SOUTHWEST KINGS GROUNDWATER SUSTAINABILITY AGENCY

944 Whitley Avenue, Suite B Corcoran, CA 93212

www.swkgsa.org

AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS

May 21, 2026
3:30 p.m.
19813 Madison Avenue
Stratford, CA 93266

The public may participate in the meeting as otherwise permitted under the Brown Act. Any member of the public may address the SWKGSA Board of Directors concerning any item on the agenda before or during its consideration of that matter, as appropriate.

CALL TO ORDER

ROLL CALL

John Vidovich, Chair
Craig Andrew, Vice Chair
Jim Wilson, Secretary/Treasurer

PUBLIC COMMENT

The Board of Directors welcomes participation in Board meetings. The public may address matters under the jurisdiction of the Board that have not been posted in the Agenda. However, California Law prohibits the Board from taking action on any matter that is not on the posted Agenda unless the Board determines that it is an emergency or one of the other situations specified in Government Code section 54954.2. The public will be given the opportunity to address the Board on any item on the Agenda at this time or before the Board's consideration of that item. If members of the public desire to address the Board relative to a particular Agenda item at the time it is to be considered, they should so notify the Chair of the Board at this time. The Chair may limit the total amount of time allocated for public testimony on particular issues for each individual speaker.

POTENTIAL CONFLICTS OF INTERESTS

(Any Board member who has a potential conflict of interest may now identify the item and recuse himself from discussing and voting on the matter.) [FPPC § 87105.]

CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
   Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9 (two potential cases)

CONSENT ITEMS

2. Approval of Minutes for the special meeting held on March 19, 2026
3. Approval/Ratification of Southwest Kings GSA warrants/finances (01/01/2026 – 04/30/2026)

ACTION CALENDAR

4. Consider approval of Project Proposal from Landmark Irrigation for meters and telemetry

5. Consider approval of cost estimate from Water Associates for installation of meters and telemetry
6. Consider action to approve form of "Access, Entry, and Indemnity Agreement" for Groundwater Meter Installation and Monitoring Program
7. Consider action to approve the Tulare Lake Model Update Proposal
8. Consider action to stay implementation of Groundwater Allocation Policy
9. Consider adoption of "New Well Installation Policy"
10. Consider Project Review Consultation Notice from Kings County Community Development Agency for Site Plan Review No. 26-04 (GPD Group, Inc/Rivian)
11. Consider action to cancel or reschedule regular Board meeting on June 5, 2026

UPDATES

12. Tulare Lake Subbasin Update
13. Meters and Telemetry
14. General Counsel Update
15. Director Reports and Comments
16. Other updates, as appropriate

ADJOURNMENT

17. Adjourn to the next meeting on June 5, 2026, at 19813 Madison Avenue, Stratford, or as otherwise directed by the Board of Directors.

- Items on the Agenda may be taken in any order.
- Action may be taken on any item listed on the Agenda.
- Writings relating to open session Agenda items that are distributed to members of the Board of Directors will be available for inspection at the Authority office, excluding writings that are not public records or are exempt from disclosure under the California Public Records Acts.

Americans with Disabilities Act of 1990: Under this act, a qualifying person may request that the Authority provide a disability-related modification or accommodation in order to participate in any public meeting of the Authority. Such assistance includes alternative formats for the agendas and agenda packets used for any public meetings of the Authority. Requests for assistance shall be made in person, via telephone, or in written form to the SOUTHWEST KINGS GROUNDWATER SUSTAINABILITY AGENCY Office at 944 Whitley Avenue, Suite B, Corcoran, CA 93212 (559) 992-8980. Requests must be received at least 48 hours prior to a scheduled public meeting.

SOUTHWEST KINGS GROUNDWATER SUSTAINABILITY AGENCY
Special Board Meeting
Minutes
March 19, 2026

The Board of Directors of the Southwest Kings Groundwater Sustainability Agency met at 19813 Madison Avenue, Stratford, California, on Thursday, March 19, 2026, at the hour of 2:00 p.m.

Chair Vidovich presided and Staci Wilkins recorded the minutes.

Directors Present: John Vidovich
Craig Andrew
Jim Wilson

Directors Absent:

Others Present:

Amer Hussain
Staci Wilkins
Brett Stroud
Ceil Howe, Jr.
Ceil Howe III
Julie Martella
Johnny Gailey
Alex Young
Gunther Vecpuisis
Monserrat Solis
Riley Jones
Mark Gilkey

The meeting was called to order at 2:00 p.m.

PUBLIC COMMENT

There were no public comments.

**The agenda items were taken out of order at this point of the meeting.

ACTION CALENDAR

2. Consider action to accept the resignation of John Kinsey as General Counsel

   On the motion of Director Andrew and seconded by Director Wilson, the Board voted to accept the resignation of Mr. Kinsey. (3-0)

3. Consider action to approve the Letter of Engagement with Young Wooldridge LLP to hire Brett Stroud as General Counsel.

   On the motion of Director Andrew and seconded by Director Wilson, the Board voted to approve the Letter of Engagement with Young Wooldridge LLP. (3-0)

CLOSED SESSION

The Board entered into Closed Session at 2:03 p.m.

8. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9 (one potential case)

   The Board returned to Open Session at 2:35 p.m. There was no reportable action taken.

**The meeting returned to its original order from this point.

ACTION CALENDAR

1. Approval of Minutes of the Special Board Meeting held on February 13, 2026

   On the motion of Director Andrew and seconded by Director Wilson, the Board voted to approve the Minutes as presented. (3-0)

4. Consider action to approve the draft New Well Installation Policy.

   Mr. Hussain reviewed the policy and received comments from the Board and public. He will update the policy and bring it back to the Board for consideration of approval at the next meeting.

5. Consider action to ratify the hiring of Guntars Vecpuisis as an independent contractor and approve scope of work.

   On the motion of Director Andrew and seconded by Director Wilson, the Board voted to approve the Scope of Work with revisions. (3-0)

6. Consider action to appoint a Board representative and alternate representative to the ACWA JPIA Board of Directors.

   On the motion of Director Vidovich and seconded by Director Wilson, the Board voted to name Director Andrew as the Board Representative and Director Wilson to the ACWA JPIA Board of Directors. (3-0)

UPDATES

7. Tulare Lake Subbasin

   Mr. Hussain provided the following update:

   - On March 9, communication with staff focused on water level SMCs. There will need to be revisions made to the GSP, including definitions of the water level SMC
   - On March 10, GSAs heard that Best Management Practices (BMP) criteria will need to be implemented. Coordination amongst GSAs was encouraged and they will hold meetings with each individual GSAs in the weeks to come.
   - The State Board will consider a resolution at its April 7 meeting to exclude pumpers who pump 20 AF or less from fees. If you wish to comment, March 30 at noon is the deadline.
   - GEARS – Landowners should have received Correspondence ID in the mail. If not, send email or call for that information. The State will be offering an online GEARS tutorial on March 26, 2:00 – 4:30 p.m.
   - Mr. Hussain will work with Mr. Stroud on revising the exclusion request to the State.

- Following the approval of the New Well Permitting Policy, the only remaining items for the GSP are the Subsidence Management Plan and Recharge Policy.

ADJOURNMENT

9. There being no further business to come before the Board on the occasion of the March 19, 2026, meeting, Chair Vidovich adjourned the meeting at 3:06 p.m. until the next Board meeting scheduled for 2:00 p.m. on April 17, 2026, at 19813 Madison Avenue, Stratford, or as otherwise directed by the Board.

Attest:

_____

Craig Andrew, Vice Chair

_____

Jim Wilson, Secretary

DRAFT

Southwest Kings Groundwater Sustainability Agency

Check Detail

January - April, 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
Bill.com Money Out Clearing						
01/06/2026	Bill Payment (Check)		Provost & Pritchard Consulting Group	Inv 126279		-39.90
						-39.90
01/16/2026	Bill Payment (Check)		Tri County Water Authority	Inv 0108		-1,140.58
						-1,140.58
01/16/2026	Bill Payment (Check)		Cuttone & Mastro	Inv 6639		-5,525.00
						-5,525.00
01/16/2026	Bill Payment (Check)		Angiola Water District	Inv 4023		-500.00
						-500.00
01/16/2026	Bill Payment (Check)		M. Green and Company, LLP	Inv 195418		-410.00
						-410.00
01/16/2026	Bill Payment (Check)		Water Blueprint for the SJV	Inv 1148		-2,500.00
						-2,500.00
01/16/2026	Bill Payment (Check)		ACWA	Inv 2026		-2,100.00
						-2,100.00
01/16/2026	Bill Payment (Check)		LAND IQ	Inv 7469		-1,357.49
						-1,357.49
02/02/2026	Bill Payment (Check)		Provost & Pritchard Consulting Group	Inv 126833		-22.80
						-22.80
02/02/2026	Bill Payment (Check)		LAND IQ	Inv 7587		-1,357.49
						-1,357.49
02/13/2026	Bill Payment (Check)		M. Green and Company, LLP	Inv 195850		-570.00
						-570.00
02/13/2026	Bill Payment (Check)		Tri County Water Authority	Inv 0112		-945.98
						-945.98
02/13/2026	Bill Payment (Check)		Cuttone & Mastro	Inv 6663		-260.00
						-260.00
02/13/2026	Bill Payment (Check)		Angiola Water District	Inv 4038		-500.00
						-500.00
02/27/2026	Bill Payment (Check)		Staci Wilkins	Inv February2026		-62.35
						-62.35
02/27/2026	Bill Payment (Check)		LAND IQ	Inv 7697		-1,357.49
						-1,357.49
03/17/2026	Bill Payment (Check)		M. Green and Company, LLP	Inv 196332		-910.00
						-910.00
03/17/2026	Bill Payment (Check)		Provost & Pritchard Consulting Group	Inv 128048		-60.00
						-60.00
03/17/2026	Bill Payment (Check)		Angiola Water District	Inv 4059		-500.00

Southwest Kings Groundwater Sustainability Agency

Check Detail

January - April, 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
						-500.00
04/01/2026	Bill Payment (Check)		Staci Wilkins	Inv March2026		-31.18
						-31.18
04/15/2026	Bill Payment (Check)		M. Green and Company, LLP	Inv 197013		-675.00
						-675.00
04/15/2026	Bill Payment (Check)		Young Wooldridge LLP	Inv 03/31/2026		-4,303.75
						-4,303.75
04/15/2026	Bill Payment (Check)		Kings River Conservation District	Inv 5224		-1,935.32
						-1,935.32
04/15/2026	Bill Payment (Check)		Angiola Water District	Inv 4068		-500.00
						-500.00
04/15/2026	Bill Payment (Check)		LAND IQ	Inv 7799		-1,357.49
						-1,357.49
04/30/2026	Bill Payment (Check)		Guntars Vecpuisis	Inv 4/15/2026		-10,000.00
						-10,000.00

Note
No assurance is provided on these financial statements.

Southwest Kings Groundwater Sustainability Agency

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - April, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
401 Benefit Assessment	135,413.88	135,404.00	9.88	100.01 %
450 Grant Income	76,628.59		76,628.59	
Total Revenue	**$212,042.47**	**$135,404.00**	**$76,638.47**	**156.60 %**
GROSS PROFIT	**$212,042.47**	**$135,404.00**	**$76,638.47**	**156.60 %**
Expenditures				
502 Accounting	2,265.00	8,500.00	-6,235.00	26.65 %
503 Legal	11,074.25	25,000.00	-13,925.75	44.30 %
504 Clerical	93.53		93.53	
505 Insurance		3,000.00	-3,000.00	
506 Website	82.80	480.00	-397.20	17.25 %
507 Audit		5,840.00	-5,840.00	
520 GSP				
520-2 Annual Report	2,086.56	30,000.00	-27,913.44	6.96 %
520-3 Monitoring/DMS	7,365.28	30,000.00	-22,634.72	24.55 %
Total 520 GSP	**9,451.84**	**60,000.00**	**-50,548.16**	**15.75 %**
530 Dues		5,000.00	-5,000.00	
540 Contingency		50,000.00	-50,000.00	
580 Outside Services				
580.1 Consulting		50,000.00	-50,000.00	
580.3 Management Fees	12,000.00	6,000.00	6,000.00	200.00 %
Total 580 Outside Services	**12,000.00**	**56,000.00**	**-44,000.00**	**21.43 %**
590 Other	497.00		497.00	
Five Year Update/TL Model		50,000.00	-50,000.00	
Total Expenditures	**$35,464.42**	**$263,820.00**	**$ -228,355.58**	**13.44 %**
NET OPERATING REVENUE	**$176,578.05**	**$ -128,416.00**	**$304,994.05**	**-137.50 %**
Other Revenue				
490 Interest	6,921.54	8,000.00	-1,078.46	86.52 %
Total Other Revenue	**$6,921.54**	**$8,000.00**	**$ -1,078.46**	**86.52 %**
NET OTHER REVENUE	**$6,921.54**	**$8,000.00**	**$ -1,078.46**	**86.52 %**
NET REVENUE	**$183,499.59**	**$ -120,416.00**	**$303,915.59**	**-152.39 %**

Southwest Kings Groundwater Sustainability Agency

Statement of Net Assets

As of April 30, 2026

	TOTAL		
	AS OF APR 30, 2026	AS OF APR 30, 2025 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
102 LAIF	563,607.68	223,334.22	340,273.46
103 Citizens Bank	225,520.63	313,659.10	-88,138.47
Total Bank Accounts	**$789,128.31**	**$536,993.32**	**$252,134.99**
Accounts Receivable			
Accounts Receivable	56,034.07	157,055.12	-101,021.05
Total Accounts Receivable	**$56,034.07**	**$157,055.12**	**$ -101,021.05**
Total Current Assets	**$845,162.38**	**$694,048.44**	**$151,113.94**
TOTAL ASSETS	**$845,162.38**	**$694,048.44**	**$151,113.94**
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	7,190.50	17,194.35	-10,003.85
Total Accounts Payable	**$7,190.50**	**$17,194.35**	**$ -10,003.85**
Total Current Liabilities	**$7,190.50**	**$17,194.35**	**$ -10,003.85**
Total Liabilities	**$7,190.50**	**$17,194.35**	**$ -10,003.85**
Equity			
Retained Earnings	654,472.29	453,679.07	200,793.22
Net Revenue	183,499.59	223,175.02	-39,675.43
Total Equity	**$837,971.88**	**$676,854.09**	**$161,117.79**
TOTAL LIABILITIES AND EQUITY	**$845,162.38**	**$694,048.44**	**$151,113.94**

Note
Accrual Basis

Project Proposal for

SOUTHWEST KINGS GSA

Well Automation

This Agreement made by and between Exeter Irrigation, a Division of Landmark Irrigation Inc., hereinafter called the Contractor, and Southwest Kings GSA, hereinafter called the Purchaser.

Project Description:

This Proposal is for the materials and installation of well control and telemetry equipment as specified below at several locations near, Lemoore, Kings County, California.

A. Materials

Included in this installation will be the following WiseConn equipment:

One Site – Pump Station
- (1) RF-C1 Gateway
- (1) Flow monitoring
- Misc Electrical

Six Sites – In-Field
- (5) RF-V1 Node
- (1) Flow monitoring
- Misc Electrical

B. Other Labor & Materials

This Proposal includes the sale of equipment, with all labor for installation and calibration to be completed by others and billed in addition on a time basis.

C. Subscription

The price listed does not include necessary subscription fees. Ongoing service will be required for the following equipment, billed annually:

- 5x – V1 units
- 1x – C1 Lite
- 1x – Data plan

1345 N. Kaweah, Exeter, CA, 93221 — (559) 592-2953 — FAX (559) 592-3311

Project Conditions, Exceptions and Exclusions:

1. The customer is responsible for any necessary work in addition to or beyond what has been described.
2. The project site is to be clear of any debris or obstacles, including, but not limited to, berms, uneven terrain along trench path, and branches impeding trench path.
3. Project may be subject to additional charge for excavation in hard pan or obstacles found during excavation; it is recommended that irrigation precede installation by 48 hours to aid in digging and prevent rescheduling.
4. Title of materials is transferred to Purchaser at time of delivery.
5. This Proposal will be executed once signed Proposal and Down Payment are received.

Total Price: All prices are valid for 15 days from date of Proposal.

Materials	**$**	**10,246.74**
Tax 2.25%	**$**	**230.55**
Total	**$**	**10,477.29**

Terms: The Purchaser will pay Contractor according to the following plan. Due net, 10 days.

Due Upon Acceptance of Proposal	**$**	**5,238.65**
Due Upon Installation	**$**	**5,238.64**

Acceptance:

The undersigned offers this project proposal and purchaser accepts this proposal and ***its terms of conditions and payment***.

Contractor: Exeter Irrigation,
A Division of Landmark Irrigation, Inc.

By:_____

Date:_____

By:_____

Date:_____

Purchaser: for Southwest Kings GSA

By: Guntars Vecpuisis

Date: 5/5/2026

By:_____

Date:_____

1345 N. Kaweah, Exeter, CA, 93221 — (559) 592-2953 — FAX (559) 592-3311

water associates

QUOTATION

DATE: 05/14/2026
QUOTATION #: 350025
CUSTOMER: SOUTHWEST KINGS GSA.
PROJECT: 10 IN AG3000 FLOW METER INSTALL
P.O.

QUOTE EXPIRES: 05/30/2026
CONTACT: GUNTAR V.
TERMS: DUE UPON RECEPT OF INVOICE

QTY	DESCRIPTION	UNIT	TOTAL
	DW WL2564		
1	10" SEAMETRICS AG3000 FLANGED MAG METER	$ 3,467.00	$ 3,467.00
	BATTERY POWERED - IP68 - EXTERNAL PLUG-IN CABLE		
	CONNECTORS		
	GPM INDICATOR / .01 ACRE FEET TOTALIZER		
	W/ DATA LOGGER (CABLE NOT INCLUDED, USE PART# DC5-USB)		
	W/ PULSE OUTPUT (CABLE NOT INCLUDED, USE PART# 104094)		
2	10" CLASS D STEEL FLANGE	$ 76.50	$ 153.00
2	SET OF 7/8" X 3 1/2" BOLTS, LOCK WASHER & NUT	$ 85.00	$ 170.00
1	10" STEEL PIPE AND STEEL FITTINGS NEEDED TO INSTALL THE	$ 798.00	$ 798.00
	FLOW METER		
1	LABOR TO CUT THE STEEL PIPE, WELD THE CLASS D STEEL	$ 2,050.00	
	FLANGES, STEEL PIPE, FITTINGS AND INSTALL THE FLOW METER		
	DW WL-7		
1	10" SEAMETRICS AG3000 FLANGED MAG METER	$ 3,467.00	$ 3,467.00
	BATTERY POWERED - IP68 - EXTERNAL PLUG-IN CABLE		
	CONNECTORS		
	GPM INDICATOR / .01 ACRE FEET TOTALIZER		
	W/ DATA LOGGER (CABLE NOT INCLUDED, USE PART# DC5-USB)		
	W/ PULSE OUTPUT (CABLE NOT INCLUDED, USE PART# 104094)		
2	10" CLASS D STEEL FLANGE	$ 76.50	$ 153.00
1	SET OF 7/8" X 3 1/2" BOLTS, LOCK WASHER & NUT	$ 85.00	$ 85.00
1	LABOR TO CUT THE STEEL PIPE, WELD THE CLASS D STEEL	$ 1,400.00	
	FLANGES AND INSTALL THE FLOW METER		
	DW 16-1		
1	12" SEAMETRICS AG3000 FLANGED MAG METER	$ 4,145.00	$ 4,145.00
	BATTERY POWERED - IP68 - EXTERNAL PLUG-IN CABLE		
	CONNECTORS		
	GPM INDICATOR / .01 ACRE FEET TOTALIZER		
	W/ DATA LOGGER (CABLE NOT INCLUDED, USE PART# DC5-USB)		
	W/ PULSE OUTPUT (CABLE NOT INCLUDED, USE PART# 104094)		
2	12" CLASS D STEEL FLANGE	$ 136.50	$ 273.00
1	12" SMITH AND BLAIR COUPLING (OPTIONAL 1)	$ 1,625.00	$ 1,625.00
2	12" STEEL GROOVED ADAPTER (OPTION 2)	$ 185.00	$ 370.00
1	12" STEEL GROOVED ADAPTER CLAMP (OPTION 2)	$ 225.00	$ 225.00
2	SET OF 7/8" X 3 1/2" BOLTS, LOCK WASHER & NUT	$ 85.00	$ 170.00
1	LABOR TO CUT THE STEEL PIPE, WELD THE CLASS D STEEL	$ 1,400.00	
	FLANGES AND INSTALL THE FLOW METER		

PACKAGE DESCRIPTION:

OPTIONS:

COMMENTS:

SUBTOTAL *MATERIALS*	$ 15,101.00
FARM TAX (3.25%)	$ 490.78
LABOR	$ 4,850.00
GRAND TOTAL	$ 20,441.78

FOB: WATER ASSOCIATES

PAYMENT TERMS ARE ***DUE UPON RECEPIT OF INVOICE*** UNLESS ALTERNATE ARRANGEMENTS MADE IN ADVANCE

ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION AND ARE SUBJECT TO CHANGE BASED ON ACTUAL REQUIREMENTS

THANK YOU FOR YOUR BUSINESS

JESUS CUEVAS GM CHUY@WATERASSOCIATES.COM
661 979-4167

ACCESS, ENTRY, AND INDEMNITY AGREEMENT
(Groundwater Meter Installation and Monitoring Program)

"Landowner": _____

"Effective Date": _____

APN(s): _____

This Access, Entry, and Indemnity Agreement ("Agreement") is made and entered into as of the Effective Date set forth above, by and between the Southwest Kings Groundwater Sustainability Agency, a California joint powers authority and public agency ("Agency"), and the Landowner identified above. Agency and Landowner may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. The Agency is a Groundwater Sustainability Agency ("GSA") formed pursuant to the Sustainable Groundwater Management Act ("SGMA"), which is the exclusive GSA under SGMA for a portion of the Tulare Lake Subbasin ("Management Area").

B. In furtherance of its statutory duties under SGMA and its adopted Groundwater Sustainability Plan ("GSP"), the Agency is implementing a groundwater monitoring and reporting program within its Management Area, which includes installation of standardized groundwater extraction meters and related monitoring infrastructure ("Program").

C. Implementation of the Program requires limited, periodic access to private property for installation, inspection, calibration, maintenance, repair, replacement, and data collection associated with groundwater monitoring facilities ("Work").

D. The Agency will retain, direct, and pay licensed and insured third-party contractors to perform the Work, and Landowner will not be responsible for any costs, labor, or expenses associated with the Work.

NOW, THEREFORE, the Parties have entered into this Agreement to allow the Agency access to Landowner's real property in the Management Area under the following terms and conditions:

TERMS AND CONDITIONS

1. Incorporation of Recitals. The foregoing recitals are incorporated herein as terms and conditions of this Agreement.

2. Grant of Right of Entry and Access. Landowner grants to the Agency and its officers, employees, agents, consultants, and contractors, a non-exclusive, revocable license to enter onto Landowner's real property, identified by the Assessor's Parcel Number(s) ("APN(s)") listed above (the "Property") for the purposes of performing the Work in furtherance of the Program.

3. Access and Control. Access shall be limited to those areas reasonably necessary to perform the Work and shall be exercised at reasonable times, subject to reasonable coordination with Landowner except in the case of emergency conditions or data integrity needs.

4. No Conveyance of Property Interest. This Agreement grants the Agency a temporary, non-exclusive, revocable license to enter the Property for the limited purposes described herein. Nothing in this Agreement shall be construed to grant or convey an easement, lease, covenant, or other possessory or ownership interest in real property, nor shall this Agreement be deemed to create any permanent or compensable property right.

5. Duration of Right. The license shall commence on the Effective Date and shall remain in effect until terminated in accordance with Section 6 below.

6. Termination of License. This Agreement and the license granted herein may be terminated as follows:

a. By Landowner, at any time and for any reason, upon not less than sixty (60) days' prior written notice to the Agency.

b. By the Agency, at any time and for any reason, upon written notice to Landowner.

c. By either Party, upon written notice in the event of a material breach by the other Party, provided that the breaching Party shall be afforded a reasonable opportunity to cure such breach.

d. By either Party, upon written notice, if performance under this Agreement is prevented or materially impaired by a force majeure event, including but not limited to acts of God, flood, fire, earthquake, epidemic, war, civil unrest, labor disputes, or acts of any governmental authority, and such condition continues for a period of time rendering further performance impracticable.

e. Automatically, upon permanent cessation of the Agency's groundwater monitoring activities at the Property.

7. Surviving Obligations. Termination or revocation of this Agreement shall not relieve either Party of obligations that expressly or by their nature survive termination, including, without limitation, indemnification, defense, and damage restoration obligations.

8. Costs. The Parties agree that all costs associated with the Work, including equipment, installation, labor, and contractor compensation shall be funded by the Agency.

9. Damage/Restoration. The Agency shall use reasonable care to minimize damage to the Property during performance of the Work. If the Work causes actual physical damage to the Property or existing well infrastructure, the Agency shall, at its sole cost and expense, notify Landowner promptly and repair or restore the affected portion of the Property to substantially the same condition existing immediately prior to the damage, reasonable wear and tear excepted. This obligation is limited to damage directly caused by the Work and does not apply to preexisting conditions or unrelated site conditions.

10. Indemnity. The Agency agrees to defend, indemnify, and hold harmless Landowner for any costs, claims, damages, losses or other liabilities arising out of the negligent or wrongful acts or omissions of the Agency (including any employees, agents, consultants, and contractors) in connection with activities performed on Landowner's property under this Agreement, with the exception that the Agency shall not be responsible for defending, indemnifying, or holding harmless Landowner with regard to costs, claims, damages, losses, or other liabilities arising out

of Landowner's actions, misconduct, or negligence or arising from preexisting conditions on the Property not caused or exacerbated by the Agency or its contractors.

11. Insurance. Landowner understands and acknowledges that Agency is a member of the Association of California Water Agencies Joint Powers Insurance Authority ("JPIA"), pursuant to a joint powers agreement, which provides pooled coverage for damages due to, among other things, bodily injury, property damage, and personal injury. The limit of coverage for each occurrence is $2,000,000 for general liability and auto liability. Landowner agrees to accept Agency's status as satisfactory compliance with Landowner's liability insurance requirements. In the event Agency decides to change its insurance status, Agency agrees to provide Landowner with 30 days' advance written notice of the effective date of the change in status. Agency agrees to provide Landowner with appropriate evidence of insurance coverage(s) and addendum adding the Landowner, its officers, directors, officials, employees, or volunteers, as Additional Covered Parties, including primary and non-contributory language with limits at least as great as required by this paragraph.

12. Written Notices. Written notices between the Parties shall be sent via U.S. mail or electronic communication. Notices to the Agency may be sent to its official address or by email to the secretary of its Board of Directors. Notices to Landowner may be sent either to its address of record with the Secretary of State or to any address or email address associated with the Property in the Agency's records.

13. Entire Agreement. This Agreement contains the entire understanding of and agreement between the Parties concerning the subject matter hereof and supersedes all prior discussions, agreements and understandings among the Parties related to the subject matter of this Agreement.

14. Amendment. Amendments to this Agreement shall only become effective upon execution of a written amendment signed by both Parties.

15. Severability. If any provision of this Agreement is held to be unenforceable for any reason, it shall be adjusted, rather than voided, if possible, to achieve the intent of the Parties, and regardless, the balance of the Agreement shall remain in full force and effect.

16. Governing Law and Venue. This Agreement shall be interpreted and enforced pursuant to the laws of the state of California and any litigation relating to this Agreement shall be filed and maintained in the Superior Court of California, County of Kings.

The signatories hereto represent that they have been appropriately authorized to enter into this Agreement on behalf of the Party for which they sign.

Landowner

Signature: _____ Print Name: _____

Entity (if any): _____ Title: _____

Agency

Signature: _____

Title: _____

Luhdorff & Scalmanini
Consulting Engineers

May 08, 2026

LSCE File No: 26-1-069

Name: XXXXX
Address: XXXXX
E-mail: XXXXX

SUBJECT: SCOPE OF WORK – UPDATE OF TULARE LAKE SUBBASIN INTEGRATED HYDROLOGIC MODEL

Dear Mr. XXXXX,

As requested, Luhdorff and Scalmanini, Consulting Engineers are pleased to provide this scope of work and estimated budget to update the Tulare Lake Subbasin Integrated Hydrologic Model (Model). The objective of this scope is to extend the Model simulation period through the 2025 water year to encompass more current hydrology, update the surface water routing dataset during the historical simulation period, and recalibrate the Model. The Model will then be used to assess whether groundwater level sustainable management criteria (SMCs) are correlated to subsidence SMCs. In addition, the Model will be used to develop revised groundwater level SMCs that correlate to existing subsidence SMCs, if necessary. Following the Model update and recalibration, a subsequent scope of work will be developed that describes the scenarios necessary to evaluate the linkage and relationship between subsidence and groundwater level SMCs. The tasks included in this scope of work are described below.

SCOPE OF WORK

The scope of work is organized in the following five tasks:

(1) Data Acquisition, Compilation, and Analysis
(2) Numerical Flow Model Update and Calibration
(3) Model Projection Update
(4) Technical Memorandum
(5) Project Management, Meetings, and Communication

Task 1 Data Acquisition, Compilation, and Analysis

This task focuses on gathering, compiling, and evaluating data throughout the TLSB and adjacent Subbasins which overlap the existing model domain for three water years (2023-2025). In addition, surface water data for water years (1992-2022) will be revisited and updated as appropriate. This task will be similar as previous efforts and involve outreach to

TLSB groundwater sustainability agencies (GSAs) and other entities to obtain the requisite data to extend the model simulation period and update surface water data.

Task 2 Numerical Model Update and Calibration

This task includes updating the current TLSB numerical flow model that was developed by Luhdorff and Scalmanini Consulting Engineers (LSCE, 2024a) by adding three water years' worth of data and updating surface water data for water years (1992-2022) from Task 1. The addition of the 2023 through 2025 water years to the TLSB Model will incorporate the wet year hydrology that occurred during those three years on average, in contrast to the last three years (2020 through 2022) water years in the existing model that represented critical to dry hydrologic conditions. In addition, the addition of water years 2023 through 2025 will also enable the model to simulate the effect of GSP projects and management actions that were implemented during this time frame.

The model calibration will focus on groundwater levels and subsidence, similar to the calibration focus for the existing Model. Per GSP guidelines, model recalibration will include an analysis of model sensitivity and summary of model fit statistics.

Model results post-processing and analysis will be conducted in different forms (water budgets and critical head distribution). The model will be able to support analyses on different scales (e.g., subbasin wide or GSA scales).

Task 3 Model Projection Update

Task 3 will include the update of the three model projections spanning a 50-year period (Baseline Projection and two Climate Change Projections) that had been developed previously (LSCE, 2024b). The update is based on task 2 product which includes surface water data update, associated calibrated parameters of the flow model, and other inputs that required to run the models. The updated TLSB numerical models will have the capability to provide information on the relationship between subsidence and groundwater levels/critical head in the aquifer system in order to refine, if necessary, current groundwater level SMCs to subsidence SMCs.

Task 4 Technical Memorandum

LSCE will prepare a Technical Memorandum (TM) including a description of the work conducted and the results of the numerical model, summary of pertinent water budgets and other output results similar to what was produced for the existing model. The TM will be provided in draft for client review/comment. Comments will be addressed in a revised TM.

Task 5 Project Management, Meetings, and Communication

This task provides program management and administrative activities such as: (i) contractual arrangements, (ii) ongoing examination regarding adherence to the scope, cost estimate, and

schedule, (iii) coordination of staff resources, (iv) meeting preparation and attendance (v) billing review, and (vi) additional scoping and costing, as requested by client.

References

*Luhdorff and Scalmanini Consulting Engineers. **2024a**. Model Report 2025 Update – Tulare Lake Subbasin Integrated Hydrologic Model. Prepared for El Rico GSA, Mid-Kings River GSA, South Fork Kings GSA, Southwest Kings GSA, and Tri-County Water Authority GSA-Tulare Lake. November 8, 2024.*

*Luhdorff and Scalmanini Consulting Engineers. **2024b**. TLSB Numerical Model – Climate Projections. November 18, 2024.*

Cost Estimate

Cost estimates for individual tasks and the overall effort are provided in **Table 1**. We propose completing the work as scoped and bill on a time and material basis in accordance with our 2026 Schedule of Fees (attached), subject to change on a calendar year basis. Should the cost of services exceed this estimate, we would report the status of completed work, estimate additional cost, and receive authorization from client before proceeding.

Table 1: Cost Estimate

Task Description		Cost by Task
Task 1	Data Acquisition, Compilation, and Analysis	$68,632
Task 2	Numerical Model Update and Calibration	$53,968
Task 3	Model Projection Update	$20,928
Task 4	Technical Memorandum	$27,865
Task 5	Project Management, Meetings, and Communication	$21,750
	Sub Total	$193,143
	Direct Cost (lump sum) [1]	$3,000
	Grand Total	$196,143

[1] Includes mileage and travel, reproduction, postage, incidentals. All deliverables will be submitted in electronic file format.

SWK portion: $36,086.39 (18.398%)

Thank you for giving us the opportunity to prepare this scope of work.

Sincerely,

Luhdorff and Scalmanini
Consulting Engineers
draft

Till Angermann, PG, CHG
Sr. Principal Hydrogeologist

draft

Mohamed Nasser, PhD
Senior Engineer

Attachment:
LSCE 2026 Schedule of Fees

DRAFT

Luhdorff & Scalmanini
Consulting Engineers

CALIFORNIA • IDAHO

2026 SCHEDULE OF FEES

ENGINEERING AND RELATED FIELD SERVICES

Professional*

Senior Principal	$297/hr.
Principal Professional	$269/hr.
Supervising Professional	$258/hr.
Senior Professional	$230/hr.
Project Professional	$206/hr.
Staff Professional	$181/hr.

Technical

Data Management Specialist	$181/hr.
Senior GIS Analyst	$181/hr.
GIS Specialist	$130/hr.
Engineering Assistant/Scientist	$125/hr.

Project Admin Support

Word Processing, Clerical	$110/hr.
Digital Communications Specialist	$125/hr.
Project Administrator	$125/hr.

Professional or Technical Testimony	200% of Regular Rates
Technical Overtime (if required)	150% of Regular Rates
Outside Services/Rentals	Cost Plus 15%
Services by Associate Firms	Cost Plus 15%
Prevailing Wage Rate	$215/hr
Vehicle Use	$0.73/mi (or curr. IRS rate)
Subsistence	Cost Plus 15%
Copies	$0.20 ea.
Field Equipment Rental	
Pressure Transducer	$10/day
Ultrasonic Flow Meter	$150/day
Multiparameter Sonde	$125/day
Field Materials	As-Incurred

** Engineer, Geologist, Hydrogeologist, and Hydrologist*

Send invoice payments to Accounts Receivable, 500 1st Street, Woodland, CA 95695 or accountsreceivable@lsce.com

Southwest Kings Groundwater Sustainability Agency DRAFT New Well Installation Policy

(Version 0.2, 05/19/2026)

1 Introduction

The Sustainable Groundwater Management Act (SGMA) requires Southwest Kings Groundwater Sustainability Agency (SWK GSA) to implement measures to prevent significant and unreasonable impacts caused by subsidence related to groundwater extraction, particularly when such impacts threaten critical infrastructure. SWK GSA identified the California Aqueduct (Aqueduct) as critical infrastructure that must be protected from subsidence impacts. As such SWK GSA has prepared this policy to set criteria for the approval of new well permits. The SWK GSA will coordinate closely with Kings County to ensure that this criterion is included in the County's permitting process

2 Scope and Applicability

Any person(s) applying for a new groundwater extraction well within the SWK GSA's boundaries is subject to the new well installation policy. Replacement wells that are constructed similar to and pump the same capacity as the well the well being replaced are exempt from this policy. The attached Figure presents the boundaries of the SWK GSA along with each member agency. For more information regarding whether a well will be located within the SWK GSA boundaries, visit the California Department of Water Resources GSA Map Viewer.

3 Permits for New Wells

As part of the well permitting process, SWK GSA will require that the applicant provide documentation that the proposed new well will not cause impacts to critical infrastructure, including the Aqueduct. The SWK GSA strongly encourages that the applicant consult with Department of Water Resources (DWR) when preparing the documentation. The documentation should be prepared in accordance with DWR Land Subsidence Best Management Practices

document. The documentation must also be prepared by a California registered civil engineer or geologist.

Approval and written verification from the GSA will only be issued provided that:

1. Operation of the proposed well is consistent with any and all groundwater management programs outlined in the SWK GSA's Groundwater Sustainability Plan (GSP) and GSA policies.
2. Groundwater extraction from the proposed well will not affect the operation(s) of existing nearby wells.
3. Operation of the proposed well will not cause, nor contribute, to subsidence impacts in the SWK GSA

4 Well Modifications and Repairs

The SWK GSA new well installation policy will not limit nor restrict any owners from making modifications or repairs to existing groundwater wells within the GSA boundaries provided that the modifications do not allow for an increase in groundwater extraction capacity. Any increase in groundwater extraction capacity needs to comply with this policy.

5 Unauthorized Well Drilling Penalties

Any well owner or operator that proceeds to drill a new groundwater extraction well within the SWK GSA boundaries without compliance with the new well installation policy will be subject to penalties as determined by the SWK GSA. In addition, any well operations outside compliance of the well installation policy will also be subject to criminal and civil penalties for violation of California State law and of the Kings County Code.

6 Exemptions

Non-Groundwater Extraction Wells are exempt from the SWK GSA new well installation policy. Where non-groundwater extraction wells are any facilities that do not possess the capacity to increase the net extraction of groundwater (e.g. monitoring wells, test borings, etc.).

7 Appeals

A well applicant whose application is denied may appeal the decision to the SWK GSA Board.

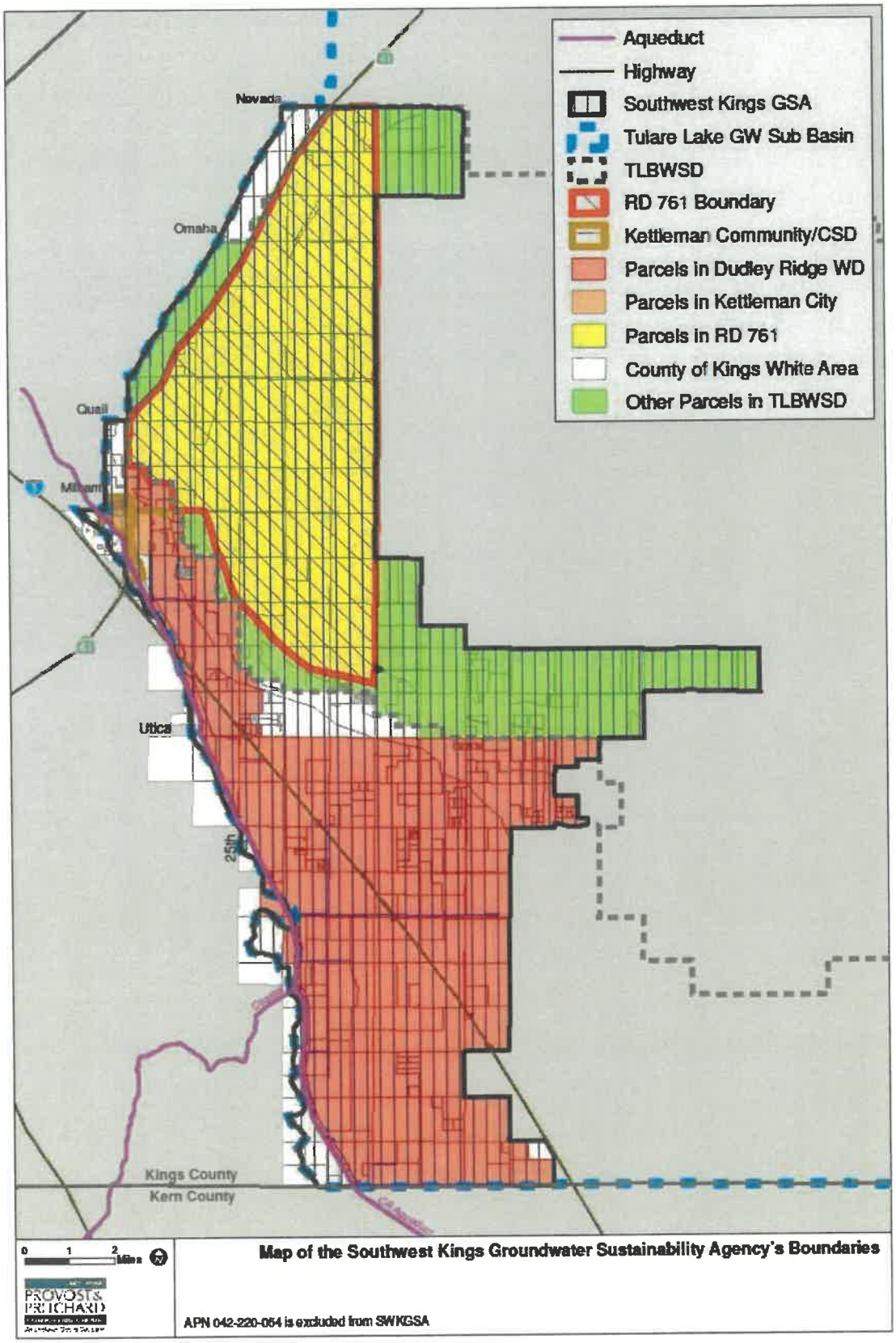
An appeal must be submitted in writing and include, at a minimum any supporting documents, technical analyses, and/or new information the applicant requests the Board to consider.

Upon receipt of a complete appeal, the SWK GSA will place the appeal on a Board meeting agenda and provide notice of the hearing date, time, and location to the appellant. The Board will consider the appeal based on the administrative record (including the County permit application materials, the denial letter, the appeal submittal, and any staff report), together with any oral presentation made at the hearing. The appellant (or authorized representative) will be provided an opportunity to present information and respond to questions from the Board. The Board may allow public comment consistent with its meeting procedures. Following the hearing, the Board may uphold the denial, modify the decision (including adding conditions), or remand the matter for further review.

8 Policy Amendments

The SWK GSA board reserves the right to amend the SWK GSA new well installation policy. Whereas amendments will be made and executed at SWK GSA board meetings.

DRAFT


Aqueduct
Highway
Southwest Kings GSA
Tulare Lake GW Sub Basin
TLBWSD
RD 761 Boundary
Kettleman Community/CSD
Parcels in Dudley Ridge WD
Parcels in Kettleman City
Parcels in RD 761
County of Kings White Area
Other Parcels in TLBWSD
Nevada
Omaha
Quail
Miliam
Utica
25th
Kings County
Kern County
0 1 2 Miles
PROVOST& PRITCHARD
Map of the Southwest Kings Groundwater Sustainability Agency's Boundaries
APN 042-220-054 is excluded from SWKGSA

KINGS COUNTY
COMMUNITY DEVELOPMENT AGENCY

Chuck Kinney, Director

PLANNING DIVISION

Alejandro Hernandez, Deputy Director - Planning

Web Site: http://www.countyofkings.com/departments/community-development-agency

PROJECT REVIEW - CONSULTATION NOTICE

Date: 5/11/2026
To: Interested Agencies (see next page)
From: Sheila Hernandez, Project Planner [☎ (559) 852-2682 or sheila.hernandez@co.king.ca.us]
Subject Case No.: **Site Plan Review No. 26-04 (GPD Group, Inc/ Rivian)**

The Kings County Community Development Agency has received an application for a land development permit that proposes to construct three (3) canopies over each parking module which would be for electric vehicle charging approved under Site Plan Review No. 25-04. There will be a total of four (4) canopies on the project site. One (1) of the canopies was approved under (SPR No. 25-04) which allowed up to a 2,914 sqft canopy. The first canopy will be 25'-6" x 58'-4" (1,487.5 sqft), the second will be 25'-6" x 65'8" (1,674.5 sqft), the third canopy will be 25'-6" x 105'-7" (2,692.4 sqft) and the fourth will be 25'-6" x 105'-7" (2,692.3 sqft). The project site is located at 33453 Bernard Drive, Kettleman City, CA 93239, Assessor's Parcel Number 042-150-075. A copy of the application package is attached for your information.

Please review this project and provide any comments and/or recommendations that you feel are appropriate, including any scientific or factual information that would be useful in our evaluation. Our office appreciates your time and assistance with this project review. Please direct all correspondence to the Project Planner and the Case Number referenced above for this project. **All comments from Regulatory Agencies must be received by 5/25/2026, in order to be considered during the review process.** The following information checked below is also applicable for your consideration regarding this project:

☐ (a) Please indicate in your response whether this department should prepare a Negative Declaration or Environmental Impact Report (EIR). In the event that an EIR is prepared, I will be in further contact with you as to the scope and content of the environmental information pertinent to your agency's statutory responsibilities.

Please note that Public Resources Code Section 21080.(c) requires substantial evidence in the record to show a significant effect on the environment. Any recommendation for preparation of an EIR requires submittal of such evidence with your comments. If there is no such evidence, a Negative Declaration may be prepared.

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6.

☐ (b) The Kings County Community Development Agency has determined that this project is Categorically Exempt from environmental review pursuant to Section of the *Guidelines for Environmental Quality Act* (*CEQA Guidelines*) and therefore, the preparation of an environmental document is not necessary. However, if your organization has substantial evidence that would indicate to the contrary, please explain.

☒ (c) The Kings County Community Development Agency has determined that this project is a Ministerial project, and is exempt from an environmental review pursuant to Section 15268 of the *California Environmental Quality Act* (*CEQA*), implemented through Kings County Board of Supervisors *Resolution No. 16-001*, adopted January 5, 2016.

☐ (d) Notice of a public hearing for this project will be mailed at least ten (10) days prior to the hearing. If your agency will be significantly affected by this project with respect to your ability to provide essential facilities and/or services, and your wish to receive notice of the public hearing, please state this in your response.

CASE NO. **Site Plan Review No. 26-04 (GPD Group, Inc/ Rivian)**

CONSULTING AGENCY LIST

Kings County Agencies

- ☒ Ag Commissioner (ERC)
- ☒ Assessor
- ☐ Association of Governments (KCAG)
- ☒ Building Division of the Kings County Community Development Agency
- ☒ Environmental Health (ERC)
- ☒ Fire Department
- ☐ Human Services
- ☒ Public Works (ERC)
- ☐ Sheriff's Department
- ☐ Animal Control
- ☐ Code Compliance
- ☒ Kings Area Rural Transit
- ☐
- ☐
- ☐
- ☐
- ☐

Local Agencies

- ☐ Irrigation District
- ☐ Public Utility District
- ☒ Kettleman City Community Services District
- ☐ Elementary School District
- ☐ High School District
- ☐ City of Choose an item.
- ☐ County of
- ☒ Kings Mosquito Abatement District (ERC)
- ☒ San Joaquin Valley Air Pollution Control District
- ☐ Municipal Airport
- ☒ Kings County Economic Development Corporation
- ☒ Farm Bureau (Every solar project)
- ☐ Post Office
- ☐ Police Department
- ☐ Kings County Museum Advisory Committee
- ☐ Central Valley Flood Protection Board
- ☐ Santa Rosa Rancheria Tachi Yokut Tribe
- ☒ Southwest Kings GSA

Federal Agencies

- ☐ Army Corps of Engineers
- ☒ U.S. Fish & Wildlife Service
- ☐ Bureau of Land Management
- ☐ Natural Resources Conservation District
- ☐ Forest Service
- ☐ National Park Service
- ☐ Lemoore Naval Air Station
- ☐ Federal Emergency Management Agency
- ☐ Federal Aviation Administration
- ☐ Federal Communications Commission
- ☐

State Agencies

- ☒ Department of Fish & Wildlife 4
- ☐ Alcoholic Beverage Control
- ☐ Housing & Community Development
- ☐ Reclamation Board
- ☐ Regional Water Quality Control Board District 5
- ☒ Caltrans District 6
- ☒ Department of Water Resources
- ☐ Water Resources Control Board
- ☐ Public Utilities Commission
- ☐ Department of Conservation
- ☐ State Clearinghouse
- ☐ Office of Historic Preservation
- ☐ Department of Food & Agriculture
- ☐ , CDFW Area Biologist
- ☐ State Department of Health
- ☐ State Lands Commission
- ☐ Department of Conservation Office of Mine Reclamation
- ☐
- ☐
- ☐

Other Agencies

- ☒ U.C. Cooperative Extension (ERC)
- ☐ Audubon Society/Condor Research
- ☐ Native American Heritage Commission
- ☐ Pacific Bell
- ☐ P.G. & E.
- ☐ So. Cal Edison
- ☐ So. Cal Gas
- ☒ California Resources Corporation
- ☐
- ☐

APPENDIX NO. 1A

UNIFORM APPLICATION FORM (Rev. 16-02)

FOR ZONING PERMIT APPLICATIONS,
PURSUANT TO THE KINGS COUNTY DEVELOPMENT CODE
(Please print with ink or type)

Permit No: SPR-26-004

SUMMARY INFORMATION FORM FOR ZONING PERMIT APPLICATIONS:

The purpose of this form is to provide information concerning the proposed development to help determine whether it conforms with the provisions of the current Development Code. Only the owner or owner's authorized agent may submit an application. The following information is necessary to properly and efficiently process the application. Incomplete applications cannot be accepted as complete and may delay the processing of the application until all of the required information is submitted. Please follow these directions and print or type all answers. If the information requested is not applicable to the proposal, write N/A in the space. Attachments may be used to better illustrate or explain the project.

PART A: APPLICANT CERTIFICATION

I hereby certify that the statements furnished in this application and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Furthermore, I hereby certify that I am aware that both on-site and off-site improvements may be required to make the zoning permit valid. **When filing is done by mail or signatures are not witnessed by a Planning Division Representative, signatures must be notarized. If the applicant is also the property owner, then all other persons with an ownership interest must sign in Part B below.**

By Agreeing to the Authorization Page of the Online Application you consent to electronically sign this application:

APPLICANT : SARAH SANDSTROM; **DATE:** MARCH 10 20 26 ;
(Signature)

Applicant's Name: **SARAH SANDSTROM**

Mailing Address: **520 S. MAIN STREET SUITE 2531**

City, State Zip: **AKRON OHIO 44311**

Phone No.: **6145888972** Cell Phone No.: _ FAX No.:

Email (Required): **gpdchargepermits@gpdgroup.com**

PART B: PROPERTY OWNER CERTIFICATION (To be completed if the applicant is not the property owner)

I hereby certify under penalty of perjury that I am the owner of the property described in this application and that the applicant is authorized by me to make this zoning permit application for the proposed use on my property. Furthermore, I hereby certify that I understand that both on-site and off-site improvements may be required to make the zoning permit valid. **When filing is done by mail or signatures are not witnessed by a Planning Division Representative, signatures must be notarized.**

PROPERTY OWNER: APPLIED ONLINE ; **DATE:** MARCH 10 20 26 ;
(Signature)

Property Owner's Name (if different from Applicant): **Sandridge Partners L.P.**

Address: **960 N SAN ANTONIO RD #114**, City, State Zip: **Los Altos, CA 94022**

Phone No.: _ Cell Phone No.: _ FAX No.:

Email (Required):

If multiple owners, partnership, corporation, trust, estate, etc. please continue on separate sheet ☐

Subscribed and certified by:

Sheila Hernandez
Planning Division Representative

3-17-2026
Date

2033112
Receipt Number:

PART B: (Continued) CERTIFICATION BY ADDITIONAL PROPERTY OWNERS

All additional persons with an ownership interest must sign below

I hereby certify under penalty of perjury that I am the owner of the property described in this application and that the applicant is authorized by me to make this zoning permit application for the proposed use on my property. Furthermore, I hereby certify that I understand that both on-site and off-site improvements may be required to make the zoning permit valid. **When filing is done by mail or signatures are not witnessed by a Planning Division Representative, signatures must be notarized.**

PROPERTY OWNER: _____; **DATE:** _____ 20_____;
(Signature)

Property Owner's Name (if different from applicant): **N/A**

Address: **N/A** City, State Zip: **N/A**

Phone No.: _ Cell Phone No.: _ FAX No.:

Email (Required): **N/A**

PROPERTY OWNER: _____; **DATE:** _____ 20_____;
(Signature)

Property Owner's Name (if different from applicant): **N/A**

Address: **N/A** City, State Zip: **N/A**

Phone No.: _ Cell Phone No.: _ FAX No.:

Email (Required): **N/A**

PROPERTY OWNER: _____; **DATE:** _____ 20_____;
(Signature)

Property Owner's Name (if different from applicant): **N/A**

Address: **N/A** City, State Zip: **N/A**

Phone No.: _ Cell Phone No.: _ FAX No.:

Email (Required): **N/A**

PROPERTY OWNER: _____; **DATE:** _____ 20_____;
(Signature)

Property Owner's Name (if different from applicant): **N/A**

Address: **N/A** City, State Zip: **N/A**

Phone No.: _ Cell Phone No.: _ FAX No.:

Email (Required): **N/A**

==========

If the title to the property is other than a single, joint or multiple ownership, please use the following space to state precisely in what manner the title to the property is recorded (i.e., partnership, corporation, trust, estate, etc.)

1. Name of partnership, corporation, etc.: **Sandridge Partners L.P.**
2. Name and title of person authorized to execute this application for the above named corporation:
   Sarah Sandstrom **Permit Coordinator**

PART C: GENERAL PARCEL INFORMATION (Must be completed by the applicant)

Site address (if assigned): **33453 Bernard Drive** City, State Zip: **Kettleman City**

Assessor's Parcel No. (APN's): **042-150-075**

Project description/ Use Proposed: Each application shall include a complete project description which provides a project overview with all applicable information concerning the type of use proposed, hours of operation, number of shifts, number of employees, number and types of vehicles used in the operation. The project description shall also include the project sponsor's purpose and need for the project; project objectives; existing facilities; landscaping; lighting; signage; access/circulation; security and maintenance; fire suppression and safety proposals; storm water protection; water usage; surrounding land uses and setting; and other permits and approvals that may be required. If construction of new facilities is proposed the project should also address grading and compaction; construction and construction schedule; and project design features:

PROPOSED CANOPIES (TOTAL OF 4) OVER EACH PARKING MODULE.
OVERALL DEVELOPMENT SHOWN FOR REFERENCE ONLY. REVIEW TO BE LIMITED TO CANOPIES

pursuant to Section 603 of the *Kings County Development Code.*

Total Parcel Size: 9.68 Dimensions: **N/A** feet wide; by **N/A** feet deep.
Building size: area **N/A** sq. ft.; **N/A** feet wide; by **N/A** feet long Number of Floors:
Number of Employees: _ Max per shift _ Is off-street parking provided? **YES**
Hours of operation _ Days per week _ If yes, how many spaces: **34** Number of Accessible Spaces: **2**

METHOD OF SEWAGE DISPOSAL: COMMUNITY SERVICE DISTRICT

WATER SUPPLY SOURCE: COMMUNITY SERVICE DISTRICT

PART D: ZONING INFORMATION (To be filled out by Planning Div.)

Zone District Classification of the site: **CH**

Is a change of zone proposed? **NO**

Is an engineered septic tank/leach field system required? **NO**

Is the site in a Flood Zone? **NO** If yes, Panel No. 06031C- _; Zone **NO**.

Is the site in a floodway? **NO**

Is the site restricted by Land Conservation (Williamson Act) Contract? **NO**

If yes: Preserve No. _, and Contract No. _.

Is the site located within an Airport Compatibility Zone? **NO**

If yes: Compatibility Zone _

Is the property located within a City Primary Sphere? **YES**

Is the property located within a City Secondary Sphere? **YES**

PART E: TYPE OF CEQA REVIEW REQUIRED (To be filled out by Planning Div.)

If the project is Categorical Exempt, give Class: _.

If project is a ministerial project, cite classification: **SECTION 15268**

Is environmental review required? **NO** If yes, attach environmental information form.

PART F: HAZARDOUS WASTE SITE DATA (Must be completed by the applicant)

Section 65962.5(f) of the California Government Code states the following:

> (f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65493.

The "Cortese" list can be accessed at the following link:

http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST

The following statement must be completed by the owner of the subject property or the owners authorized agent before this application can be certified complete by the Kings County Planning Division:

STATEMENT:

1. I have reviewed the attached "Cortese" list from the California Department of Toxic Substances Control's (DTSC's) "Envirostor" database dated **3/10/2026**, and state that the subject site(s) of this application **Is Not** on the "Cortese" list.
2. Name of applicant/agent: **SARAH SANDSTROM**
3. Address of applicant/agent: **520 S. MAIN STREET SUITE 2531**
4. Applicant's/agent's phone number: **6145888972**
5. Address of project site (street name and number if available and ZIP Code): **33453 Bernard Drive**
6. Local agency (city/county): **County of Kings**
7. Assessor's Parcel Number(s) for the project site: **042-150-075**
8. Specify any list pursuant to Section 65962.5 of the Government Code: **"Cortese"** list
9. Regulatory identification number: **N/A**
10. Date of "Cortese" list: **3/10/2026**
11. _____

    Applicant's/agent's signature
12. _____

    Date of applicant's/agent's signature

GPD GROUP, INC.

May 1st, 2026
2023264.08

Kings County Development Agency
1400 W Lacey Blvd Building #6
Hanford, CA 93230

Operational Statement

Kings County Case Number: SPR-26-004
Project Address: 33453 Bernard Drive, Kettleman City, CA 93239

The site address is 33453 Bernard Drive, Kettleman City, CA 93239 (APN: 042-150-075, PER CDS SURVEY#: 22-11-0395). This project (SPR-26-004) proposes three (3) canopies for a total of four (4) canopies on the project site. One (1) of the canopies was approved under (SPR-25-00012) which allowed up to a 2,914 sq ft canopy.

The overall development is shown in the plans for reference only and was approved under SPR-25-00012. The review of SPR-26-004 should be limited to only the canopies.

The canopy building permit plans will be procured and submitted for review by the general contractor. This site plan captures minimum canopy intent and approximate footprint. The minimum clearance of the canopies will be 14', but exact dimensions of canopies will be finalized in the aforementioned building permit plans. The canopies will not have any solar panels.

Minimum Canopy Sizes, per Canopy Coordination Plan:

1. 25'-6" x 58'-4" = 1,487.5 sq ft
2. 25'-6" x 65'8" = 1,674.5 sq ft
3. 25'-6" x 105'-7" = 2,692.3 sq ft
4. 25'-6" x 105'-7" = 2,692.3 sq ft

Total Square Footage of Canopies: 8,546.6 sq ft

Final square footage of canopy will not be increased by more than 10% (854.66 sq ft) of total square footage: 9,401.26 sq ft

If any questions arise, please contact:

Sarah Sandstrom, Permit Coordinator, GPD Group, Inc.
614-588-8972, gpdchargepermits@gpdgroup.com

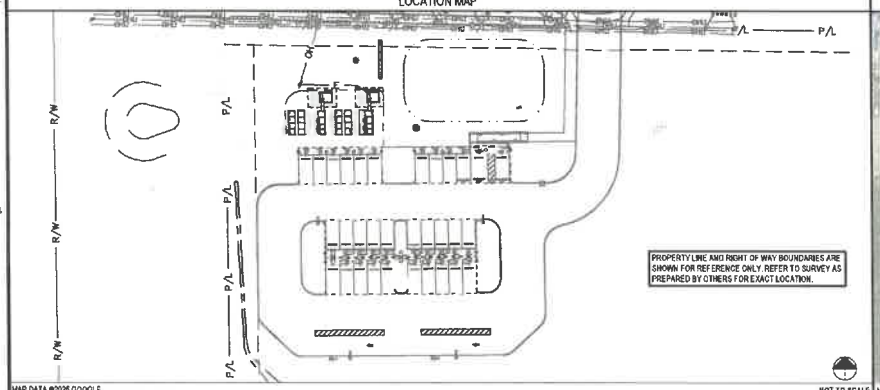
RIVIAN

DCFC ADVENTURE NETWORK

33453 BERNARD DRIVE

KETTLEMAN CITY, CA 93239

LOCATION MAP



MAP DATA ©2026 GOOGLE NOT TO SCALE

VICINITY MAP

MAP DATA ©2026 GOOGLE NOT TO SCALE

SITE INFORMATION

SITE ADDRESS
33453 BERNARD DRIVE
KETTLEMAN CITY, CA 93239

APN
042-150-075 PER CDS SURVEY# 22-11-0395

COUNTY
KINGS

LATITUDE (NAV88)
N 35° 59' 7.59"
35.985547°

LONGITUDE (NAV88)
W 119° 57' 31.72"
-119.95881°

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA ENERGY CODE
2025 CBC 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS, AND PUBLIC HOUSING

CALTRANS SPECIFICATION
THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

DIGALERT
Underground Service Alert Of Southern California
811 or 800-422-4133

PROJECT CONTACTS

UTILITY COMPANY
PG&E
CONTACT LINDSAY MOULTON
(530-228-5077)
LINDSAY.MOULTON@PGE.COM

PROPERTY OWNER
SANDRIDGE PARTNERS L.P.
CONTACT TBD

RIVIAN DEPLOYMENT MANAGER
KEN TAKADA
RTAKADA@RIVIAN.COM

RIVIAN REAL ESTATE MANAGER
ALEX BRETBART
ABRETBART@RIVIAN.COM

PERMITTING JURISDICTION
KINGS COUNTY
CONTACT TBD

EOR CONTACTS

PROJECT MANAGER
ISAAC MAYAM
(614) 588-8946
IMAHAM@GPDGROUP.COM

PROJECT COORDINATOR
KAYLA KRAMER
(614) 588-8979
KKRAMER@GPDGROUP.COM

PERMIT COORDINATOR
CAMERON FRUEH
(614) 859-1832
GPDCHARGEPERMITS@GPDGROUP.COM

UTILITY COORDINATOR
NICHOLAS TAMBURRINO
(330) 564-2362
GPD.CHARGESITESJJC@GPDGROUP.COM

PROJECT DESCRIPTION

PROPOSED CANOPIES (TOTAL OF 4) OVER EACH PARKING MODULE.

OVERALL DEVELOPMENT SHOWN FOR REFERENCE ONLY. REVIEW TO BE LIMITED TO CANOPIES.

FLOOD HAZARD NOTE

THE SITE IS LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE MAP NUMBER 06031C0025C, EFFECTIVE DATE - 06/16/2009.

DESIGN LOADING

LATERAL LOAD DESIGN DATA

WIND DESIGN DATA (ASCE 7-22)

BASIC WIND SPEED (V_{ULT})	93 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C
SEISMIC DESIGN DATA (ASCE 7-22)	
1.0 SEISMIC IMPORTANCE FACTOR [I]	1.0
RISK CATEGORY	II
SITE CLASS (ASSUMED)	D
MAPPED SPECTRAL RESPONSE SHORT PERIODS (S_S)	1.51
1 SEC. PERIODS (S_1)	0.45
SPECTRAL RESPONSE COEFF. SHORT PERIODS (S_{DS})	1.17
1 SEC. PERIODS (S_{D1})	0.76
SEISMIC DESIGN CATEGORY	D
FROST DEPTH	10 IN

SHEET INDEX

CIVIL	SHEET TITLE
C-001	COVER SHEET
	TOPOGRAPHIC SURVEY (BY OTHERS)
C-003	CIVIL CONSTRUCTION NOTES
C-100	OVERALL SITE PLAN
C-111	CIVIL SITE PLAN
C-124	CANOPY COORDINATION PLAN
ELECTRICAL	**SHEET TITLE**
E-102	PHOTOMETRIC PLAN

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
P 330 572 2100 F 330 572 2101

RIVIAN

REV.	DATE	DESCRIPTION
A	06/26/2023	ISSUED FOR 30% REVIEW
B	05/14/2024	ISSUED FOR SITE SKETCH REVIEW
C	05/30/2024	ISSUED FOR 90% REVIEW
D	11/27/2024	ISSUED FOR 90% REVIEW
E	12/19/2025	ISSUED FOR 90% REVIEW
0	01/19/2026	ISSUED FOR SAS
1	03/09/2026	ISSUED FOR CANOPY SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER 93978 STATE OF CALIFORNIA
EXPIRES: 09/30/2026

DCFC ADVENTURE NETWORK
33453 BERNARD DRIVE
KETTLEMAN CITY, CA 93239

COVER SHEET

PROJECT MANAGER	DESIGNER
IM	NSE

JOB NO.
2023264.08

C-001

Drawing Name: G:\Group\GT Team Folder\Revit\2023264.08 - Kettleman City, CA - Bernard Drive\Revit\2023264.08 - Kettleman City, CA - CD50 - Canopy Site Planning
May 7, 2026 10:56 AM - IM

DEFINITIONS

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY

OWNER: RIVIAN
PROPERTY OWNER: SANDRIDGE PARTNERS L.P.

GENERAL CONSTRUCTION NOTES

1. THE TOPOGRAPHIC SURVEY BY OTHERS SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING PROPOSED IMPROVEMENTS PER THESE PLANS.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION, NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. ALL PROPERTY LINES, RIGHT OF WAYS, CENTERLINES, DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION WAS NOT BEEN GIVEN
4. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN CHARGE FOR THE OWNER OF ANY DISCREPANCIES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE CONTRACTOR'S SOLE EXPENSE.
5. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR APPROVAL BEFORE MAKING ANY CHANGES. DEVIATION FROM PLANS BEFORE WRITTEN APPROVAL FROM OWNER PLACES LIABILITY ON THE CONTRACTOR.
6. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND THE PROPOSED IMPROVEMENTS TO MATCH EXISTING FINISHES.
7. APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
8. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE ARRANGEMENTS FOR THE PROPOSED SCOPE OF WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS. FIELD DOCUMENTS, DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK
10. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND FEDERAL, STATE AND LOCAL JURISDICTION CODES. ORDINANCES AND APPLICABLE REGULATIONS
11. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
12. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACE UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
13. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
14. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE OWNER PRIOR TO PROCEEDING.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
18. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE PROPERTY OWNER.
19. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. GRAFFITI ON TEMPORARY FENCING SHALL BE PAINTED OVER WITHIN ONE DAY OF DISCOVERY. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
23. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
24. ONLY ITEMS SPECIFICALLY CALLED OUT TO BE REMOVED OR DEMOLISHED SHALL BE AFFECTED. ANY ITEMS INCLUDING, BUT NOT LIMITED TO: CURBS, PAVEMENT, UTILITY ITEMS, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY AFFECTED ITEMS AT OWNERS DISCRETION
25. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
26. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
27. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE EPA AND FEDERAL, STATE, LOCAL JURISDICTIONS FOR EROSION AND SEDIMENT CONTROL. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
28. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
29. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 90 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT, SIDEWALKS, STRUCTURES AND OPEN SPACES. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
30. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE, THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS. 8 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
31. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
32. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
33. AT THE END OF EACH WORK DAY AND FINAL TURNOVER TO OWNER, THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS IN A LAWFUL MANNER AND LEAVE PREMISES IN A CLEAN CONDITION. CONTRACTOR SHALL REMOVE ANY METAL SHAVING FROM WORK SITE WHERE OXIDIZED OR CONDUCTIVE SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.
34. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY.
35. CONTRACTOR IS RESPONSIBLE FOR CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.
36. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE CONTRACTOR.
37. EXISTING UTILITIES DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS. EXCEPT WHEN PERMITTED IN WRITING BY THE STAKEHOLDER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
38. GRANULAR BACKFILL SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2" (37.50 MM)	100
1" (25.00 MM)	75 TO 100
3/4" (19.00 MM)	60 TO 100
3/8" (9.50 MM)	35 TO 75
No. 4 (4.75 MM)	30 TO 60
No. 30 (0.60 MM)	7 TO 30
No. 200 (0.75 MM)	3 TO 15

39. GRANULAR BEDDING AND TRENCH BACKFILL WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SW-SM).
40. UNSUITABLE MATERIAL HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL>=45), MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
41. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
42. NO STRUCTURAL ELEMENTS ARE TO BE CUT UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS TO MATCH EXISTING CONDITIONS, UNLESS STATED OTHERWISE. ALL PAVEMENT MARKINGS WITHIN ADA AREAS SHALL BE PAINTED BLUE EXCEPT FOR COLORS DEFINED ON THE ADA PAVEMENT SYMBOL OR WHERE LOCAL AHJ CODE DICTATES OTHERWISE.
2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS
3. PAVEMENT MARKINGS PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B, FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
4. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.
5. APPLY 2 COATS WITHIN THE SAME DAY, UTILIZING STRAIGHT EDGES. YELLOW ON CONCRETE WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAVING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.

WELL GRADED CRUSHED LIMESTONE

1. WELL GRADED CRUSHED LIMESTONE SHALL MEET THE FOLLOWING GRADATION, UNLESS NOTED OTHERWISE.

SIEVE SIZE	TOTAL PERCENT PASSING
2 INCH (50 mm)	100
1 INCH (25.0 mm)	70 TO 100
3/4 INCH (19.0 mm)	50 TO 90
NO. 4 (4.75 mm)	30 TO 60
NO. 30 (600 µm)	9 TO 33
NO. 200 (75 µm)	0 TO 15

GENERAL FOUNDATION NOTES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION HAS BEEN PREPARED BY KRAZAN & ASSOCIATES, INC., DATED 10/23/2023 AND SHALL BE CONSIDERED TO BE A PART OF THIS PLAN SET, ALTHOUGH INCORPORATED INTO THIS PLAN SET. THE LIABILITY AND RESPONSIBILITY SHALL REMAIN WITH THE RESPECTIVE ORIGINAL SIGNING ENTITY.
2. THE CONTRACTOR SHALL RETAIN AN OWNER APPROVED AND QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE TO MAKE GEOTECHNICAL RECOMMENDATIONS BASED ON FIELD CONDITIONS, AND ENSURE THAT ALL SHORING AND DEWATERING MEANS AND METHODS WILL NOT COMPROMISE THE STABILITY OF EXISTING OR PROPOSED FOOTINGS/FOUNDATIONS. THE OWNER SHALL RECEIVE COMPACTION REPORTS PREPARED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY SAID GEOTECHNICAL ENGINEER. NOTIFY PROJECT CONSTRUCTION MANAGER IF ANY UNSUITABLE SOILS ARE FOUND.
3. AT A MINIMUM ALL FILLED AND SUBGRADE AREAS SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER A.S.T.M TEST D-698. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM.
4. UNDERCUT SOFT OR 'ELASTIC DEFLECTION' AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
5. DETERMINATION OF FINAL BEARING ELEVATIONS, TOPSOIL AND EXCAVATION STRIPPING DEPTH, INSPECTION OF ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, EXCAVATION OPERATIONS, APPROVAL OF FILL MATERIALS, DENSITY TESTING OF FILLS TO ENSURE PLACEMENT PER SPECIFICATION REQUIREMENTS, INSPECTION OF FOUNDATION BEARING SURFACES, AND VERIFICATION OF ALLOWABLE BEARING PRESSURES ARE THE TESTING LABORATORY'S RESPONSIBILITY.
6. ALL FOUNDATIONS ARE TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL FREE FROM ORGANIC MATTER. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.
7. CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES THIS SHEET.
8. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.
9. NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.
10. STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
11. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.
12. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
13. GROUNDWATER ASSUMED TO BE BELOW EXCAVATION DEPTH. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION ON SITE, CONTRACTOR SHALL PROVIDE FOR ANY SITE DRAINAGE AND DE-WATERING REQUIRED.
14. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO EXCAVATION. IF NECESSARY, UTILITIES SHALL BE RELOCATED PRIOR TO FOUNDATION INSTALLATION.

FROST DESIGN NOTES

(BOTTOM OF FOUNDATION ABOVE FROST LEVEL)

1. CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.
2. GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATERALLY 2(H):1(V) FROM THE FOUNDATION PERIMETER (EXCLUDING SIDE OF PERIMETER ADJACENT TO CURB), GRANULAR FILL SHOULD BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR. THE COMPACTION EQUIPMENT SHOULD BE OPERATED OVER THE FULL WIDTH OF THE FOUNDATION UNDERCUT AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES. LOCAL FROST DEPTH IS LISTED ON SHEET G-001, CONTRACTOR SHALL VERIFY LOCAL FROST DEPTH WITH AHJ PRIOR TO CONSTRUCTION.
3. GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES. SPEC AS FOLLOWS

   SEPARATION GEOTEXTILE WOVEN GEOTEXTILE FABRIC, MANUFACTURED FOR SEPARATION APPLICATIONS, MADE FROM POLYOLEFINS OR POLYESTERS. WITH ELONGATION LESS THAN 50 PERCENT, COMPLYING WITH AASHTO M 288 AND THE FOLLOWING. MEASURED PER TEST METHODS REFERENCED

   SURVIVABILITY: CLASS 2, AASHTO M 288
   GRAB TENSILE STRENGTH: 247 LBF (1100 N), ASTM D 4632.
   SEWN SEAM STRENGTH: 222 LBF (900 N), ASTM D 4632
   TEAR STRENGTH: 80 LBF (400 N), ASTM D 4533,
   PUNCTURE STRENGTH: 90 LBF (400 N), ASTM D 4833,
   APPARENT OPENING SIZE: NO. 80 (0.250-MM), SIEVE, MAXIMUM, ASTM D 4751
   PERMITTIVITY: 0.02 PER SECOND, MINIMUM, ASTM D 4491
   UV STABILITY: 50 PERCENT AFTER 500 HOURS EXPOSURE, ASTM D 4355.

NO FROST DESIGN NOTES

(BOTTOM OF FOUNDATIONS BELOW FROST LEVEL)

1. CONCRETE FOUNDATIONS SHOULD BE SUPPORTED ON A 6 INCH COMPACTED LAYER OF APPROVED FREE-DRAINING GRANULAR MATERIAL.
2. APPROVED MATERIAL SHOULD BE COMPACTED OVER THE FULL WIDTH OF THE INFILL AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES.

SPECIAL INSPECTIONS

1. THE CLIENT SHALL BE RESPONSIBLE FOR SCHEDULING AND OVERSEEING OF ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

STRUCTURAL STEEL

1. MATERIAL PROPERTIES
   PLATE: ASTM A36 U.N.O
   PIPE: ASTM A53, TYPE E OR S, GRADE
   TUBE: ASTM A1085 GRADE A (Fy = 50 KSI)
   WIDE FLANGE: ASTM A992 (Fy = 50 KSI)
2. DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.
3. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES (IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.
4. FIELD VERIFY ALL CONDITIONS AT CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.
5. ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.
6. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.
7. SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL MUST NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.

TRAFFIC CONTROL NOTES

1. DURING THE CONSTRUCTION PERIOD, SIDEWALKS, SHOULDERS, TRAVEL LANE(S), OR STREETS MAY HAVE TO BE TEMPORARILY CLOSED OR RESTRICTED FOR THE UNLOADING / LOADING OF EQUIPMENT OR AS A RESULT OF CONSTRUCTION ACTIVITIES THEMSELVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DIRECTLY WITH THE LOCAL GOVERNING AUTHORITIES ON ANY SUCH CLOSURES AND MUST OBTAIN WRITTEN PERMISSION FROM THE APPROPRIATE AUTHORITIES PRIOR TO IMPLEMENTING SUCH CLOSURES OR RESTRICTIONS. ANY CLOSURE OR RESTRICTION MUST COMPLY WITH THE STATE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AND REVISION), AND WITH ANY AND ALL ADDITIONAL APPLICABLE CITY, VILLAGE, OR COUNTY REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A FORMAL TRAFFIC CONTROL PLAN TO THE LOCAL GOVERNING AUTHORITIES IF REQUESTED. ALL REQUIRED CONSTRUCTION TRAFFIC MAINTENANCE DEVICES SHALL BE PROVIDED, ERECTED AND MAINTAINED AND ULTIMATELY REMOVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN SAFE AND SATISFACTORY ACCESS TO ALL ABUTTING PROPERTIES AND INTERSECTING STREET AT ALL TIMES DURING THE CONSTRUCTION OF THE IMPROVEMENTS ANTICIPATED. DRIVEWAYS MUST BE MAINTAINED AND ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY. PER THE STATE MUTCD AND OTHER APPLICABLE APPROPRIATE GOVERNING REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, CONES, SIGNAGE, BARRELS, MESSAGE BOARDS, LIGHTING, FLAGMEN, LAW ENFORCEMENT OFFICERS, ETC. TO AVOID DAMAGE AND / OR INJURY TO VEHICLES AND PERSONS TRAVERSING THE CONSTRUCTION AREA.

LANDSCAPE NOTES

MATERIALS

1. SEED MIX: SHALL BE STOVER SEED CALIFORNIA NATIVE GRASSLAND GRASS SEED MIX, OR APPROVED EQUAL. ALL SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH THE ASSOCIATE OF OFFICIAL AND SEED ANALYSIS "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCE.
2. METAL BED EDGING: SHALL BE 4" STEEL EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN LANDSCAPE STONE AND ADJACENT LANDSCAPE AREA NOT TO CONTAIN STONE.
3. RIVER ROCK MULCH: RIVER ROCK SHALL BE 3/4"-2" IN SIZE, WASHED AND ROUNDED. RIVER ROCK SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES OVER WEED BARRIER.
4. WEED BARRIER: POLYETHYLENE FILTER FABRIC DESIGNED TO PERMIT WATER INFILTRATION WHILE PREVENTING WEED GROWTH. TO BE INSTALLED IN ALL PLANTING BEDS UNDER AGGREGATE.
4. EROSION CONTROL MATTING: SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER FOR THE FULL WIDTH OF EMBANKMENTS (TO TOP OF BANK), THROUGH FULL CROSS SECTION OF SWALES, AND ON ALL LANDSCAPE BERMS. BLANKET IS SMALL BE ROLLMAX S2150 TEMPORARY EROSION CONTROL MATTING OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH ALL NECESSARY COMPONENTS.

SEEDING APPLICATION

1. SEEDING PERIOD: SEEDING SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETION OF GRADING OPERATIONS, NATIVE SEED SHALL BE SOWN BETWEEN SEPTEMBER 1 THROUGH APRIL 30.
2. NATIVE SEED MIX SHALL BE SOWN WITH SPREADER OR SEEDING MACHINE AT A RATE OF 1.5 LBS. PER 1,000 SQUARE FEET.
3. SEEDED AREAS SHALL BE OVER SEEDED WITH ANNUAL RYEGRASS AT A RATE OF 8 LBS. PER 1,000 SQUARE FEET, SOW ONE-HALF OF SEED IN ONE DIRECTION, AND SOW REMAINDER AT RIGHT ANGLES TO FIRST SOWING. THE SEED SHALL THEN BE PRESSED INTO GOOD CONTACT WITH THE SOIL.
4. NO MORE THAN ½ INCH DEPTH OF COMPOST SHALL BE APPLIED TO ALL SEEDED AREAS AS MULCH.

MAINTENANCE

(MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)

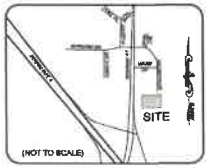
1. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
2. ACCEPTABLE NATIVE GRASS AREA IS ESTABLISHED WITH A DENSE STAND OF SPECIFIED PLANT MATERIAL COVERING AT LEAST 95% OF THE AREA, BUT NOT FOR LESS THAN 90 DAYS AFTER ACCEPTANCE.
3. MAINTAIN SEEDED AREAS BY WATERING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
4. ACCEPTABLE GRASS AREA IS ESTABLISHED AS THE SEEDED AREA HAVING NO BARE SPOTS GREATER THAN 1 SQUARE FOOT, NO MORE THAN 10% OF TOTAL AREA WITH BARE SPOTS GREATER THAN 6 INCHES SQUARE, AND FREE FROM WEEDS.
5. RENOVATE OR RESEED THE UNSATISFACTORY PORTIONS OF NATIVE GRASS AREA.

CONCRETE NOTES AND SPECIFICATIONS

1. ALL EXTERIOR SITE SPECIFIC PORTLAND CEMENT CONCRETE (PCC) (I.E., SIDEWALK, PAVEMENT OR CURBING) SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST EDITIONS OF THE STATE DEPARTMENT OF TRANSPORTATION (DOT) AND THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATIONS USING THE RESPECTIVE ASTM STANDARDS FOR MATERIALS USED, MIXING, TRANSPORTATION, FORMING, PLACEMENT, CURING, AND SEALING. THE MINIMUM STRENGTH FOR NORMAL WEIGHT CONCRETE IS 3000 PSI AT 28 DAY STRENGTH, CONTRACTOR SHALL REFER TO DETAILS, NOTES, AND SPECIFICATIONS WITHIN THE CONSTRUCTION DOCUMENTS FOR VARIATIONS TO THIS SPECIFICATION, MIX DESIGN SHOP DRAWINGS SHALL BE TAILORED TO THE ACTUAL FIELD PLACEMENT CONDITIONS AND BE SUBMITTED TO THE CONSTRUCTION PROJECT MANAGER IN ACCORDANCE WITH THE PROJECT REQUIREMENTS.
2. ALL EXTERIOR CONCRETE CURBS SHALL HAVE JO

CDS COMMERCIAL DUE DILIGENCE SERVICES

VICINITY MAP



TITLE DESCRIPTION

THAT PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30
ON THE NORTHEAST BY THE TRACT DESCRIBED UNDER THE GRANT DEED RECORDED AT BOOK 939, PAGE 946 OF OFFICIAL RECORDS;
ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 30;
ON THE SOUTHWEST BY THE TRACT DESCRIBED UNDER THE GRANT DEED RECORDED AT BOOK 886, PAGE 946 OF OFFICIAL RECORDS;
AND ON THE WEST BY THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND AS CONVEYED TO SPER PROPERTIES-A, INC., A DELAWARE CORPORATION, BY MINERAL DEED DATED DECEMBER 16, 1993, RECORDED DECEMBER 29, 1993 AS DOCUMENT NO. 93-36837 OF OFFICIAL RECORDS.

THE SURVEY AND LEGAL DESCRIPTION ARE NOT THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 1186881, DATED: 11-10-22

SURVEYOR NOTES

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
2. The underground utilities shown hereon are based on markings created by U.S.A.'s using ground penetrating radar on November 29, 2022, observed above ground features and/or existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. All underground utilities should be field verified by the contractor prior to commencing any excavation work.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published 12-04-2022 reflecting Flood Insurance Rate Map, Map Number 06031C0285C effective date 8-16-2009 indicates this parcel of land is located in Zone "X" (areas determined to be outside the 0.2% annual chance).
4. This survey does not constitute a title search by PA Commercial Due Diligence Services to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, CDS relied upon a Search Report, prepared by First American Title Insurance Company, Commitment Number: 1186881, Commitment Date: November 10, 2022.
5. Elevations are based on a benchmark stainless steel rod in sleeve marked B 1448 1999 east of the California aqueduct, south of surveyed property line= 321.4' (NAVD 88 datum).
6. SITE BENCHMARK #1 - Cut box in concrete at back corner of end of sidewalk on est-do-cas. Elevation= 346.94'
7. BASIS OF BEARINGS: Bearings and distances shown are relative to those shown on plat of Tract No. 242 recorded in Book 7 of Plats, Page 72, Kings County Records.
8. Field work for this survey was completed on 11-30-2022
9. The owner names and tax parcel data shown hereon are based upon the public works records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. Per the Zoning Information Report prepared by PA-CDS (949) 362 7321 - eds.sandra.w@frontier.com, Order No.: 22-11-0395, Dated, 11-23-2022. Site site is zoned: CH, Highway Commercial

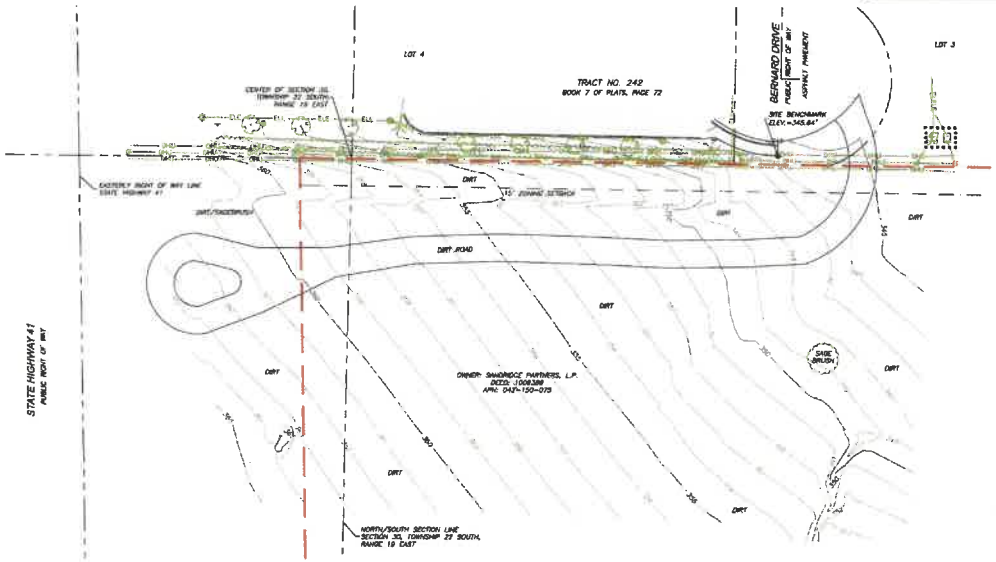
REQUIREMENTS
Minimum Front Setback: 15 feet
Minimum Side Setback: No Requirement
Minimum Rear Setback: No Requirement
Maximum Height: 50 feet
Minimum Lot Area: No Requirement
Minimum Lot Width: No Requirement
Minimum Lot Depth: No Requirement
Minimum Floor Area Ratio: No requirement noted
Maximum Coverage: no Requirement
Minimum Parking: No Parking Requirement

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

4. A right of way for ditches and canals as reserved by the United States of America in the patent recorded April 10, 1922 in Book 2 of Patents, Page 436
Subject to any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and the reservation from the lands hereby granted, a right of way for ditches or canals constructed by the authority of the United States.
(AFFECTS THE SURVEY AREA, DESCRIPTION BLANKET IN NATURE, NO PLOTTABLE ITEMS)
5. An easement for public utilities and incidental purposes, recorded June 24, 1952 as Instrument No. 3788 in Book 171, Page 66 of Official Records
In Favor of: City Of Corcoran, a California corporation
Affects: as described therein
The terms and provisions contained in the document entitled "Asset Use and Occupancy Agreement" recorded June 19, 1997 as Instrument No. 9746, in Book 973, Page 367 of Official Records
(DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)
6. An easement for public utilities and incidental purposes, recorded September 29, 1954 as Instrument No. 887, in Book 464, Page 8 of Official Records
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: as described therein
(DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)
7. An easement for public utilities and incidental purposes, recorded December 17, 1953 as Instrument No. 70942 in Book 454, Page 348 of Official Records
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: as described therein
(DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)
8. An easement for public utilities and incidental purposes, recorded April 29, 1954 as Instrument No. 31 of ... Book 695, Page 884 of Official Records
In Favor of: Southern California Gas Company, a corporation
Affects: as described therein
The terms and provisions contained in the document entitled "Consent to Grant of Easement" recorded January 31, 1991 as Instrument No. 908, in Book 884, Page 799 of Official Records
(DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)
9. An easement for domestic irrigation, sewage, drains and appurtenant facilities and equipment for the transport of water and incidental purposes, recorded June 19, 1961 as Instrument No. 7449 in Book 998, Page 666 of Official Records
In Favor of: Crotton-Kings Water District, a public entity
Affects: as described therein
(DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)
10. Abutter's rights of ingress and egress in or from Utility Highway or Freeway have been relinquished in the document, as evidenced by Grant Deed recorded March 29, 1989 as Instrument No. 4695, in Book 936, Page 958 of Official Records (DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)
11. An Agreement as evidenced by Notice of ... as the same is set forth and recorded December 16, 1987 as Instrument No. 14772 in Book 561, Page 627 of Official Records (DOES NOT AFFECT THE SURVEY AREA AND IS NOT PLOTTED ON THE SURVEY)

SURVEY DRAWING



NORTH ARROW / SCALE

NORTH

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

LEGEND

- = ELECTRIC TRANSFORMER
- = GUY ANCHOR
- = UTILITY POLE
- = LIGHT POLE
- = BOLLARD
- = SIGN
- = PALM TREE
- = TREE (OTHER)
- = BENCHMARK (AS NOTED)
- = CONCRETE
- ADJOINING PROPERTY
- PROPERTY LINE
- SECTION LINE
- ZONING SETBACK LINE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- SIGNS

SURVEYOR CERTIFICATION

On the basis of my knowledge, information and belief, I hereby state and declare that this survey was prepared under my direct supervision to the standard of care of surveyors practicing in the State of California and that the information shown hereon is true and correct to the best of my knowledge and belief.

Date of Plat or Map: 12/06/2022

Daryn Barnard
California Professional Land Surveyor L-7710
Expires December 31, 2024

LICENSED LAND SURVEYOR — Darryn M. Barnard L-7710 — STATE OF CALIFORNIA

Limited Topographic Survey
This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3560 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No. 405-253-3444
Toll Free: 888.457.7878

Drawn By: TLA	Date: --
Surveyor Work No: 22-11-0395	Revision: --
Approved By: DMB	Date: --
Field Date: 11-30-2022	Revision: --
Scale: 1" = 30'	Date: --
	Revision: --

Prepared For:

PROJECT ADDRESS
Bernard Drive
Kettleman City, CA

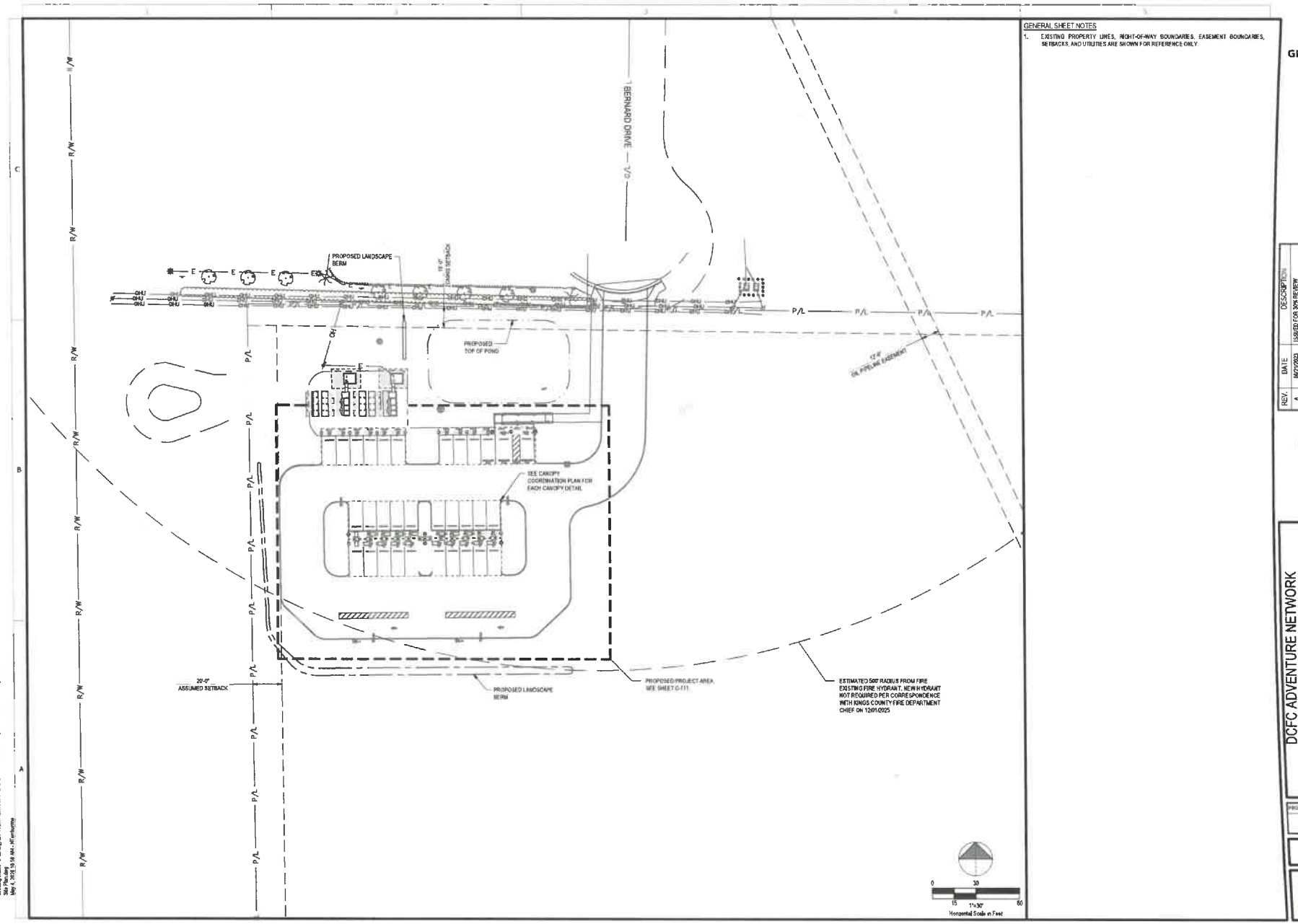
Project Name:
RA Bernard Dr. - Kettleman City CA II
CDS Project Number:
22-11-0395

Sheet 1 of 1

The surveying company, Commercial Due Diligence Services, certifies to the accuracy and sufficiency of the survey provided hereon.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3560 W Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No. 405-253-3444

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	06/21/2023	ISSUED FOR 30% REVIEW
B	05/14/2024	ISSUED FOR SITE SKETCH REVIEW
C	05/30/2024	ISSUED FOR 90% REVIEW
D	11/21/2024	ISSUED FOR 90% REVIEW
E	12/19/2025	ISSUED FOR 90% REVIEW
0	01/19/2026	ISSUED FOR SAS
1	03/09/2026	ISSUED FOR CANOPY SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
93978
STATE OF CALIFORNIA
03/04/26
EXPIRES: 08/31/2026

DCFC ADVENTURE NETWORK
33453 BERNARD DRIVE
KETTLEMAN CITY, CA 93239

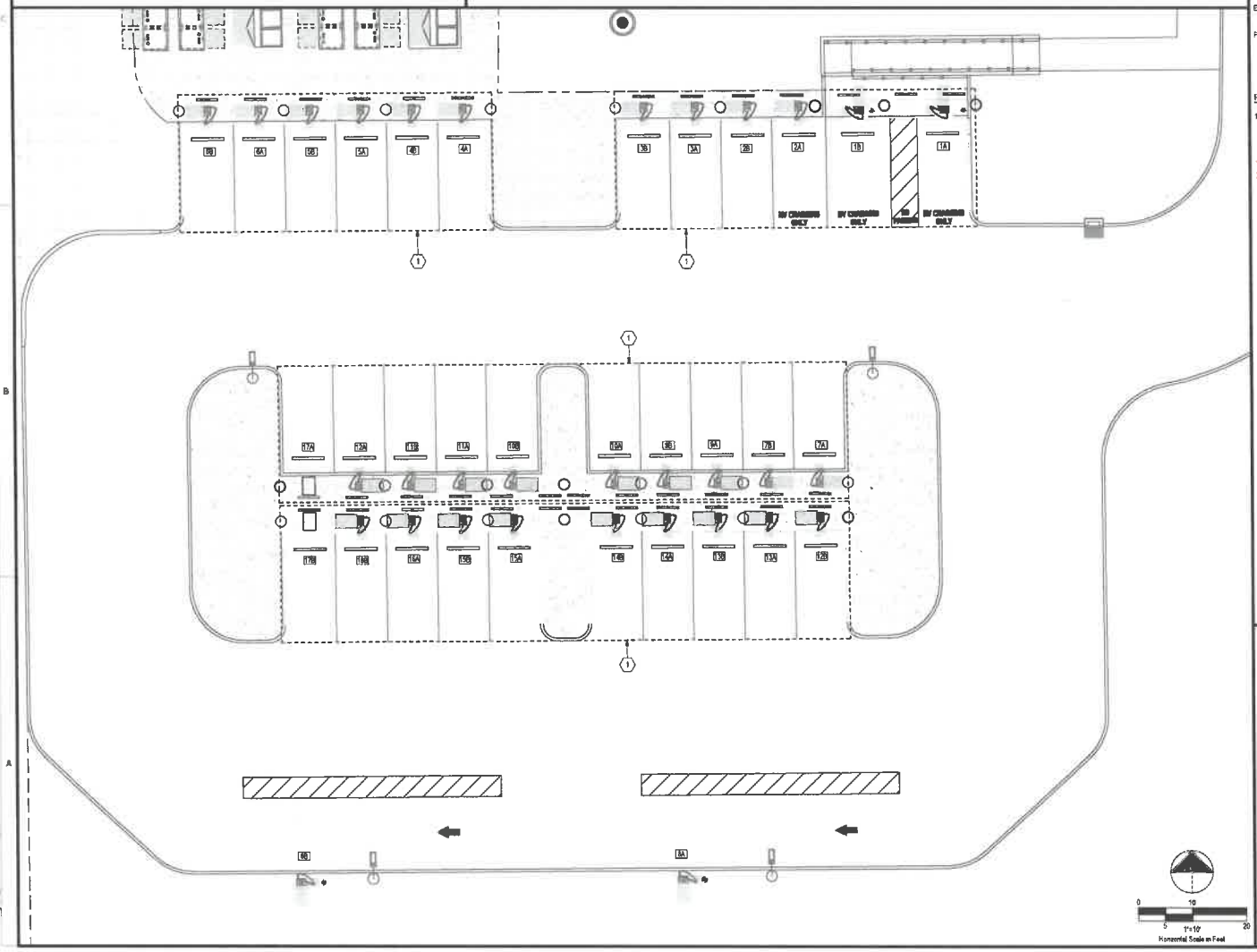
OVERALL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	NSE

JOB NO.
2023264.08

C-100

Drawing Name: G:\Energy\EV Team Folder\Rivian\2023264.08 - Kettleman City, CA - Bernard Drive\dwg\2023264.08 - Kettleman City, CA - C100 - Canopy Site Plan.dwg
May 4, 2026 10:58 AM - MTomkiewicz



GENERAL SHEET NOTES

A. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

B. THE CONTRACTOR SHALL ENSURE EXISTING CURB AND/OR PAVEMENT IS NOT TO BE DAMAGED ACCESSING WORK AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE CURB AND/OR PAVEMENT IF DAMAGED.

C. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS. AFTER CONDUITS HAVE BEEN INSTALLED, REPLACE PAVEMENT AND/OR CURB. REFER TO SPECIFICATIONS IN THE CIVIL DETAILS.

D. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

E. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAWCUT JOINTS.

F. CONTRACTOR SHALL ENSURE SLOPES OF PARKING STALL 1A, 1B, 2A AND ADJACENT TRANSVERSE STRIPED AREA(S) ARE COMPLIANT WITH NATIONAL ADA STANDARDS. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION WITHIN PARKING STALL 1A, 1B, 2A, AND ADJACENT TRANSVERSE STRIPED AREA(S). CONTRACTOR SHALL REMOVE AND REGRADE AREA(S) AS REQUIRED TO ACHIEVE NECESSARY SLOPES. CONTRACTOR SHALL INSTALL FINAL PAVEMENT MARKINGS IN ACCORDANCE WITH THE CURRENT AHJ'S REGULATION.

PLAN KEYNOTES

1. APPROXIMATE LOCATION OF CANOPY AND CANOPY FOUNDATIONS.

* LANDSCAPE TO BE COMPLETED AS APPROVED ON SITE PLAN REVIEW NO 25-04

RAN SIGNAGE

PARKING STALL ANALYSIS	
PROPOSED DCFC STALLS	16
PROPOSED LEVEL 8 STALLS	6
FUTURE DCFC STALLS	16
PROPOSED MAKE READY EV	2
NET STALL COUNT	34

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
P 330 572 2100 Fax 330 572 2101

RIVIAN

REV.	DATE	DESCRIPTION
A	08/21/2023	ISSUED FOR 30% REVIEW
B	05/14/2024	ISSUED FOR SITE SKETCH REVIEW
C	05/30/2024	ISSUED FOR 90% REVIEW
D	11/21/2024	ISSUED FOR 90% REVIEW
E	12/19/2025	ISSUED FOR 90% REVIEW
0	01/19/2026	ISSUED FOR SAS
1	03/09/2026	ISSUED FOR CANOPY SUBMITTAL

EXPIRES: 09/30/2026

DCFC ADVENTURE NETWORK
33453 BERNARD DRIVE
KETTLEMAN CITY, CA 93239

CIVIL SITE PLAN

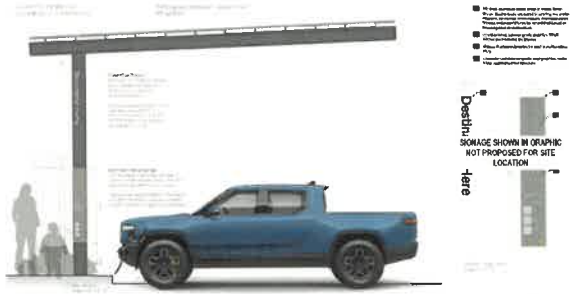
PROJECT MANAGER	DESIGNER
IM	NSE

JOB NO.
2023264.08

C-111

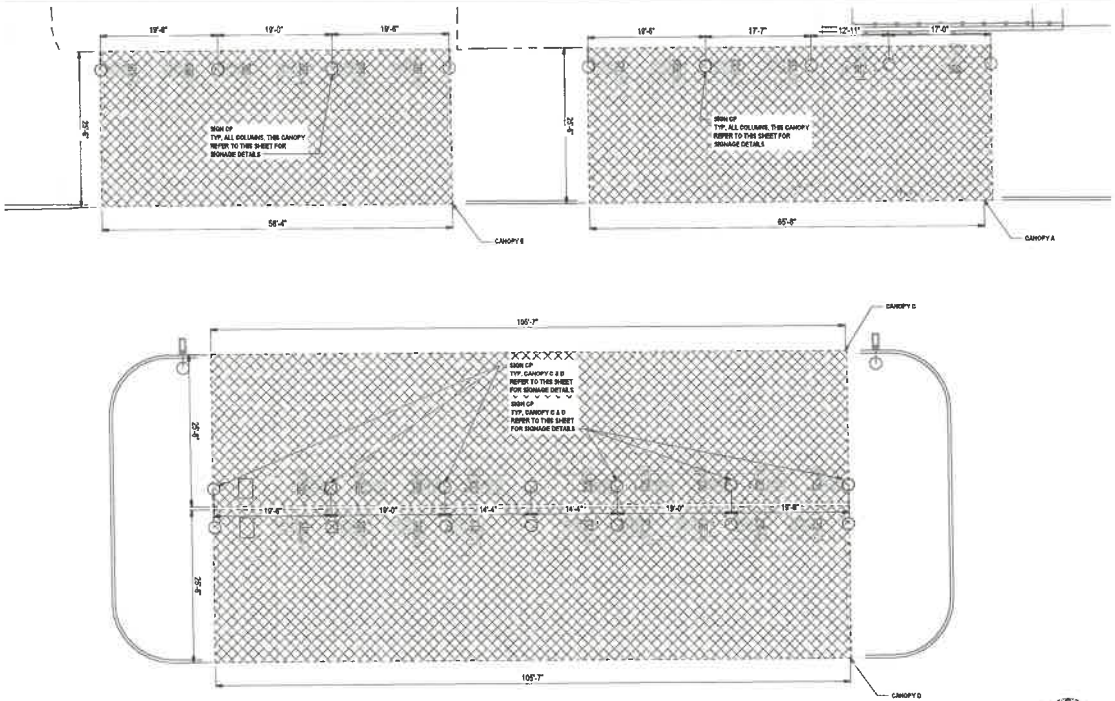
Drawing Name: O:\Energy\EV Team Folders\Rivian\2023264.08 - Kettleman City, CA - Bernard Drive\dwg\2023264.08 - Kettleman City, CA - CD\01 - Canopy Site Plan.dwg
May 4, 2026 10:58 AM - IM (electronic)

A-1 SIGN CP
N.T.S.



A-2 CROSS SECTION VIEW
N.T.S.

CROSS SECTION SHOWN FOR DESIGN INTENT ONLY. REFER TO CANOPY DRAWINGS BY OTHERS UNDER DEFERRED PERMIT FOR EXACT CANOPY DESIGN.



GENERAL SHEET NOTES

A. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

B. CANOPY LABELING AND LOCATION SHOWN FOR DIAGRAMMATIC PURPOSES AND SHALL BE CONSIDERED FOR REFERENCE ONLY. CANOPY SHALL BE REVIEWED UNDER SEPARATE PERMIT. TO BE SUBMITTED AND PROCURED BY THE GC.

C. SIGNAGE LOCATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY AND SHALL BE CONSIDERED FOR REFERENCE ONLY. SIGNAGE FOR THE CANOPY SHALL BE REVIEWED UNDER SEPARATE PERMIT, TO BE SUBMITTED AND PROCURED BY THE GC.

D. CANOPY COLUMNS AND CANOPY FOUNDATIONS ARE DIAGRAMMATIC. EXACT COLUMN SIZING, SPACING, AND FOUNDATION DESIGN SHALL BE PROVIDED IN DESIGN AND PERMIT PACKAGE BY OTHERS. DESIGN AND PERMIT PACKAGE FOR CANOPY TO BE PROCURED AND SUBMITTED BY THE GC.

E. GC SHALL ENSURE CANOPY COLUMNS DO NOT ENCROACH ON EQUIPMENT CLEAR SPACE.

F. GC SHALL ENSURE CANOPY FOUNDATIONS DO NOT CONFLICT WITH PROPOSED CURBING, EQUIPMENT FOUNDATIONS, OR OTHER PROPOSED ELEMENTS DETAILED IN THESE CONTRACT DOCUMENTS.

G. GC SHALL ENSURE CANOPY MAINTAINS MINIMUM 14' CLEARANCE FROM TOP OF PAVEMENT TO LOWEST POINT ON THE UNDERSIDE OF CANOPY.

CANOPY NOTES

PERFORATED CORRUGATED ROOF PANEL (BY WESTERN STATES METAL ROOFING)
- PANEL PROFILE – WESTERN RIB (7.2 PANEL) – 1.5" DEEP
- PANEL STYLE – PERFORATED PATTERN - .127 ROUND & 7/32" STAGGER – 30.58% OPEN AREA
- PANEL FINISH – PREFINISHED GALVALUME

STEEL STRUCTURE/PURLINS
- STEEL FINISH – POWDER COATED BY STEEL MANUFACTURER
- STEEL SHEEN – SATIN
- STEEL COLOR – SIGNAL WHITE – RAL 9003
- NOTE - STEEL SUPPLIER TO PROVIDE COLOR MATCHING TOUCH-UP PAINT.

SIGN SCHEDULE

CANOPY A

RV-CODE	DESCRIPTION	#	SUPPLY V	SUPPLY O	SUPPLY GC	INSTALL V	INSTALL O	INSTALL GC
SIGN CP	CP - CANOPY PARKING VINYL GRAPHICS	5	X			X		

CANOPY B

RV-CODE	DESCRIPTION	#	SUPPLY V	SUPPLY O	SUPPLY GC	INSTALL V	INSTALL O	INSTALL GC
SIGN CP	CP - CANOPY PARKING VINYL GRAPHICS	4	X			X		

CANOPY C

RV-CODE	DESCRIPTION	#	SUPPLY V	SUPPLY O	SUPPLY GC	INSTALL V	INSTALL O	INSTALL GC
SIGN CP	CP - CANOPY PARKING VINYL GRAPHICS	8	X			X		

CANOPY D

RV-CODE	DESCRIPTION	#	SUPPLY V	SUPPLY O	SUPPLY GC	INSTALL V	INSTALL O	INSTALL GC
SIGN CP	CP - CANOPY PARKING VINYL GRAPHICS	8	X			X		

LEGEND

APPROXIMATE CANOPY OVERHANG EXTENTS. FOR FINAL DESIGN, LOCATION FOUNDATION & DIMENSIONS REFER TO DELEGATED DESIGN BY OTHERS.

RIVIAN

REV.	DATE	DESCRIPTION
A	06/21/2023	ISSUED FOR 30% REVIEW
B	05/14/2024	ISSUED FOR SITE SKETCH REVIEW
C	05/30/2024	ISSUED FOR 90% REVIEW
D	11/21/2024	ISSUED FOR 90% REVIEW
E	12/19/2025	ISSUED FOR 90% REVIEW
0	01/19/2026	ISSUED FOR SAS
1	03/09/2026	ISSUED FOR CANOPY SUBMITTAL

FOR REFERENCE ONLY

DCFC ADVENTURE NETWORK
33453 BERNARD DRIVE
KETTLEMAN CITY, CA 93239

CANOPY COORDINATION PLAN

PROJECT MANAGER	DESIGNER
IM	HSE

JOB NO.
2023264.08

C-124

Drawing Name: O:\Energy\EV Team Folder\Revit\2023264.08 - Kettleman City, CA - Bernard Driveway\2023264.08 - Kettleman City, CA - CD94 - Canopy Site Plan.dwg
May 4, 2026 10:58 AM - ATrenkamp

LUMINAIRE SCHEDULE

SYMBOL	FIXTURE TAG	QUANTITY	MODEL	DISTRIBUTION	WATTAGE	COLOR TEMP.	OPTIC	VOLTAGE RATING	FINISH COLOR	MOUNTING	OPTIONS	MOUNTING HEIGHT
	A	4	LL-SL1	SM	100WD	40K	T4	120-277V (UNV)	BLACK (BLK)	SA	OCCUPANCY AND DAYLIGHT SENSOR (LOCCDIM40) PHOTOCELL (PC)	21'
	B	37	LINEWP	LS	50	35K	HE	120-277V (U)	BLACK (B)	R	0-10V DIMMING (D) OCCUPANCY SENSOR (OF1)	15.5'

LED FIXTURE CATALOG NUMBER LINMORE LL-SL1-SM-100WD-40K-T4-UNV-G2-BLK-SA-PC-LOCCDIM40
POLE VALMONT S 180404040V4 01 DBL
CANOPY FIXTURE CATALOG NUMBER A-LIGHT LIN-3-WP-M4-LS-35-U-HE-R-B-O-OF1

GENERAL SHEET NOTES

1. PHOTOMETRIC MODELED WITH A 1.0 LIGHT LOSS FACTOR.
2. PROPOSED LIGHTING FIXTURES ARE FULL CUTOFF.
3. ILLUMINATION VALUES SHOWN (IN FOOTCANDLES) ARE THE PREDICTED RESULTS FOR HORIZONTAL PLANES AS INDICATED IN THE STATICS TABLE. METER ORIENTATION IS NORMAL TO THE PLANE OF CALCULATION.
4. THE CALCULATED RESULTS OF THIS LIGHTING SIMULATION REPRESENT AN ANTICIPATED PREDICTION OF SYSTEM PERFORMANCE. ACTUAL MEASURED RESULTS MAY VARY FROM THE ANTICIPATED PERFORMANCE AND ARE SUBJECT TO MEANS AND METHODS.

LEGEND

EV PARKING STALLS (TARGET AREA)

OVERALL SITE

STATISTICS

DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
NORTH STALLS	4.9 FC	8.8 FC	2.3 FC	2.9:1	2.1:1
MIDDLE STALLS	5.7 FC	8.9 FC	2.3 FC	3.9:1	2.5:1
TRAILER STALLS	4.9 FC	8.1 FC	2.7 FC	2.3:1	1.8:1
PROPERTY LINE	0.1 FC	0.1 FC	0.0 FC	N/A	N/A
OVERALL SITE	1.9 FC	17.4 FC	0.0 FC	N/A	N/A

0 20
10 1"=20' 40
Horizontal Scale in Feet

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
330 572 2100 Fax 330 572 2101

RIVIAN

REV.	DATE	DESCRIPTION
A	06/21/2023	ISSUED FOR 30% REVIEW
B	05/14/2024	ISSUED FOR SITE SKETCH REVIEW
C	06/28/2024	ISSUED FOR 90% REVIEW
D	11/21/2024	ISSUED FOR 90% REVIEW
E	12/19/2025	ISSUED FOR SAS
0	01/19/2026	ISSUED FOR CANOPY SUBMITTAL
1	03/06/2026	

STEVEN P. SCHUCH
2035
REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA
EXP: 08/30/2027
05/04/26

DCFC ADVENTURE NETWORK
33453 BERNARD DRIVE
KETTLEMAN CITY, CA 93239

PHOTOMETRIC PLAN

PROJECT MANAGER	DESIGNER
IM	MSE

JOB NO.
2023264.08

E-102

Drawing Name: O:\Energy\EV Team Folder\Rivian\2023264.08 - Kettleman City, CA - Bernard Driveway\2023264.08 - Kettleman City, CA - CD90 - Canopy Site Plan.dwg
May 4, 2026 10:58 AM - XRefs/none

Site Location and Mailing List Map

Site Plan Review No. 26-04
GPD Group, Inc/ Rivian

County of Kings
Community Development Agency

LEGEND

Project Site

N
W E
S

0 0.01 0.02 0.04 0.06 0.08 0.1
Miles

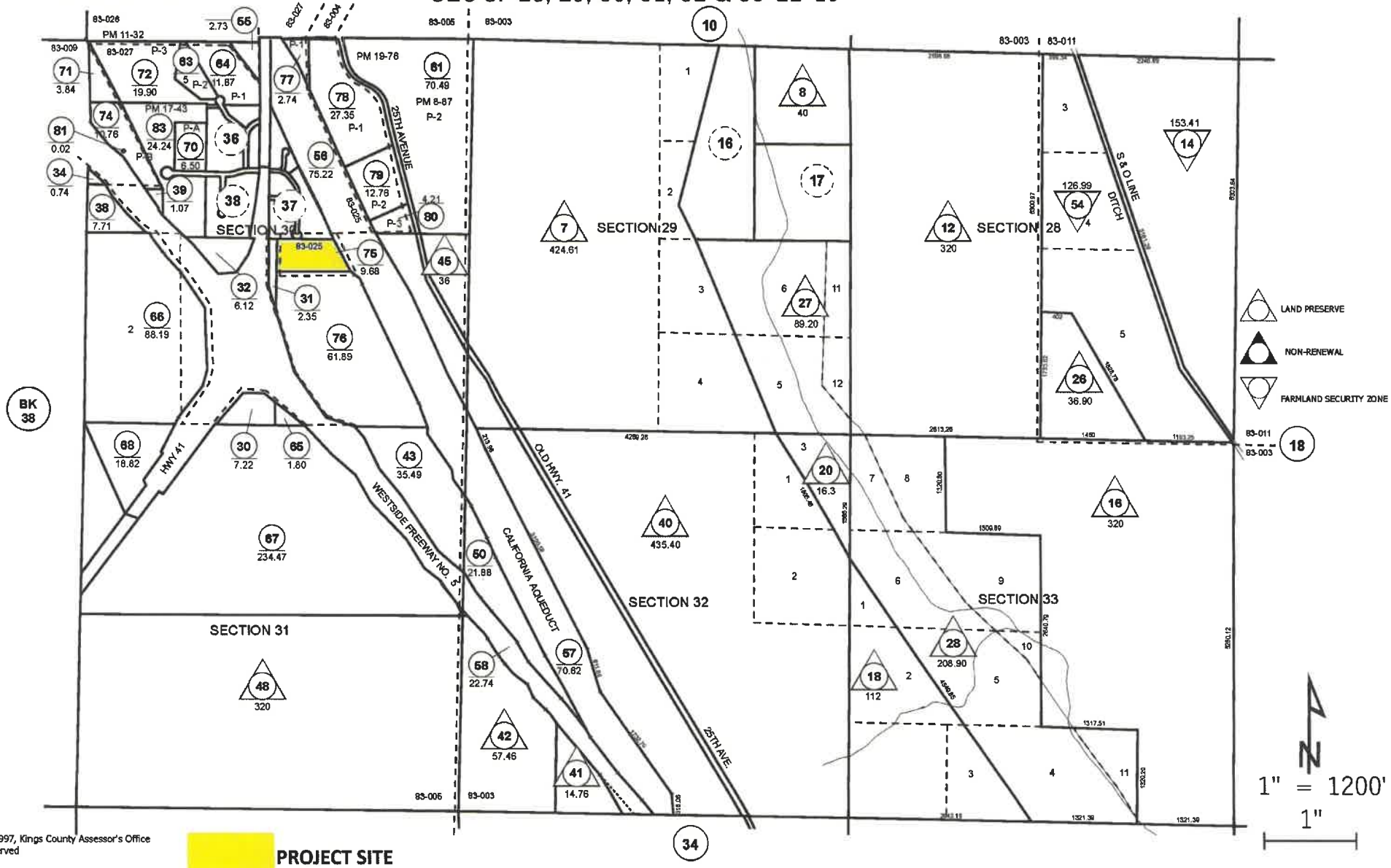
Produced by: Sheila Hernandez
Monday, May 4, 2026
Kings County Community Development Agency
1400 W. Lacey Boulevard, Hanford CA, 93230
(559) 852-2670

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JUNE 2022

KINGS COUNTY ASSESSOR'S MAP

SEC'S. 28, 29, 30, 31, 32 & 33-22-19

42-15



Copyright © 1997, Kings County Assessor's Office
All Rights Reserved

PROJECT SITE

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

HAZARDOUS WASTE AND SUBSTANCES SITE LIST (CORTESE)

For additional information and listing of sites, please refer to the California Environmental Protection Agency's

493 RECORDS FOUND

EXPORT TO EXCEL

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP
[REPORT]	[MAP]	FRESNO SANITARY LANDFILL	10490097	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	SW CORNER OF JENSEN & WEST AVENUES	FRESNO	93706
[REPORT]	[MAP]	PURITY OIL SALES, INC	10500005	FEDERAL SUPERFUND - LISTED	ACTIVE	3265 SOUTH MAPLE AVENUE	MALAGA	93726
[REPORT]	[MAP]	VENDO COMPANY, THE	10590001	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	7209 NORTH INGRAM AVENUE	PINEDALE	93650
[REPORT]	[MAP]	SOUTH FRESNO PCE GROUNDWATER PLUME	60000706	STATE RESPONSE	ACTIVE	2376 S. RAILROAD AVENUE	FRESNO	93721
[REPORT]	[MAP]	FORMER NEES ONE HOUR MARTINIZING	60003167	STATE RESPONSE	ACTIVE	7763 NORTH FIRST STREET	FRESNO	93720
[REPORT]	[MAP]	CALIFORNIA AND ELM GROUNDWATER PLUME	60003220	STATE RESPONSE	ACTIVE	1802 EAST CALIFORNIA AVENUE	FRESNO	93706
[REPORT]	[MAP]	DOWNGRADIENT PORTION OF SOUTH FRESNO REGIONAL GROUNDWATER PLUME	60003394	STATE RESPONSE	ACTIVE	NORTH OF EAST WOODWARD AVENUE AT SOUTH EAST AVENUE	FRESNO	93721
[REPORT]	[MAP]	POTENTIAL RELEASE SOUTHEAST OF GOLDEN STATE BLVD. & EAST AVE.	60003415	STATE RESPONSE	ACTIVE	SOUTHEAST OF GOLDEN STATE BLVD& S. EAST AVE	FRESNO	93706
[REPORT]	[MAP]	COALINGA ASBESTOS MINE	10140003	FEDERAL SUPERFUND - DELISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	PINE CANYON, 15 MILES NW OF COALINGA	COALINGA	93210
[REPORT]	[MAP]	ORLAND CLEANERS	11720001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	726 FIFTH STREET	ORLAND	95963
[REPORT]	[MAP]	EEL RIVER SAWMILLS, MILL A	12240119	STATE RESPONSE	ACTIVE	1053 NORTHWESTERN AVE	FORTUNA	95540
[REPORT]	[MAP]	MCNAMARA AND PEEPE LUMBER MILL	12240115	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1619 GLENDALE DRIVE	ARCATA	95521
[REPORT]	[MAP]	PUREGRO COMPANY	13070097	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1025 RIVER DRIVE	BRAWLEY	92227
[REPORT]	[MAP]	CASPIAN INC	13280019	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	287 WEST ATEN ROAD	EL CENTRO	92243
[REPORT]	[MAP]	EL CENTRO ROCKET TARGET NO.1 (#92)	80000167	STATE RESPONSE	ACTIVE	E1/2, NW1/2, S25, T14S & R12E	EL CENTRO	92244
[REPORT]	[MAP]	HOLTVILLE ROCKET TARGET 1R #94	80000145	STATE RESPONSE	ACTIVE	8 MILES NORTH-NORTHEAST OF HOLTVILLE	HOLTVILLE	92250
[REPORT]	[MAP]	EL CENTRO ROCKET TARGET NO. 2 (#93)	80000101	STATE RESPONSE	ACTIVE	E1/2, NW1/2, S13, T14S & R12E	EL CENTRO	92244
[REPORT]	[MAP]	SHAFTER AIRPORT	15070029	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	LERDO HIGHWAY AT HIGHWAY 99	SHAFTER	93263
[REPORT]	[MAP]	MOJAVE GUNNERY RANGE - (J09CA7281) MMRP	80000950	STATE RESPONSE	ACTIVE	2 MILE SW OF 21000 HACIENDA BLVD	MOJAVE	93505

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP
[REPORT]	[MAP]	GROSSI/CALANDRI PROPERTY	15100008	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	INTERSECTION OF MARIE AVE & W 15TH ST	ROSAMOND	93560
[REPORT]	[MAP]	S R KILBY PROPERTY	15100009	STATE RESPONSE	ACTIVE	2021 WEST 15TH STREET	ROSAMOND	93560
[REPORT]	[MAP]	BROWN AND BRYANT - SHAFTER FACILITY	15280010	STATE RESPONSE	ACTIVE	135 COMMERCIAL DRIVE	SHAFTER	93263
[REPORT]	[MAP]	BROWN AND BRYANT, INC., ARVIN FACILITY	15280011	FEDERAL SUPERFUND - LISTED	ACTIVE	600 S DERBY ST	ARVIN	93203
[REPORT]	[MAP]	BRIDGES AND SON TRUCKING	15280037	STATE RESPONSE	ACTIVE	1200 ORANGE AVENUE	ROSAMOND	93560
[REPORT]	[MAP]	BENHAM AND JOHNSON	15280253	STATE RESPONSE	ACTIVE	340 DANIELS LN	BAKERSFIELD	93307
[REPORT]	[MAP]	OSAGE INDUSTRIES, 15TH STREET	15330001	STATE RESPONSE	ACTIVE	2001 15TH STREET, WEST	ROSAMOND	93560
[REPORT]	[MAP]	JOHN ALEXANDER RESEARCH INC	15330004	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1753 SIERRA HIGHWAY	ROSAMOND	93560
[REPORT]	[MAP]	OSAGE INDUSTRIES, 60TH STREET WEST	15330005	STATE RESPONSE	ACTIVE	60TH STREET WEST T9N, R13W, S10 SE CORNER	ROSAMOND	93560
[REPORT]	[MAP]	UNITED METAL RECOVERY	15330007	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12433 UNITED STREET	MOJAVE	93501
[REPORT]	[MAP]	COMMODITY REFINING EXCHANGE	15330008	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	11847 UNITED STREET	MOJAVE	93501
[REPORT]	[MAP]	PURDY COMPANY	15330010	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12901 UNITED STREET	MOJAVE	93501
[REPORT]	[MAP]	MOBILE SMELTING	15330011	STATE RESPONSE	ACTIVE	UNITED STREET & REED ROAD	MOJAVE	93501
[REPORT]	[MAP]	SAN JOAQUIN DRUM COMPANY	15340023	STATE RESPONSE	ACTIVE	3930 GILMORE AVENUE	BAKERSFIELD	93308
[REPORT]	[MAP]	AVENUE A UNAUTHORIZED DISPOSAL SITE	15490015	STATE RESPONSE	ACTIVE	AVENUE A 1-1/2 MILE EAST HIGHWAY 14	ROSAMOND	93560
[REPORT]	[MAP]	ENVIRONMENTAL PROTECTION CORPORATION - EASTSIDE DISPOSAL FACILITY	15490019	STATE RESPONSE	ACTIVE	ROUND MOUNTAIN ROAD	BAKERSFIELD	93301
[REPORT]	[MAP]	K & D SALVAGE	15500001	STATE RESPONSE	ACTIVE	600 SOUTH UNION AVENUE	BAKERSFIELD	93307
[REPORT]	[MAP]	SILVER QUEEN JUNKYARD	15500002	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	BACK LOT AT 11847 UNITED STREET	MOJAVE	93501
[REPORT]	[MAP]	J R SIMPLOT, EDISON	15070030	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	430 PEPPER DRIVE	EDISON	93220
[REPORT]	[MAP]	RESOURCE RENEWAL TECHNOLOGY, INC. - MARICOPA FACILITY	70000045	STATE RESPONSE	ACTIVE	24306 HIGHWAY 166	MARICOPA	93252
[REPORT]	[MAP]	DELANO PCE PLUME	60001327	STATE RESPONSE	ACTIVE	MAIN STREET AND 10TH AVENUE	DELANO	93215
[REPORT]		LIQUID CHEMICAL	60004078	STATE RESPONSE	ACTIVE	10585 INDUSTRIAL AVENUE	HANFORD	93230
[REPORT]	[MAP]	SO CAL GAS/HANFORD MGP	16490005	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE -	325 EAST 5TH STREET	HANFORD	93230

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS LAND USE RESTRICTIONS	ADDRESS DESCRIPTION	CITY	ZIP
[REPORT]	[MAP]	SULPHUR BANK MERCURY MINE	17100001	FEDERAL SUPERFUND - LISTED	ACTIVE	SULPHUR BANK ROAD	CLEARLAKE	95422
[REPORT]	[MAP]	MONTROSE CHEMICAL CORP	19280024	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	20201 NORMANDIE AVENUE	TORRANCE	90502
[REPORT]	[MAP]	STAUFFER CHEMICAL, CARSON	19280083	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2112 EAST 223RD STREET	CARSON	90810
[REPORT]	[MAP]	OMEGA CHEMICAL CORPORATION	19280436	FEDERAL SUPERFUND - LISTED	ACTIVE	12504 WHITTIER BLVD	WHITTIER	90602
[REPORT]	[MAP]	NEVILLE CHEMICAL COMPANY	19280515	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12800 IMPERIAL HWY	SANTA FE SPRINGS	90670
[REPORT]	[MAP]	TITAN TERMINAL & TRANSPORT	19280830	STATE RESPONSE	ACTIVE	4570 ARDINE ST.	SOUTH GATE	90280
[REPORT]	[MAP]	WHITTAKER/BERMITE FACILITY	19281087	STATE RESPONSE	ACTIVE	22116 SOLEDAD CANYON RD	SANTA CLARITA	91350
[REPORT]	[MAP]	MONSANTO CHEMICAL COMPANY	19281200	STATE RESPONSE	ACTIVE	2100 EAST 223RD STREET	CARSON	90810

JUMP TO PAGE: 1 2 3 4 5 6 7 8 9 10

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/USE/BUILDING PERMIT

The undersigned, JOHN VIDOVICH, owner of the below described Property ("Owner"), does hereby appoint Rivian, LLC. (Rivian) and/or GPD Group, Inc. (GPD) and their employees, agents and contractors, as Owner's agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed to it for the purpose of installing an electric car charging facility and for constructing or installing charging stations and related equipment on the Property as Rivian, LLC. may require for its electric car charging system. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of the City with jurisdiction to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application. GPD will be responsible for all costs, fees and expenses incurred in securing any approval.

Property Located at: Bernard Drive, Kettleman City, CA 93239 APN: 042-150-075 ("Property")

Owner's Name (print): Sandridge Partners, L.P.

Signature (and title, if applicable) of Property Owner:

By: _____

Title: _____

Date Executed: _____

Site Name: Rivian Adventure Network
Bernard Dr.
Kettleman City, CA 93239
GPD Job: 2023264.08

Sandridge Partners L.P.
a California Limited Partnership
By: John Vidovich, LLC
a California Limited Liability Company,
its General Partner

By: _____
Title: John Vidovich, Manager