 5% OR 1% MIN. ADDITIVE AND CONTAINING FIBER ADDITIVE PER MANUFACTURER'S RECOMMENDATIONS. REINFORCING STEEL SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO SPECIFICATIONS OF A 6% GRADE 60.
- CORRUGATED METAL PIPE SHALL BE A PLASTIC AND ITS FABRICATION AND INSTALLATION SHALL CONFORM TO THE PROVISIONS OF SECTION 66, "CORRUGATED METAL PIPE", OF THE CALTRANS "STANDARD SPECIFICATIONS".
- FABRICATION AND INSTALLATION OF CORRUGATED GALVANIZED STEEL PIPE SHALL CONFORM TO THE PROVISIONS OF SECTION 64, "PLASTIC PIPE", OF THE CALTRANS "STANDARD SPECIFICATIONS".
- FLANGED END SECTIONS, DROP INLETS, AND GRATES SHALL CONFORM TO THE PROVISIONS OF SECTION 75, "WELDED/MANUFACTURED METAL", AND SECTION 76, "WELDED/MANUFACTURED FACILITIES", OF THE CALTRANS "STANDARD SPECIFICATIONS".
- BACKFILL AND BEDDING MATERIAL FOR COLLIERIES AND UTILITY TRENCHES SHALL COMPLY WITH PROJECT PLANS AND APPLICABLE PROVISIONS OF THE CALTRANS "STANDARD SPECIFICATIONS". SLOREY CONCRETE BACKFILL SHALL CONFORM TO THE PROVISIONS OF SECTION 19-13.62, "SLURRY GEMENT BACKFILL", OF THE CALTRANS "STANDARD SPECIFICATIONS".

SIERRA BUSINESS PARK, LOTS 34 & 35  
 315 INDUSTRIAL CIRCLE  
 MONO COUNTY, CALIFORNIA



REVISION	DATE

03/08/2024

SCALE: TP/GP

DATE: 01.1963.9

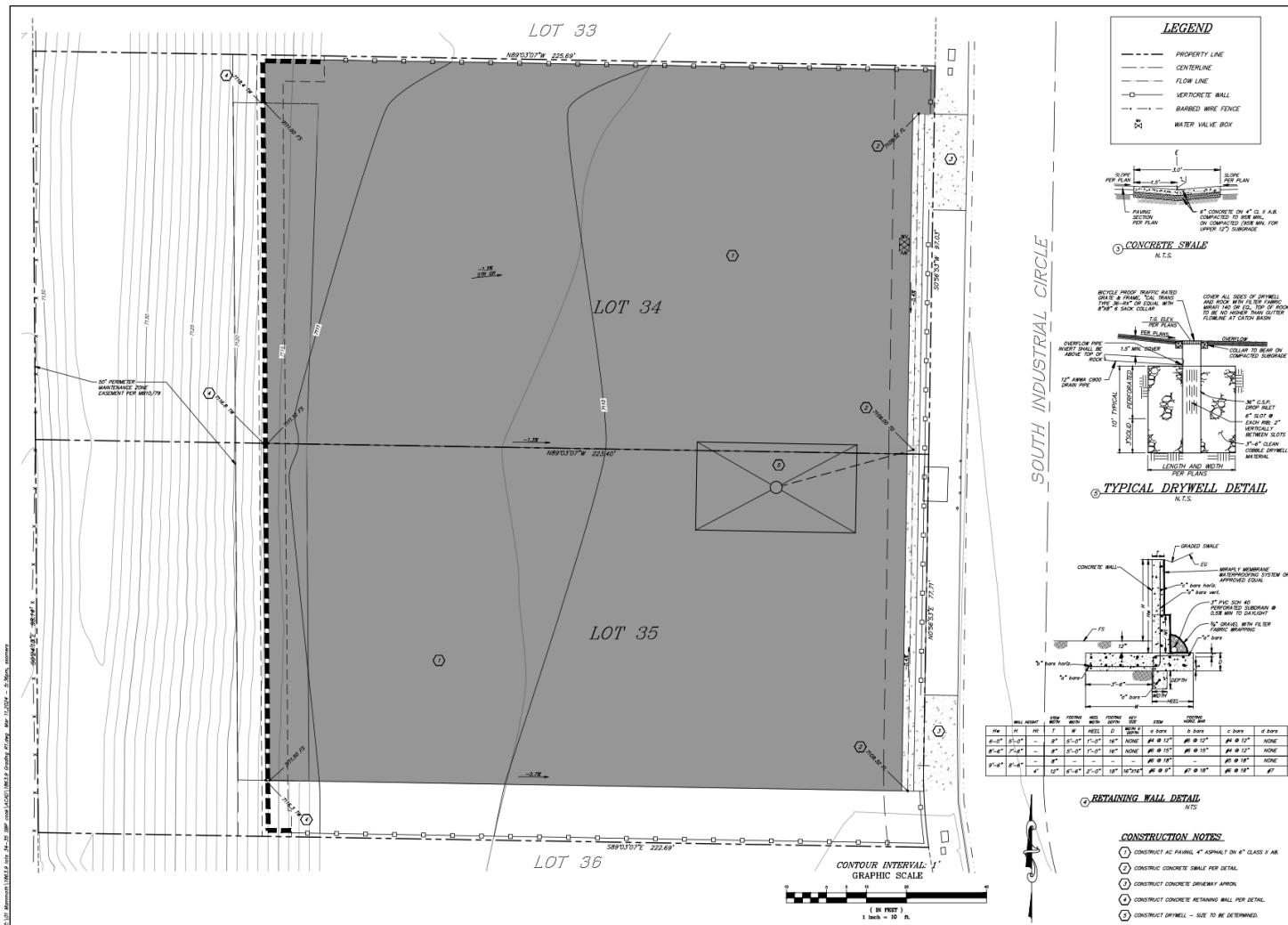
SHEET: 1

2 OF 2 SHEETS



PREPARED AND SUBMITTED BY:  
 THOMAS A. PLATZ DATE: P.E. C 41039





**Sierra Business Park, Lots 34 & 35**  
PAVING AND DRAINAGE PLAN  
UNINCORPORATED AREA OF MONO COUNTY, STATE OF CALIFORNIA

DATE: 03/11/2024  
DRAWN BY: JAS  
CHECKED BY: DT, TMB, L.D  
SHEET NO: 2

# Addendum II

## Project Schedule



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Text1	Jun	Qtr 3, 2023	Qtr 4, 2023	Dec	Qtr 1, 2024	Qtr 2, 2024	Qtr 3, 2024	Qtr 4, 2024	Qtr 1, 2025	Qtr 2, 2025	Qtr 3, 2025	
12	Info	Complete Building final structural drawings and engineering	50 days	Mon 10/9/23	Fri 12/15/23	3	EE	Pellet Mill			EE									
38	Red Flag	Pellet Mill Equipment Loads and Reactions (Certified)	50 days	Mon 10/9/23	Fri 12/15/23	1,2,3	CPS	Pellet Mill			CPS									
17	Red Flag	Building Procurement	20 days	Mon 12/18/23	Fri 1/12/24	12	GCFP	Pellet Mill				GCFP								
32	Red Flag	Order Spare Parts	30 days	Mon 12/4/23	Fri 1/12/24	1,39	GCFP	All				GCFP								
14	Red Flag	Design, engineer and install three-phase power	100 days	Mon 11/6/23	Fri 3/22/24	10,6	TBD	All					TBD							
11	Red Flag	Woodyard Equipment Delivery	180 days	Mon 7/31/23	Fri 4/5/24	7	TBD	Woodyard						TBD						
20	Red Flag	Pellet Mill Equipment Ready to Ship	40 wks	Mon 9/11/23	Fri 6/14/24	1	CPS	Pellet Mill							CPS					
36	Blue Flag	Woodyard equipment erection	20 days	Mon 4/8/24	Fri 5/3/24	11,7	TBD	Woodyard								TBD				
33	Blue Flag	Order Rolls/Dies	20 days	Mon 6/17/24	Fri 7/12/24	20	GCFP	Pellet Mill									GCFP			
18	Red Flag	Building Delivery	150 days	Mon 6/3/24	Fri 12/27/24	17,15FF+10 day	TBD	Pellet Mill												TBD
21	Blue Flag	Pellet Mill Equipment Delivery	40 days	Mon 10/7/24	Fri 11/29/24	20,15FF+10 days	CPS	Pellet Mill												CPS
35	Red Flag	Order PPE, Tools, Consumables	20 days	Mon 12/2/24	Fri 12/27/24	21	GCFP	All												
13	Blue Flag	Obtain environmental and construction permits	52 wks	Mon 10/9/23	Fri 10/4/24	2,1,3	TSS	All												TSS
15	Red Flag	Site preparation	30 days	Mon 10/7/24	Fri 11/15/24	13	TBD	All												TBD
16	Red Flag	Install forms and pour foundation	20 days	Mon 11/18/24	Fri 12/13/24	15	TBD	All												TBD
19	Blue Flag	Building Erection	25 days	Mon 12/30/23	Fri 1/31/25	18,15,16,17	TBD	Pellet Mill												TBD
22	Blue Flag	Pellet Mill Equipment Erection	60 days	Mon 12/16/24	Fri 3/7/25	1,21,16	CPS	Pellet Mill												CPS
27	Red Flag	Hire and train staff	12 wks	Mon 12/16/23	Fri 3/7/25	21,22SS	GCFP	All												GCFP
23	Red Flag	Mechanical Checkout	10 days	Mon 3/10/25	Fri 3/21/25	22	TBD	All												TBD
29	Red Flag	Electrical Install	20 days	Mon 3/10/25	Fri 4/4/25	14,22,15,16,31	TBD	All												TBD
34	Blue Flag	Order Packaging Materials	20 days	Mon 3/10/25	Fri 4/4/25	22	GCFP	Pellet Mill												

Project: 4611 GCFP Schedule  
Date: Mon 8/28/23

Task		Project Summary		Manual Task		Start-only		Deadline		
Split		Inactive Task		Duration-only		Finish-only		Progress		
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress		
Summary		Inactive Summary		Manual Summary		External Milestone				

