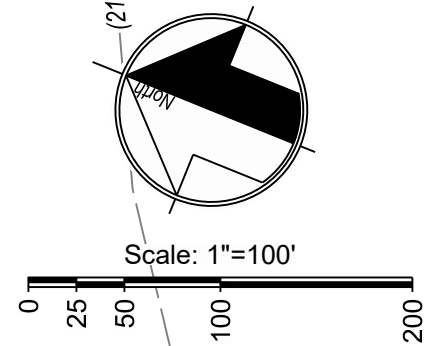
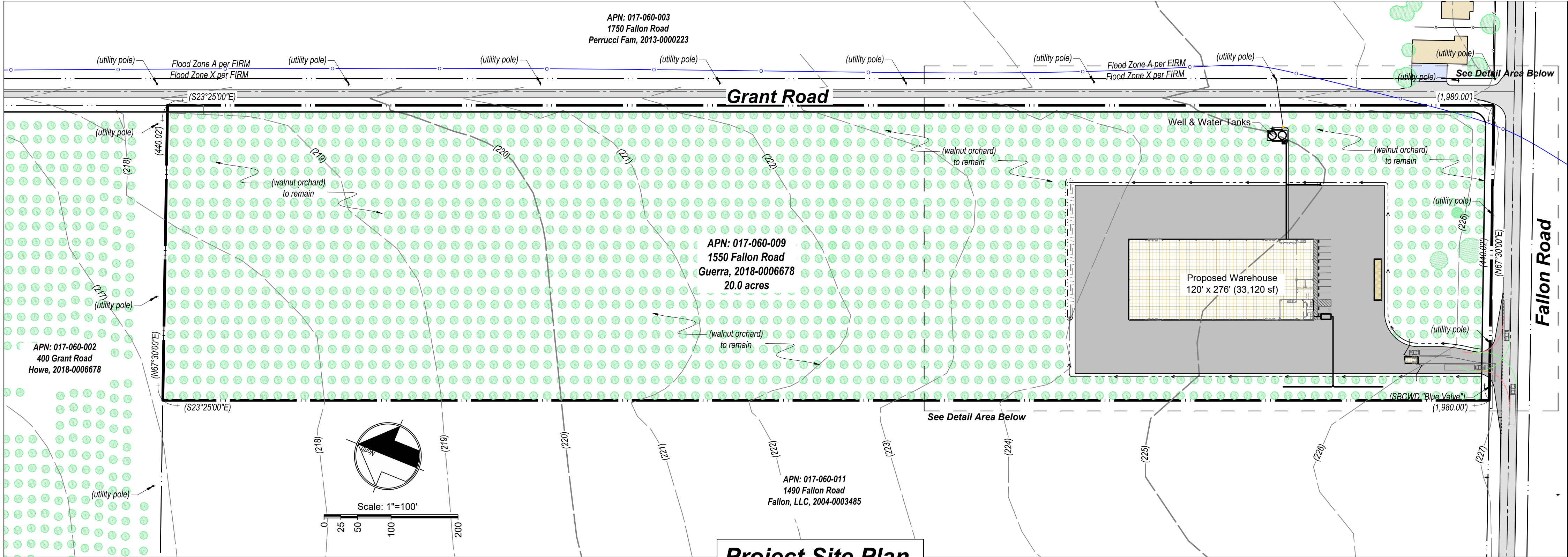
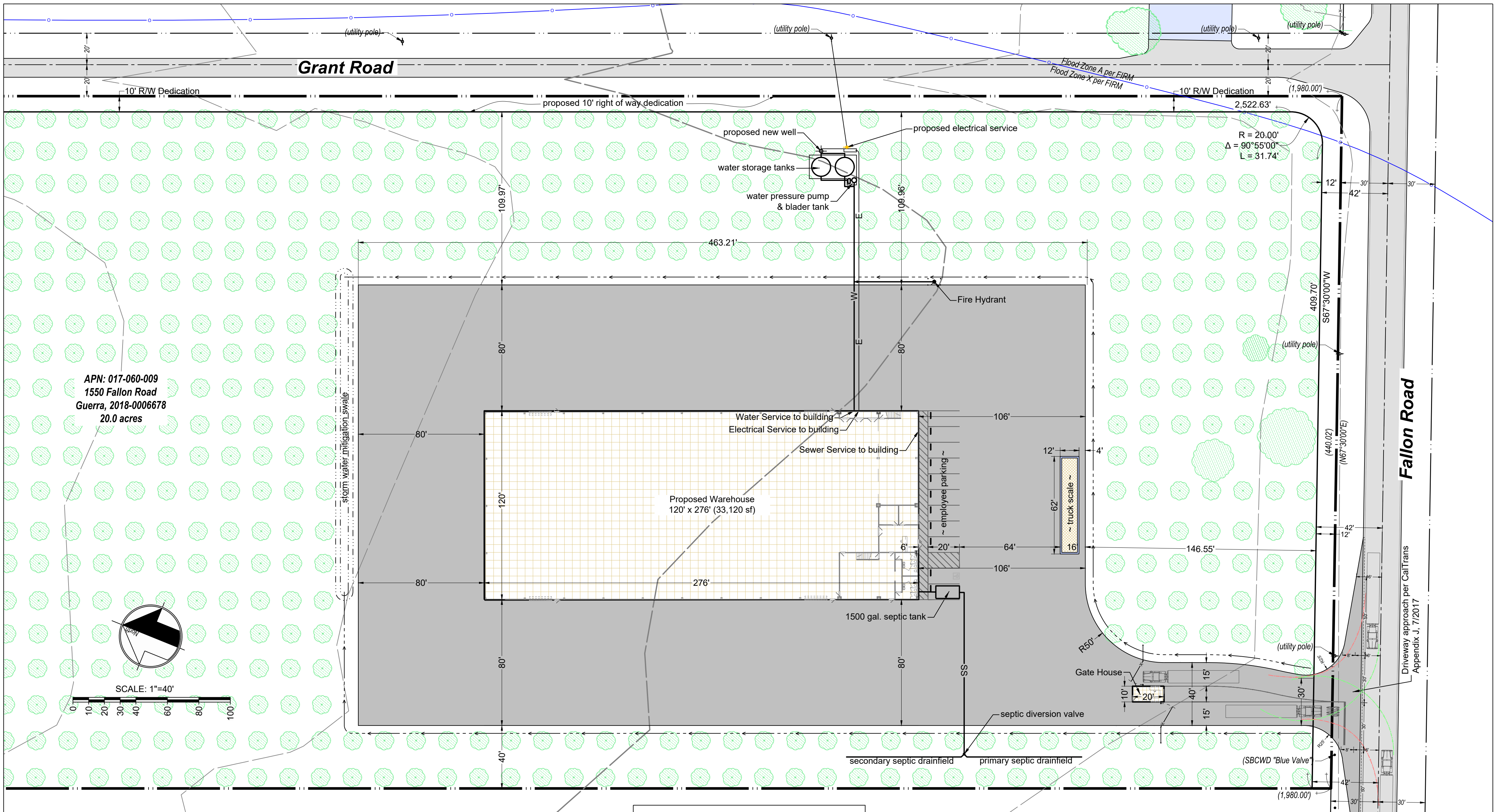


see sheet 2

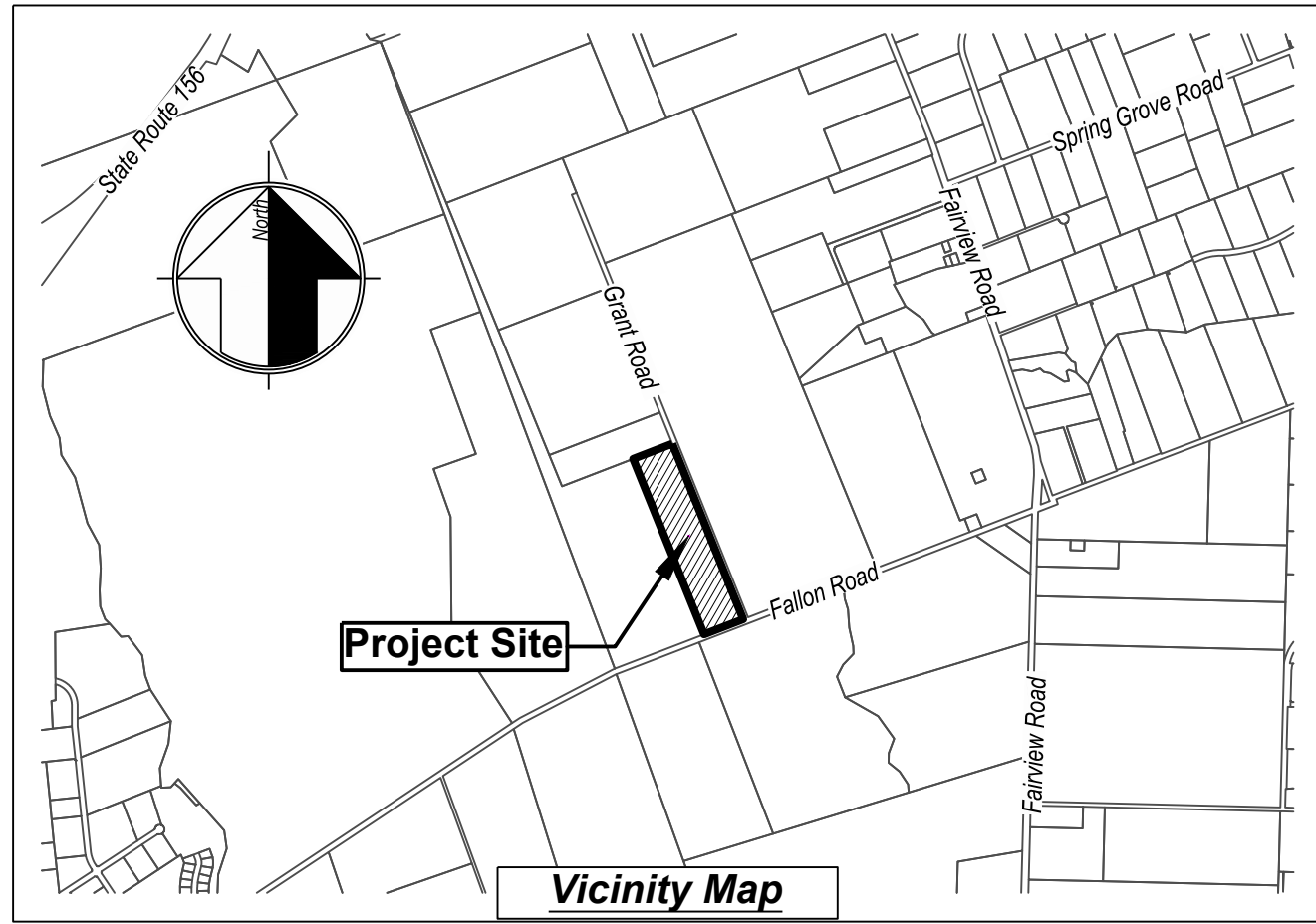
1. Existing Site Topographic Map
2. CUP Site Plan
3. CUP Grading & Drainage Plan
4. CUP Floor Plan & Elevations



Project Site Plan



Building Area Detail



Project Information:

Project Name: Site Development Planning - Warehouse for nut shelling

Applicant: Guerra Nut Shelling Co.
PO Box 1117
Hollister, CA 95023
831.637.4471 / 831.801.4440
frank@guerranut.com

Owner: Guerra Orchards
PO Box 1117
Hollister, CA 95023
831.637.4471 / 831.801.4440
frank@guerranut.com

Engineer: Allen Andrade RCE 58384/LS 7741
MH engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
831.524.2212 / allena@mhengineering.com

Project Data Table:

Scale: 1"=100'

Date Map Prepared: January 2021

Current revision Dated: see bottom right of this page

Assessor's Parcel Number: 017-060-009

Parcel Size: 20 acres

General Plan Designation: Agriculture

Zoning: Agricultural Productive

Building Area: 33,120 sf warehouse

Disturbed Area: 135,966 sf (3.15 acres) 15% of parcel

Grading Amounts: 250± cy cut / 250± cy fill max cut/fill +/-1.5'

Tree Removal: 315 orchard trees

Fire Severity: Non-Wildland/Non-Urban per 11/7/2007 CalFire map and <https://gis.csb.ca/>

Flood Zone: Project site is within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to FIRM 06069C0070D. A small portion of the southeast corner of the property is within Zone A per FIRM 06069C0090D 4/16/2009 this is not a part of the project area.

Seismic Zone: there are no seismic special studies zone areas on this parcel per the San Felipe (1/1/1982) and Three Sisters (7/1/1986) quadrangle Special Studies Zone Maps.

Water: on-site private well

Electricity: PG&E

Gas: Telephone: AT&T

Sewer: on-site septic system

Source of Contours/Topo: contours shown on this map are based on 2010 AMBAG LIDAR supplemented by visual inspection by MH Engineering.

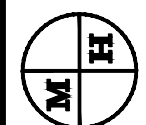
Project Description:

Construction of 276' x 120' (33,120 sf) warehouse for Guerra Nut Shelling Co. on 1550 Fallon Road, APN 017-060-009. The property is currently a walnut orchard owned by the Guerra family and is a component of the company's walnut processing operation on Hillcrest Road in Hollister. The proposed warehouse is needed for storage of harvested walnuts and would be placed in the orchard as shown on the site plan. The proposed building, parking area around the building, and driveway to Fallon Road would cover 3.15 acres of the 20 acre walnut orchard. The remaining 16.85 acres shall remain as a productive walnut orchard during and after the construction of the proposed warehouse.

Once constructed, the warehouse would receive a maximum of 5 trucks per day during the harvest month of October, 1-2 trucks per day shipping out intermittently from November thru May, and be relatively idle from June thru September. Hours of operation would be 5 am to 5 pm 7 days a week with 10 employees maximum on-site during the harvest month of October. November thru May would have a maximum of 5 employees on-site with the hours of operation being intermittent and based on when the 1-2 truck loads are loaded and shipped probably 1 - 2 hours a day. From June thru September activities at the ware house would be limited to weekly building maintenance and preparations as necessary for the next walnut harvest. It is acknowledged that this site may be conducive to future use for washing, sorting, packaging, shelling, etc. however, due to the uncertainty with regard to the extent to which this may or may not occur at some unknown date in the future, the use permit shall include terms that require amendment for uses which would increase the number of employees or number of truck trips shown herein. Reception, Office, and Employee Break Rooms may be framed with initial construction yet may not be furnished and finished at this stage - Restrooms shall be finished as shown.



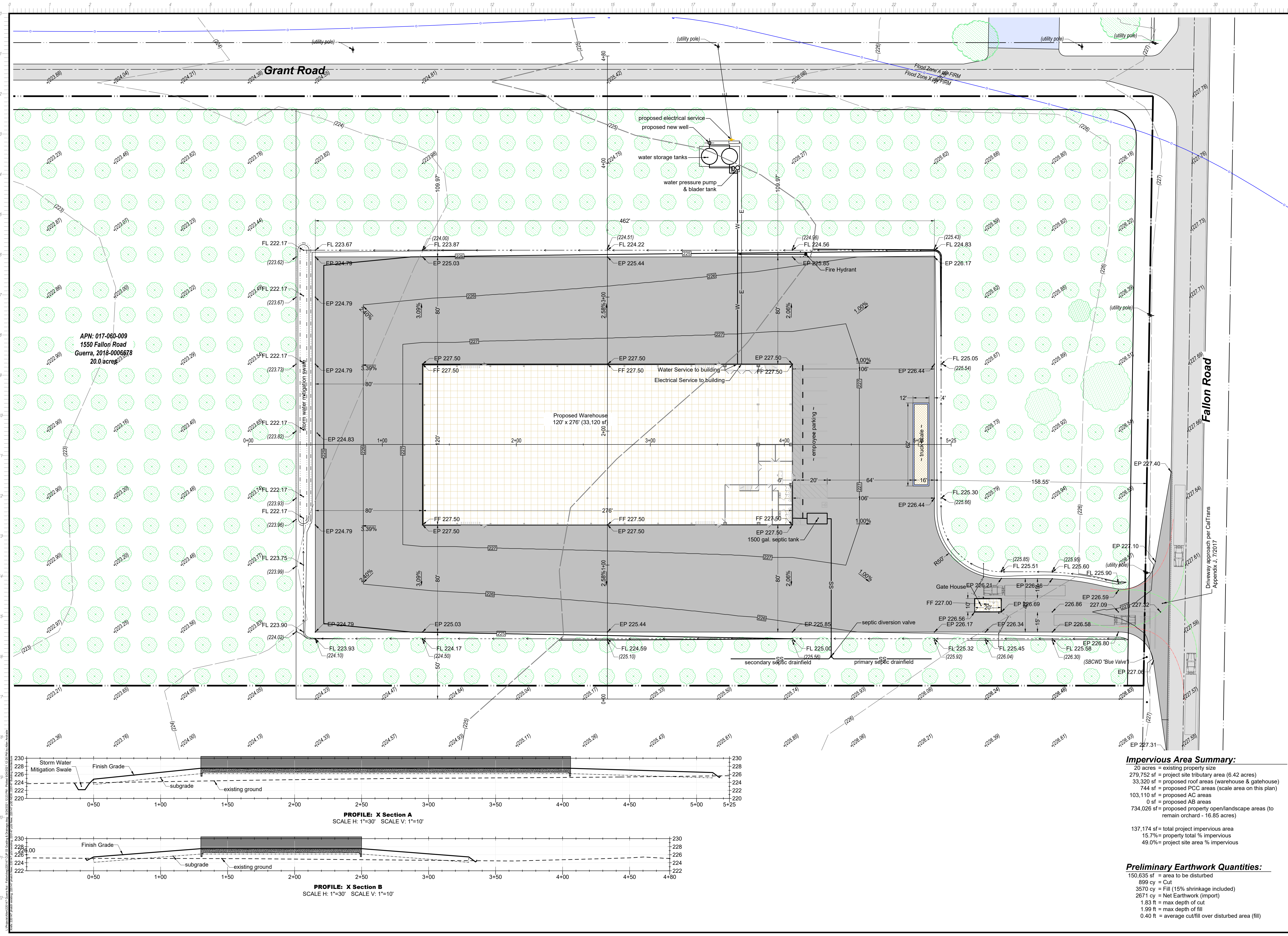
MH engineering Co.



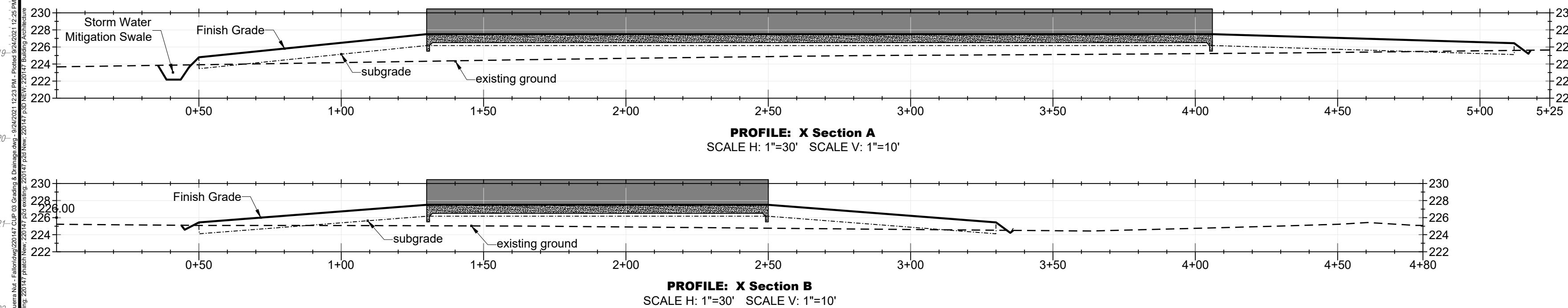
CUP Site Plan

Guerra Nut Shelling Co.

DATE: 2021-09-24	JOB NO.
SCALE: As Noted	220147
DRAWN BY: aa	SHEET
CHECKED BY: tg	2
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APN: 017-060-009
1550 Fallon Road
Guerra, 2018-0006678
20.0 acres



Impervious Area Summary:
20 acres = existing property size
279,752 sf = project site tributary area (6.42 acres)
33,320 sf = proposed roof areas (warehouse & gatehouse)
744 sf = proposed PCC areas (scale area on this plan)
103,110 sf = proposed AC areas
0 sf = proposed AB areas
734,026 sf = proposed property open/landscape areas (to remain orchard - 16.85 acres)

137,174 sf = total project impervious area
15.7% = property total % impervious
49.0% = project site area % impervious

Preliminary Earthwork Quantities:
150,635 sf = area to be disturbed
899 cy = Cut
3570 cy = Fill (15% shrinkage included)
2671 cy = Net Earthwork (import)
1.83 ft = max depth of cut
1.99 ft = max depth of fill
0.40 ft = average cut/fill over disturbed area (fill)

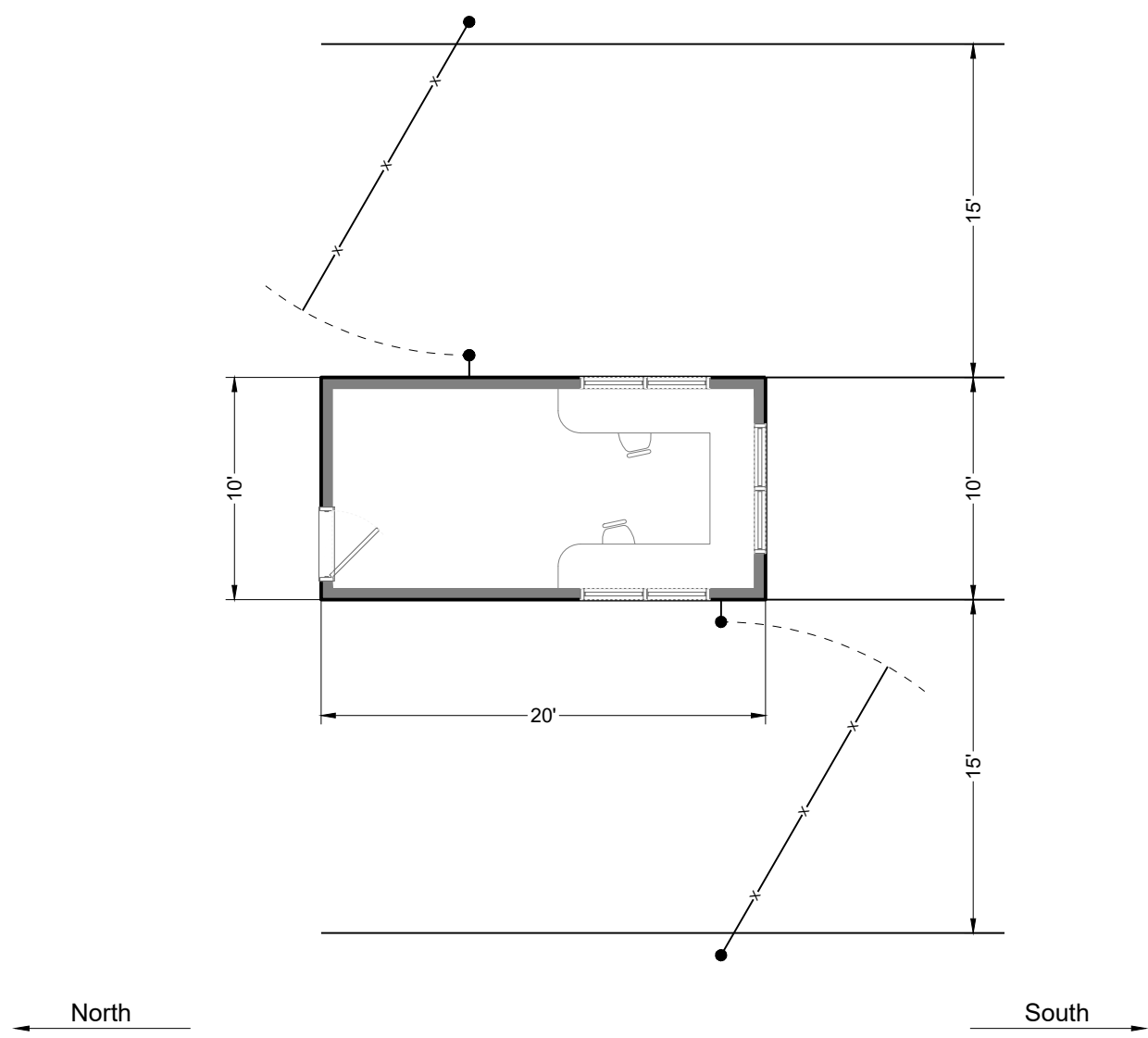
09/24/2024 12:29:27
FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRE
C58384
EXP. 12-31-2022
STATE OF CALIFORNIA
FOR PLANCHHECK ONLY
signature and seal are subject to approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

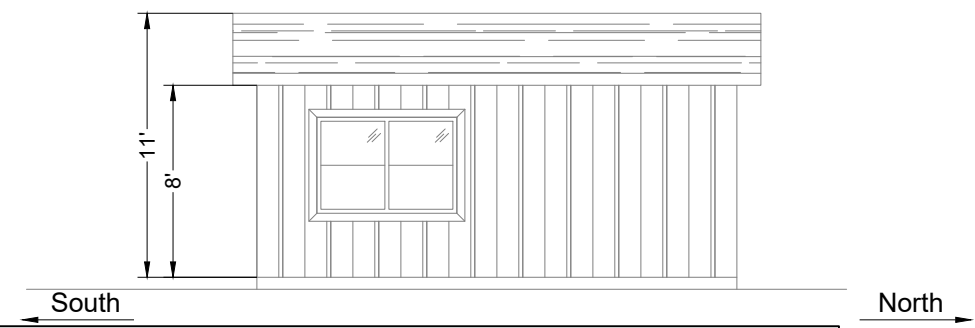
CUP Grading & Drainage Plan
Guerra Nut Shelling Co.

DATE: 2021-09-24
SCALE: As Noted
DRAWN BY: DY
CHECKED BY: AA
JOB NO.
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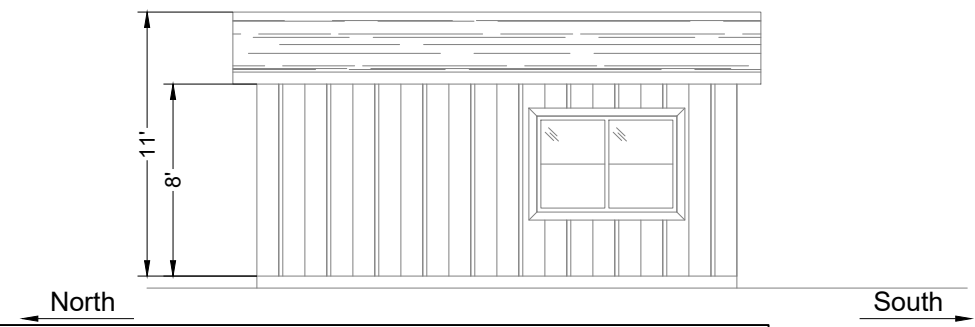
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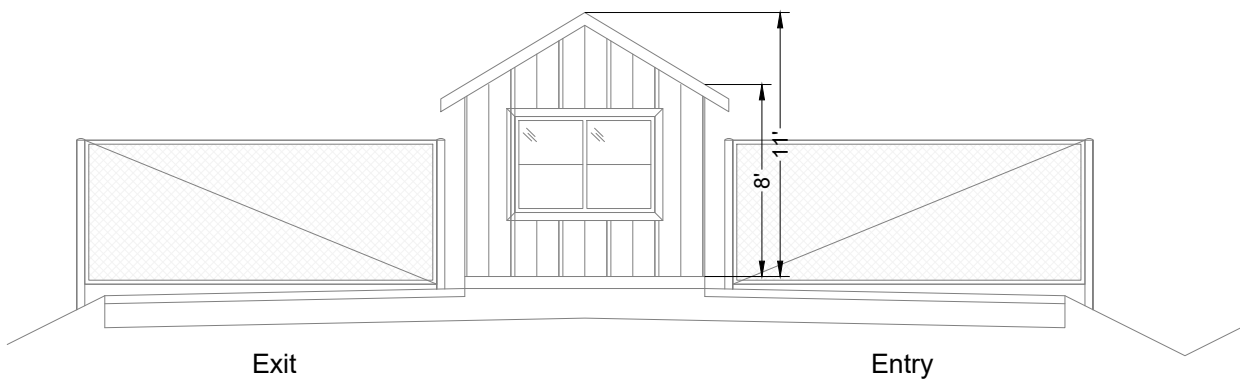
Gatehouse: Floor Plan



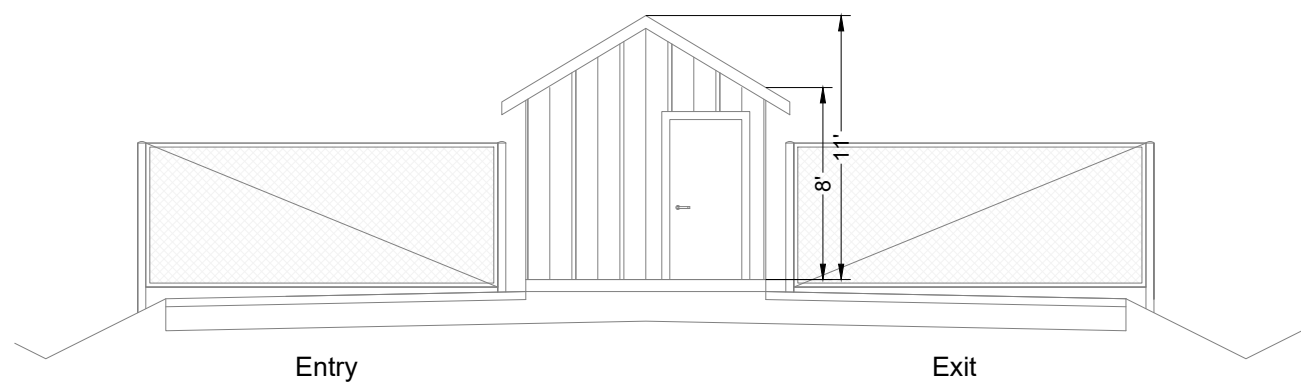
Gatehouse: East Elevation



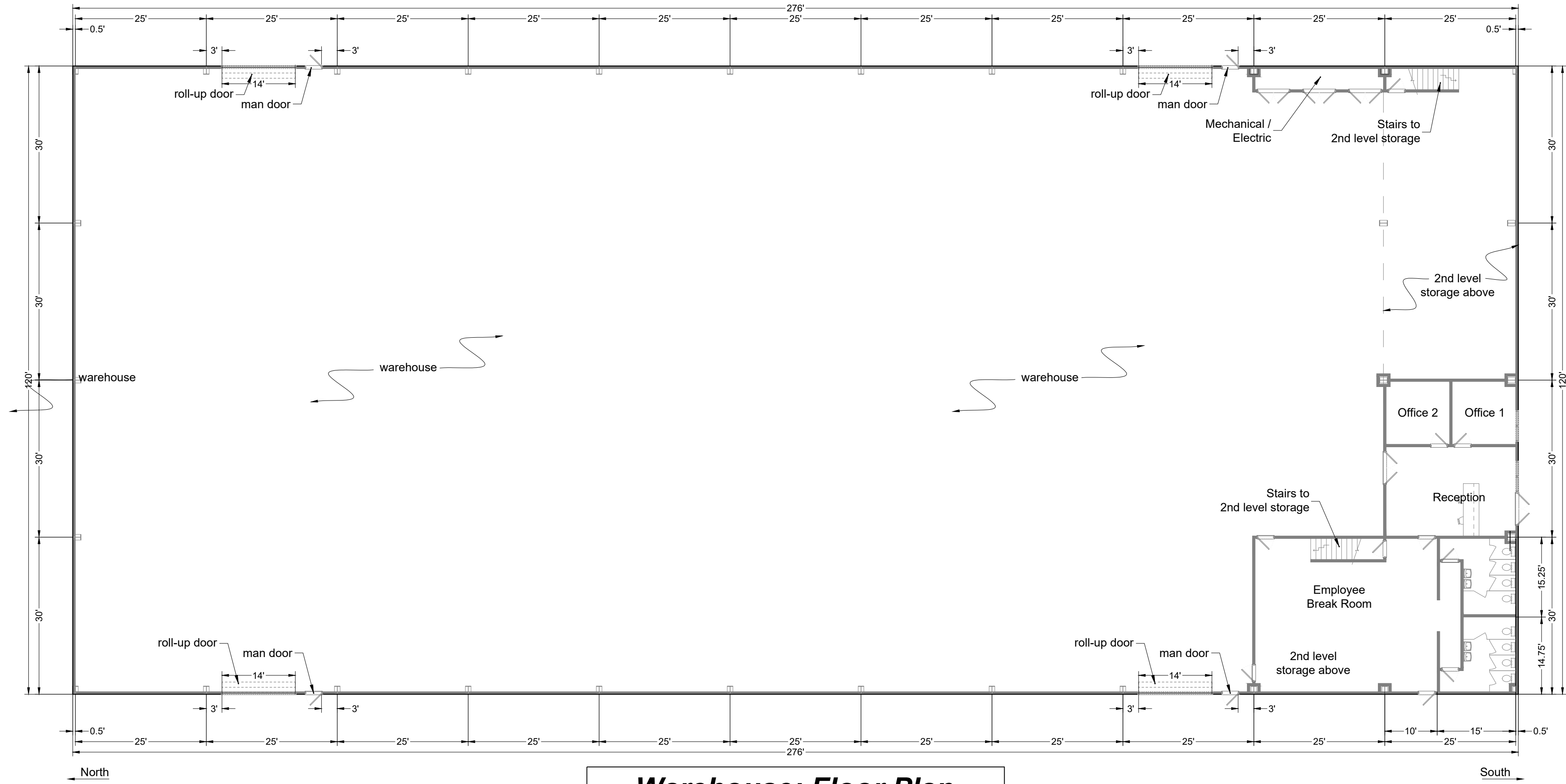
Gatehouse: West Elevation



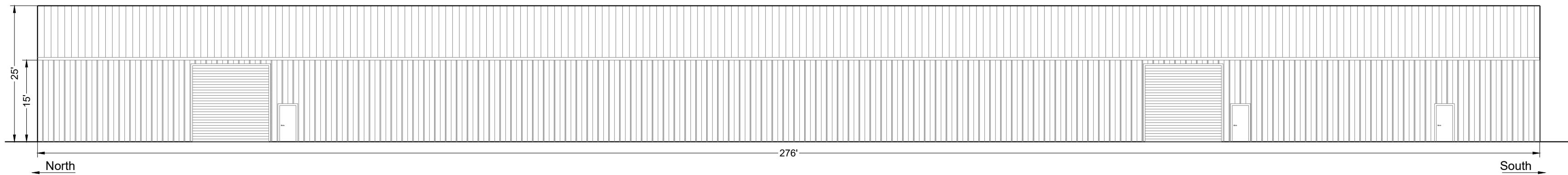
Gatehouse: South Elevation



Gatehouse: South Elevation



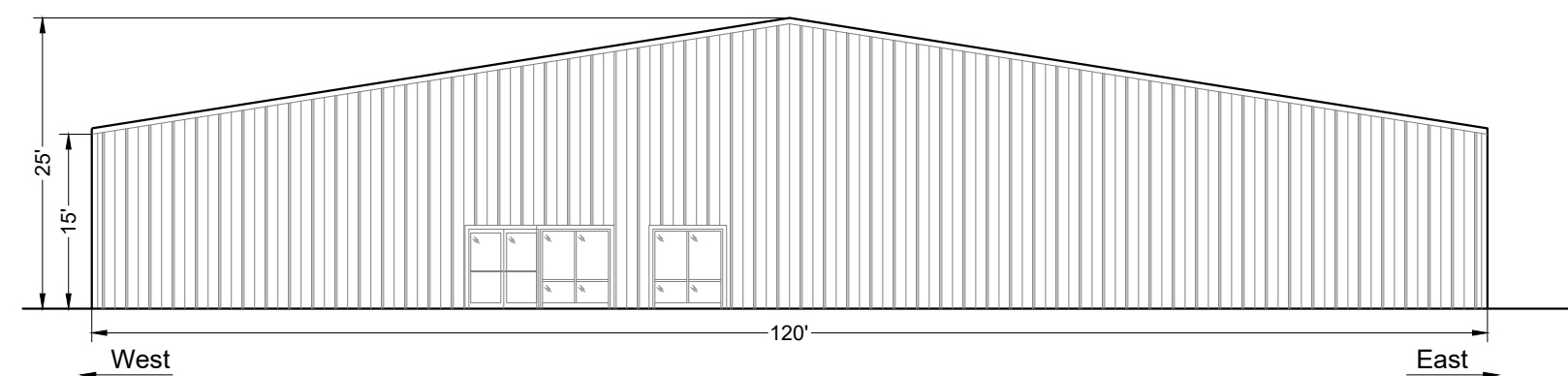
Warehouse: Floor Plan



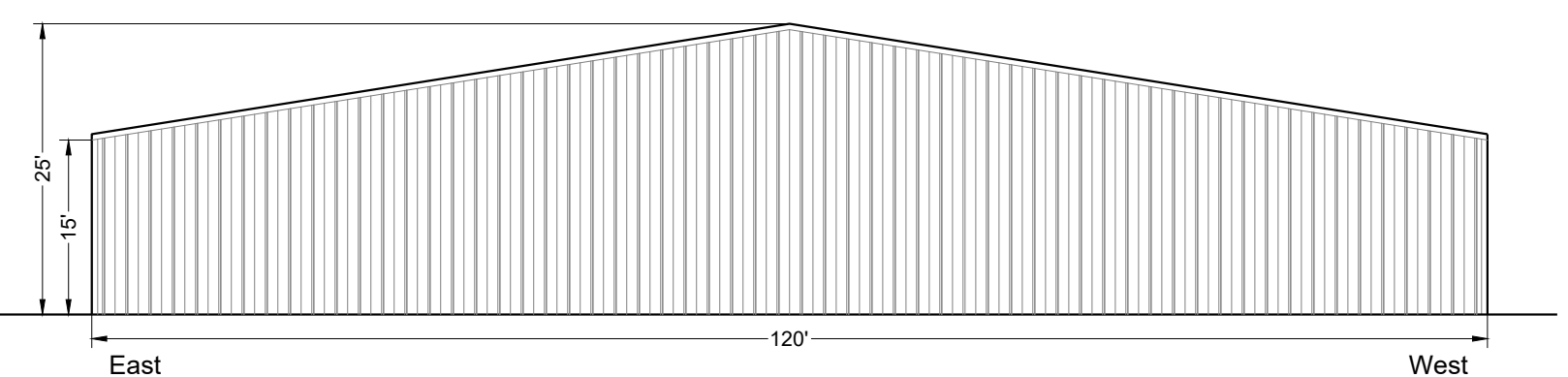
Warehouse: West Elevation



Warehouse: East Elevation



Warehouse: South Elevation



Warehouse: North Elevation

01/24/2021 1:34pm
FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRDE
C58384
EXP. 12-31-2022
STATE OF CALIFORNIA
FOR PLANCHECK ONLY
signature shall be provided upon approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

CUP Building Floor Plans & Elevations
Guerra Nut Shelling Co.

DATE: 2021-09-04
SCALE: As Noted
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CHECKED BY: AA
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