

<b>DOCKETED</b>	
<b>Docket Number:</b>	26-OPT-02
<b>Project Title:</b>	Seahawk Battery Energy Storage System
<b>TN #:</b>	270253
<b>Document Title:</b>	Section 2 Appendices Part 1
<b>Description:</b>	N/A
<b>Filer:</b>	Erin Phillips
<b>Organization:</b>	Dudek
<b>Submitter Role:</b>	Applicant Consultant
<b>Submission Date:</b>	5/27/2026 10:59:36 AM
<b>Docketed Date:</b>	5/27/2026

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# **Appendix 2A**

## Site Plan Package



NOT FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

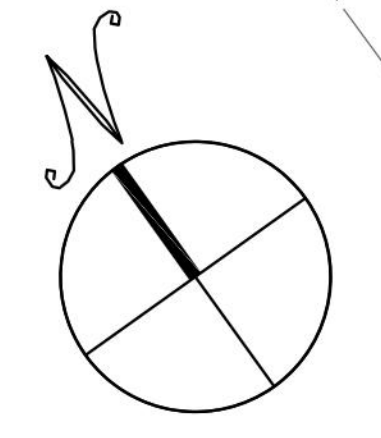
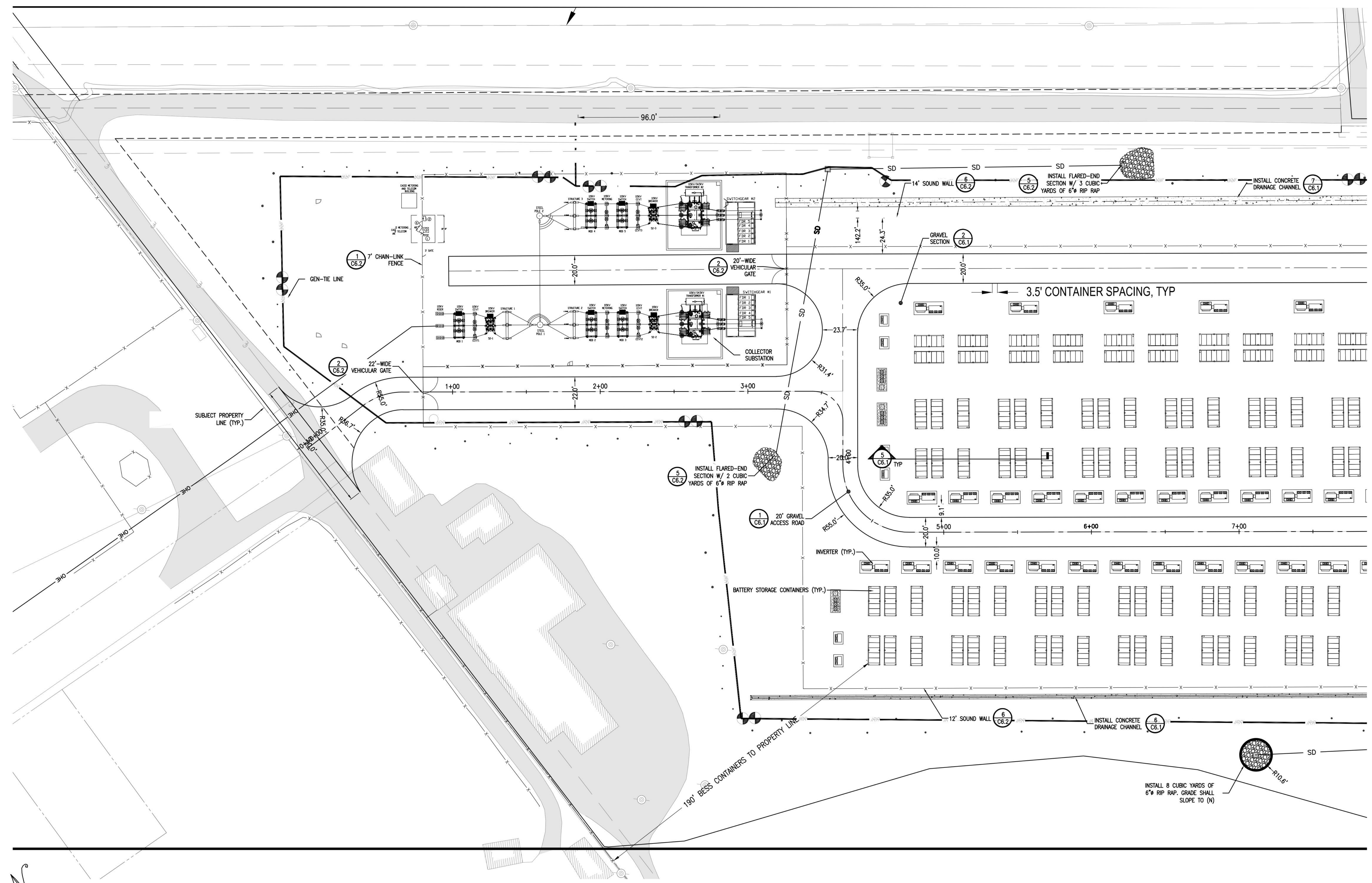
SEAHAWK ENERGY STORAGE  
90 MINTO ROAD  
WATSONVILLE CA, 95076

PROJECT NUMBER:  
110-5227

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	12/12/24	MRM		SUBSTATION/BESS UPDATE
	12/09/24	MRM		CUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-2.1  
LAYOUT AND MATERIALS



# LAYOUT AND MATERIALS

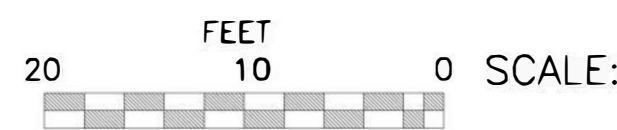
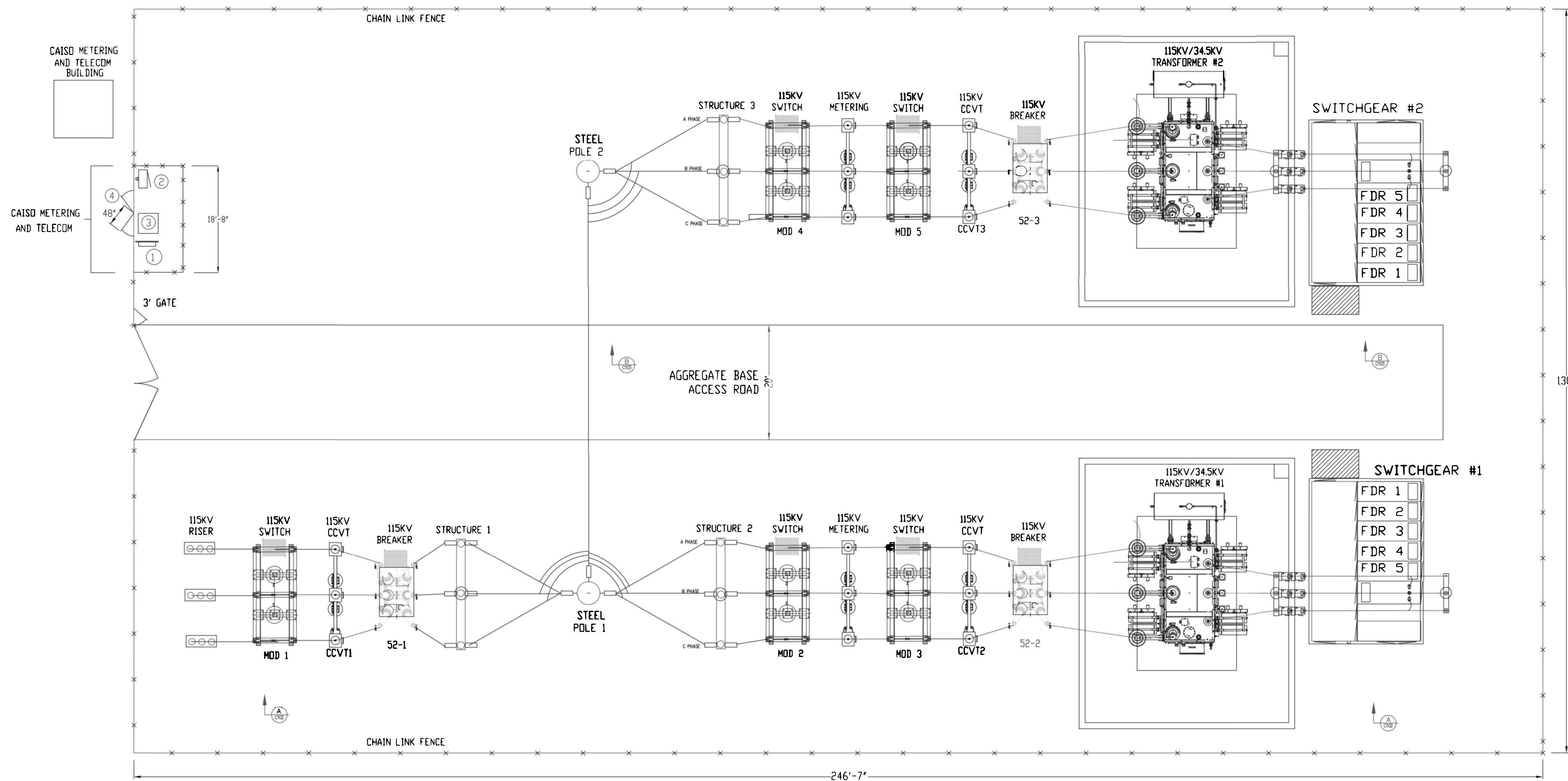
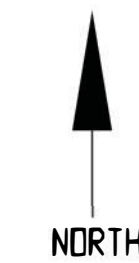
SCALE: 1"=30'

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LEGEND

- ① CABINET FOR CAISO T1 COMMUNICATION LINE, ROUTE T1 LINE FROM THIS BOX INTO CAISO TELECOM/SCADA CABINET
  - ② CAISO METERING CABINET
  - ③ CAISO RIG AND COMMUNICATION CABINET
  - ④ GATES FOR CAISO EQUIPMENT ACCESS
- DETAIL NUMBER/LETTER: A  
DRAWING NUMBER: C102  
THIS SYMBOL USED FOR PROFILE VIEW CUTAWAY



PROJECT OWNER:



ENGINEER'S STAMP

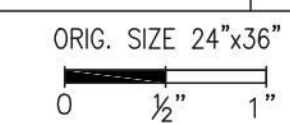
DRAWN BY	CHECKED BY	ENGINEER & NO.

NO.	DATE	DESIGN REVISIONS
0	09/02/24	50% DESIGN

PROJECT NAME:

SEAHAWK SUBSTATION  
78 MINTO RD  
WATSONVILLE, CA 95076

SITE PLAN



DRAWING NUMBER

C101

JOB NUMBER

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# **Appendix 2B**

## Landscape Plan



REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

- PROPERTY BOUNDARY
- PERIMETER FENCE
- EXISTING OVERHEAD POWER LINE
- x112 EXISTING TOPOGRAPHY
- - - - - PROPOSED TOPOGRAPHY

TREE SCHEDULE

BOTANICAL/COMMON NAME	SIZE	HT. AT INSTALL	TIME TO MATURITY
LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIFOLIUS SANTA CRUZ ISLAND IRONWOOD	15-GAL	5 FT.	30' HIGH IN 20 YRS
PRUNUS ILICIFOLIA SSP. ILICIFOLIA HOLLY LEAF CHERRY	15-GAL	4 FT.	10' HIGH IN 15 YRS
QUERCUS AGRIFOLIA COAST LIVE OAK	15-GAL	4 FT.	40' HIGH IN 20 YRS

- SCREENING SHRUBS
- BACCHARIS PILULARIS / COYOTE BRUSH
  - CEANOTHUS THYRSIFLORUS / BLUEBLOSSOM
  - FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
  - HETEROMELES ARBUTIFOLIA / TOYON
  - VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

- SHADE TOLERANT SCREENING SHRUBS
- CARPENTERIA CALIFORNICA / BUSH ANEMONE
  - FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
  - GARRYA ELLIPTICA 'JAMES ROOF' / SILKTASSEL BUSH
  - HETEROMELES ARBUTIFOLIA / TOYON
  - RIBES BIBURNIFOLIUM / EVERGREEN CURRENT

- UNDER 10' TALL SCREENING SHRUBS
- ARCTOSTAPHYLOS 'HOWARD McMINN' / HOWARD McMINN MANZANITA
  - BACCHARIS PILULARIS / COYOT BUSH
  - CEANOTHUS 'CONCHA' / CONCHA WESTERN LILAC
  - FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
  - VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

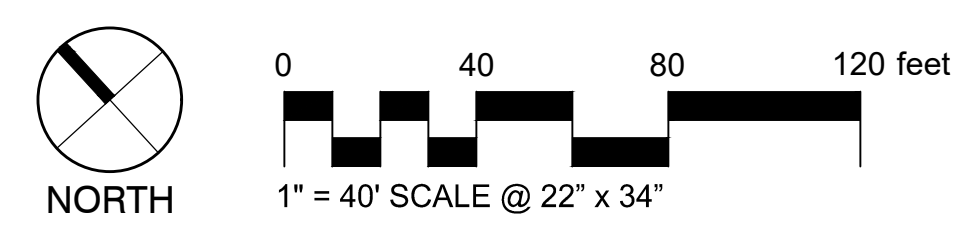
- BASIN AND SWALE SEED MIX
- ACHILLEA MILLEFOLIUM / COMMON YARROW
  - BROMUS CARINATUS / CALIFORNIA BROME
  - ELYMUS ARENARIUS 'GLAUCUS' / BLUE LYME GRASS
  - ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
  - HORDEUM BRACHYANTHERUM CALIFORNICUM / CALIFORNIA MEADOW BARLEY
  - NASSELLA PULCHRA / PURPLE NEEDLEGRASS
  - TRIFOLIUM FRAGIFERUM 'O'CONNOR'S' / O'CONNOR'S LEGUME
  - VULPIA MICROSTACHYS / SMALL FESCUE

MATCHLINE SEE SHEET LS-2

THIS PROJECT SITE IS LOCATED WITHIN AN EXISTING ORCHARD. THE EXISTING ORCHARD TREES WITHIN THE PROJECT AREA FOOTPRINT WILL BE REMOVED, BUT THE REMAINING ORCHARD TREES WILL BE MAINTAINED AND MANAGED AS A PART OF AGRICULTURAL OPERATIONS.

**SEAHAWK**  
**BATTERY ENERGY STORAGE SYSTEM**  
 NEW LEAF ENERGY  
 1700 BROADWAY  
 OAKLAND, CA, 94612

**NOT FOR CONSTRUCTION**



**PRELIMINARY LANDSCAPE PLAN**

**DUDEK LS-1**  
 605 NE 21ST STREET,  
 SUITE 200  
 PORTLAND, OR 97232  
 8/26/2025

P:\3002\Environmental\Restricted Projects\14713\_JNL\Draws\_Deliverables\90\_Minto\_Road\_AKA\_Seahawk\_BEES\Draws\_Work Products\Landscape\CONCEPTUAL\_PLAN\CAD\14713-SHK\_PL\_PLOTTED: 06/26/2025



REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

- — — — — PROPERTY BOUNDARY
- — — — — PERIMETER FENCE
- OHW — EXISTING OVERHEAD POWER LINE
- — — — — EXISTING TOPOGRAPHY
- — — — — PROPOSED TOPOGRAPHY

TREE SCHEDULE

BOTANICAL/COMMON NAME	SIZE	HT. AT INSTALL	TIME TO MATURITY
LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIFOLIUS SANTA CRUZ ISLAND IRONWOOD	15-GAL	5 FT.	30' HIGH IN 20 YRS
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SCREENING SHRUBS

- BACCHARIS PILULARIS / COYOTE BRUSH
- CEANOTHUS THYRSIFLORUS / BLUEBLOSSOM
- FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
- HETEROMELES ARBUTIFOLIA / TOYON
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SHADE TOLERANT SCREENING SHRUBS

- CARPENTERIA CALIFORNICA / BUSH ANEMONE
- FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
- GARRYA ELLIPTICA 'JAMES ROOF' / SILKTASSEL BUSH
- HETEROMELES ARBUTIFOLIA / TOYON
- RIBES BIBURNIFOLIUM / EVERGREEN CURRENT

UNDER 10' TALL SCREENING SHRUBS

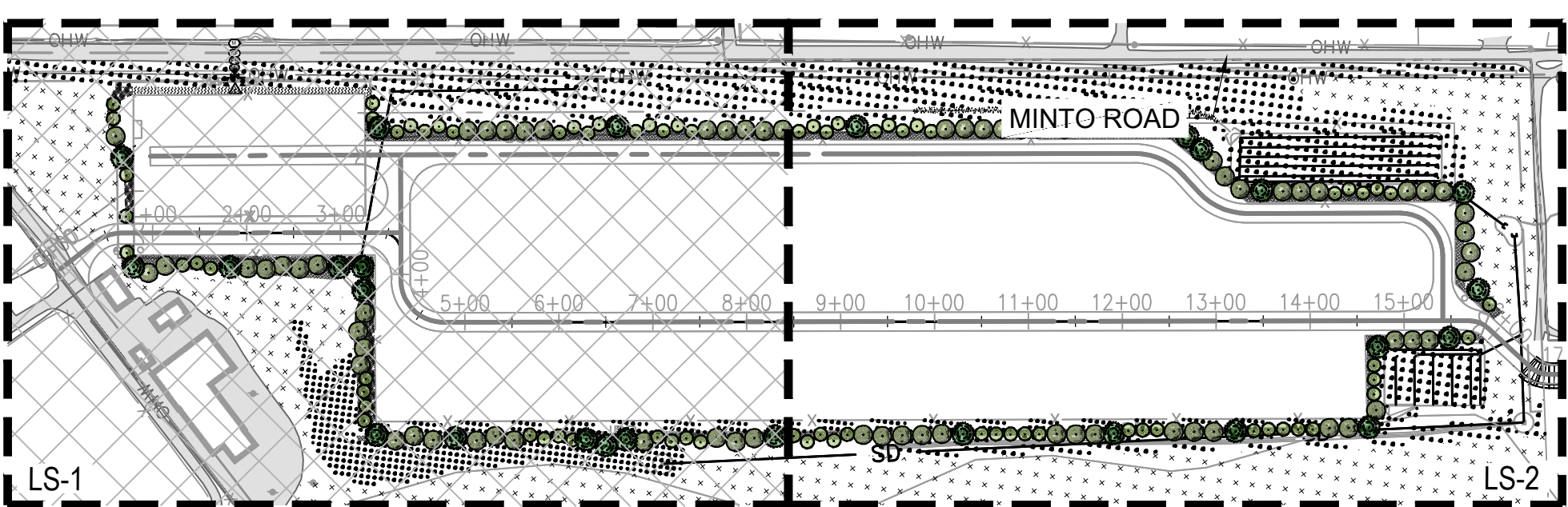
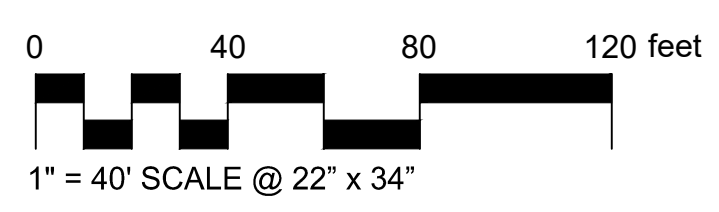
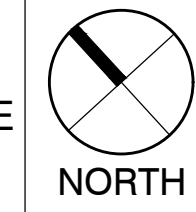
- ARCTOSTAPHYLOS 'HOWARD McMINN' / HOWARD McMINN MANZANITA
- BACCHARIS PILULARIS / COYOTE BUSH
- CEANOTHUS 'CONCHA' / CONCHA WESTERN LILAC
- FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
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BATTERY ENERGY STORAGE SYSTEM  
NEW LEAF ENERGY  
1700 BROADWAY  
OAKLAND, CA, 94612

**NOT FOR CONSTRUCTION**

**PRELIMINARY LANDSCAPE PLAN**

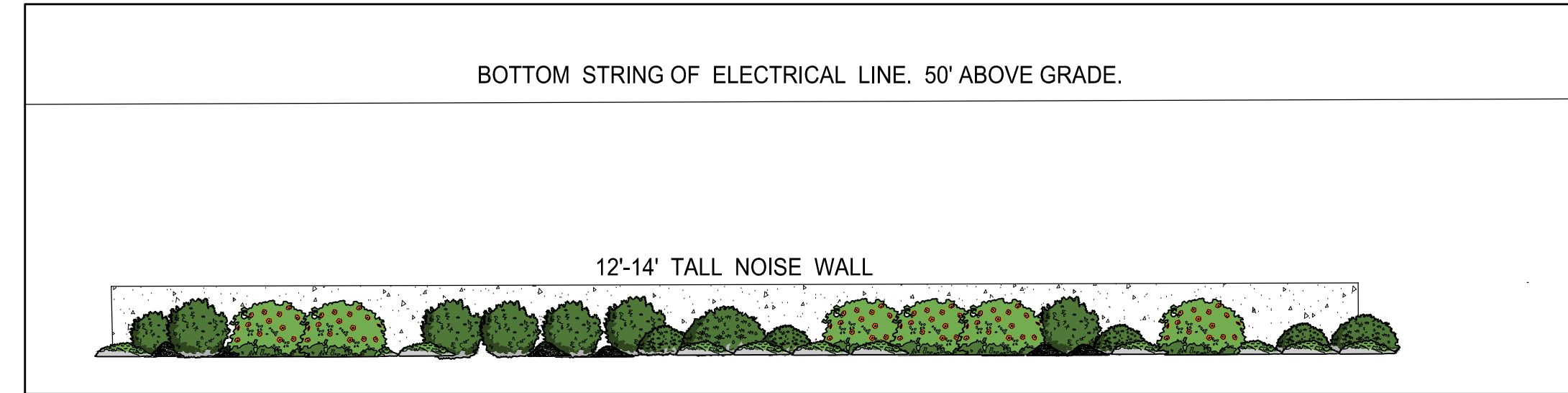
**DUDEK LS-2**  
605 NE 21ST STREET,  
SUITE 200  
PORTLAND, OR 97232  
08/29/2024

P:\3002\Environmental\Restricted Projects\4713\_JL\Draws\Deliverables\90\_Minto\_Road\_AKA\_Seahawk\_BEES\Draws\Work Products\Landscape\CONCEPTUAL\_PLAN\CAO\14713-SHK\_PL\_PLOTTED: 9/5/2025 10:04:21 PM

TREE SCHEDULE

BOTANICAL/COMMON NAME	SIZE	HT. AT INSTALL	TIME TO MATURITY
LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIFOLIUS SANTA CRUZ ISLAND IRONWOOD	15-GAL	5 FT.	30' HIGH IN 20 YRS
PRUNUS ILICIFOLIA SSP. ILICIFOLIA/HOLLY LEAF CHERRY	15-GAL	4 FT.	10' HIGH IN 15 YRS
QUERCUS AGRIFOLIA/COAST LIVE OAK	15-GAL	4 FT.	40' HIGH IN 20 YRS

ACOUSTIC/NOISE WALL ELEVATION



IRRIGATION EQUIPMENT

COMPONENT	MAKE/MODEL	NOTES
WATER SOURCE	IRRIGATION WATER METER	POTABLE, SIZE AND LOCATION TBD
CONTROLLER	HUNTER ICD	PEDESTAL MOUNT
WEATHER SENSOR	HUNTER SOLAR SYNC	POLE-MOUNT
MASTER VALVE	HUNTER ICV	AUTOMATIC SHUT-OFF
FLOW METER	CALSENSE FM-2	SIZED TO MATCH MAINLINE
CONTROL VALVES	HUNTER ICV	SIZED TO MATCH IRRIGATION ZONES
SHRUB/GROUND COVER EMISSION DEVICES	HUNTER MP ROTATORS	MULTI-STREAM SPRAY
RETENTION BASIN IRRIGATION	HUNTER ROTORS	OVERHEAD ROTORS

CONCEPTUAL IRRIGATION SCHEDULE: MORE DETAILED SCHEDULE WILL BE INCLUDED ON CONSTRUCTION DOCUMENTS

- IRRIGATING SHOULD ONLY OCCUR FROM SUNDOWN TO SUN UP TO AVOID EVAPORATION.
- EACH STATION (VALVE) SHOULD BE RUN UNTIL SOIL REACHES THE POINT OF SATURATION (STANDING WATER), NO LONGER.

MAINTENANCE SCHEDULE:

- DEAD, DISEASED, & DYING PLANT MATERIAL SHOULD BE REMOVED QUARTERLY IN APRIL, JULY, OCTOBER, & JANUARY.
- THE IRRIGATION SYSTEM SHOULD BE INSPECTED FOR PROPER PERFORMANCE & FUNCTIONALITY QUARTERLY IN APRIL, JULY, OCTOBER, & JANUARY.

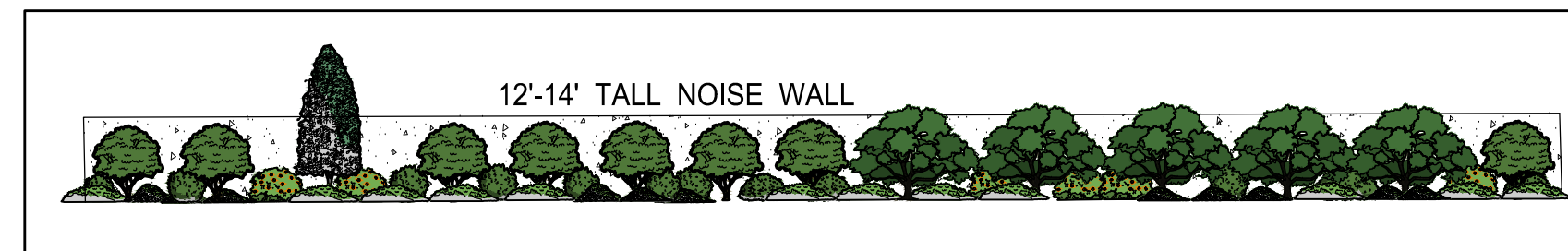
IRRIGATION NOTES:

- THE IRRIGATION SYSTEM SHALL HAVE SELF-ADJUSTING CONTROLLERS, BASED ON EVAPOTRANSPIRATION OR SOIL-MOISTURE, AND SHALL BE EQUIPPED WITH RAIN-SENSING DEVICES TO PREVENT IRRIGATION DURING RAIN. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
- THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE IRRIGATED VEGETATION.
- PROPERTY OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE.

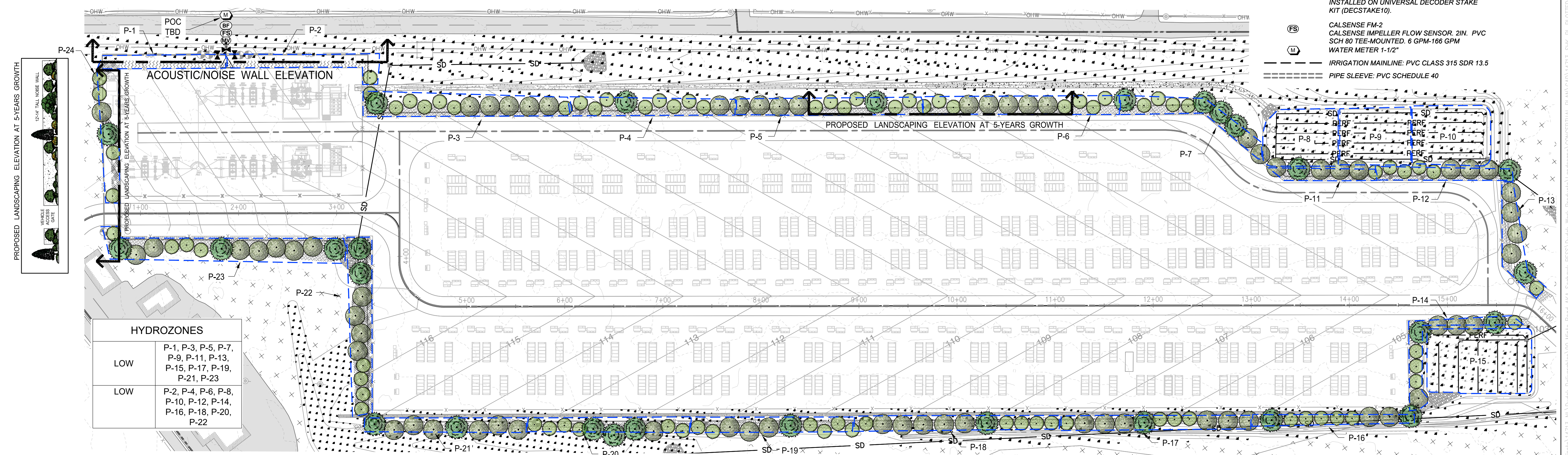
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	HUNTER ICV-G 1-1/2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
⊙	SHUT OFF VALVE GLOBE VALVE, LINE SIZE, WILKINS #215, CHAMPION #100, OR BUCKNER #22000, OR CITY APPROVED EQUAL
MV	HUNTER ICV-G 2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER
⊙	HUNTER ICD-400 (2) 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE. TO BE INSTALLED ON UNIVERSAL DECODER STAKE KIT (DECSTAKE10).
FS	CALSENSE FM-2 CALSENSE IMPELLER FLOW SENSOR. 2IN. PVC SCH 80 TEE-MOUNTED. 6 GPM-166 GPM WATER METER 1-1/2"
M	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5
---	PIPE SLEEVE: PVC SCHEDULE 40

PROPOSED LANDSCAPING ELEVATION AT 5-YEARS GROWTH



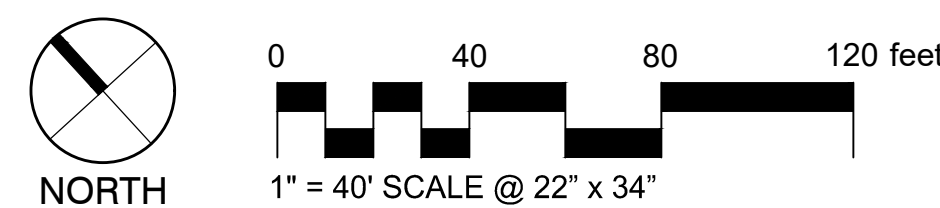
HYDROZONES/CONCEPTUAL IRRIGATION



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**BATTERY ENERGY STORAGE SYSTEM**  
**NEW LEAF ENERGY**  
 1700 BROADWAY  
 OAKLAND, CA, 94612

**NOT FOR CONSTRUCTION**

**PRELIMINARY LANDSCAPE PLAN**



**DUDEK LS-3**  
 605 NE 21ST STREET,  
 SUITE 200  
 PORTLAND, OR 97232  
 8/29/2025

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# **Appendix 2C**

## Civil Plans

**DEMOLITION AND SITE PREPARATION NOTES**

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCUERRECE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

**GENERAL NOTES**

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
- WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
- COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
- UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
- THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
- ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
- TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.
- NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE COUNTY OF SANTA CRUZ.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
- UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
- IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

**PRIVATE ROAD NAMING**

PROPOSED PRIVATE ROAD SHALL BE NAMED TAMAR LANE. NAMING SHALL MEET THE REQUIREMENTS OF THE SANTA CRUZ COUNTY STREET NAMING AND ADDRESSING ORDINANCE. APPLICATION FOR THE STREET NAME SHALL BE DONE THROUGH THE STREET NAMING AND ADDRESSING COORDINATOR IN THE SANTA CRUZ COUNTY PLANNING DEPARTMENT

**NOTE:**

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

**UNAUTHORIZED CHANGES AND USES**

**CAUTION:** THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

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**CONTRACTOR RESPONSIBILITY**

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

**DISCREPANCIES**

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

**UNDERGROUND NOTES**

- STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
- SANITARY SEWER TRENCH BACKFILL SHALL CONFORM TO CITY OF SANTA CRUZ SEWER PIPE TRENCH DETAIL.
- JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
- ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
- ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

**CONSTRUCTION SURVEYING / STAKING**

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

**GENERAL GRADING NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
- ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
- ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557-91.
- CONCRETE SLAB FOR EQUIPMENT SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
- ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO AS-NEW CONDITION AT THEIR SOLE EXPENSE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
- ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
- GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
- CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
- ALL EXCESS EARTHWORK SHALL BE PLACED ON SITE AT AN APPROVED LOCATION.

**ADDITIONAL GRADING NOTES:**

- OBJECTIVE IS A BALANCED SITE.
- AFTER REMOVING EXISTING ONSITE A.C. PAVING, NEW ROADWAYS WILL BE CUT AND BUILDING PADS ESTABLISHED.
- UTILITY SPOILS WILL BE USED IN COMMUNITY "PARK" AREA TO MAINTAIN GRADING BALANCE.
- STORM WATER POLLUTION PREVENTION PLAN (SWPP) HAS BEEN PREPARED FOR THIS PROJECT AND WILL BE PROVIDED FOR REVIEW AT THE SUBDIVISION IMPROVEMENT PRE-CONSTRUCTION MEETING.
- THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH AN ENVIRONMENTAL PLANNING STAFF MEMBER PRIOR TO SUBDIVISION IMPROVEMENT WORK BEGINNING (CONTACT: ROBERT LOVELAND AT (831) 454-3163). THE FOLLOWING PROJECT TEAM STAFF MEMBERS SHALL ALSO ATTEND THE PRE-CONSTRUCTION MEETING: PROJECT BIOLOGIST, PROJECT ARBORIST, PROJECT GEOTECHNICAL ENGINEER, SWPP DESIGNER AND GRADING CONTRACTOR.

**ABBREVIATIONS**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFC	BOTTOM FACE OF CURB
BLDG	BUILDING
CONC	CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
DI	DROP INLET/DRAINAGE INLET
DWY	DRIVEWAY
EC	EDGE OF PAVEMENT
EG	EXISTING GRADE
(E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
HSR	HIGH SPEED RAIL
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NAP	NOT A PART
NTS	NOT TO SCALE
P/L	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TC	TOP OF CURB
TP	TYPICAL
WV	WATER VALVE

**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	— — — — —	— — — — —
EASEMENT LINE	- - - - -	- - - - -
CENTERLINE	- - - - -	- - - - -
CURB AND GUTTER	=====	=====
STANDARD DRAINAGE INLET		
FIRE HYDRANT		
STREET LIGHT		
WATER METER		
DOMESTIC WATER SERVICE	—   —	—   —
GRADE BREAK	—   —	—   —
SANITARY SEWER	—   —	—   —
STORM DRAIN	—   —	—   —
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
FENCE	— x —	— x —
FENCE (12' TALL SECTION)	— o —	— o —
FENCE (14' TALL SECTION)	— x —	— x —

DEPARTMENT OF PUBLIC WORKS	
COUNTY OF SANTA CRUZ STATE OF CALIFORNIA	
REVIEWED BY _____	
SANITATION ENGINEERING:	
SURVEY DEPARTMENT REVIEW:	
STORM WATER MANAGEMENT:	
TRAFFIC AND ROAD PLANNING:	
SANITATION OPERATIONS:	
APPROVAL	
RECOMMENDED	ASST. DIR., SPECIAL SERVICES DATE
APPROVED	DIRECTOR OF PUBLIC WORKS DATE

CENTRAL FIRE PROTECTION DISTRICT	
COUNTY OF SANTA CRUZ STATE OF CALIFORNIA	
REMARKS:	
APPROVED	
FIRE MARSHAL	DATE

PLANNING DEPARTMENT	
COUNTY OF SANTA CRUZ STATE OF CALIFORNIA	
REVIEWED BY _____	
ENVIRONMENTAL PLANNER:	
STAFF PLANNER:	
APPROVED	
PLANNING DIRECTOR	DATE

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NOT FOR CONSTRUCTION



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SEAHAWK ENERGY STORAGE  
90 MINTO ROAD  
WATSONVILLE CA, 95076

PROJECT NUMBER:  
110-5227

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	12/12/24	MRM		SUBSTATION/BESS UPDATE
	12/09/24	MRM		CUP SUBMISSION
	07/02/25	C2G		CIVIL UPDATE

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-0.1**  
CIVIL NOTES



○ SOUND WALL EXAMPLE

Scale: NTS



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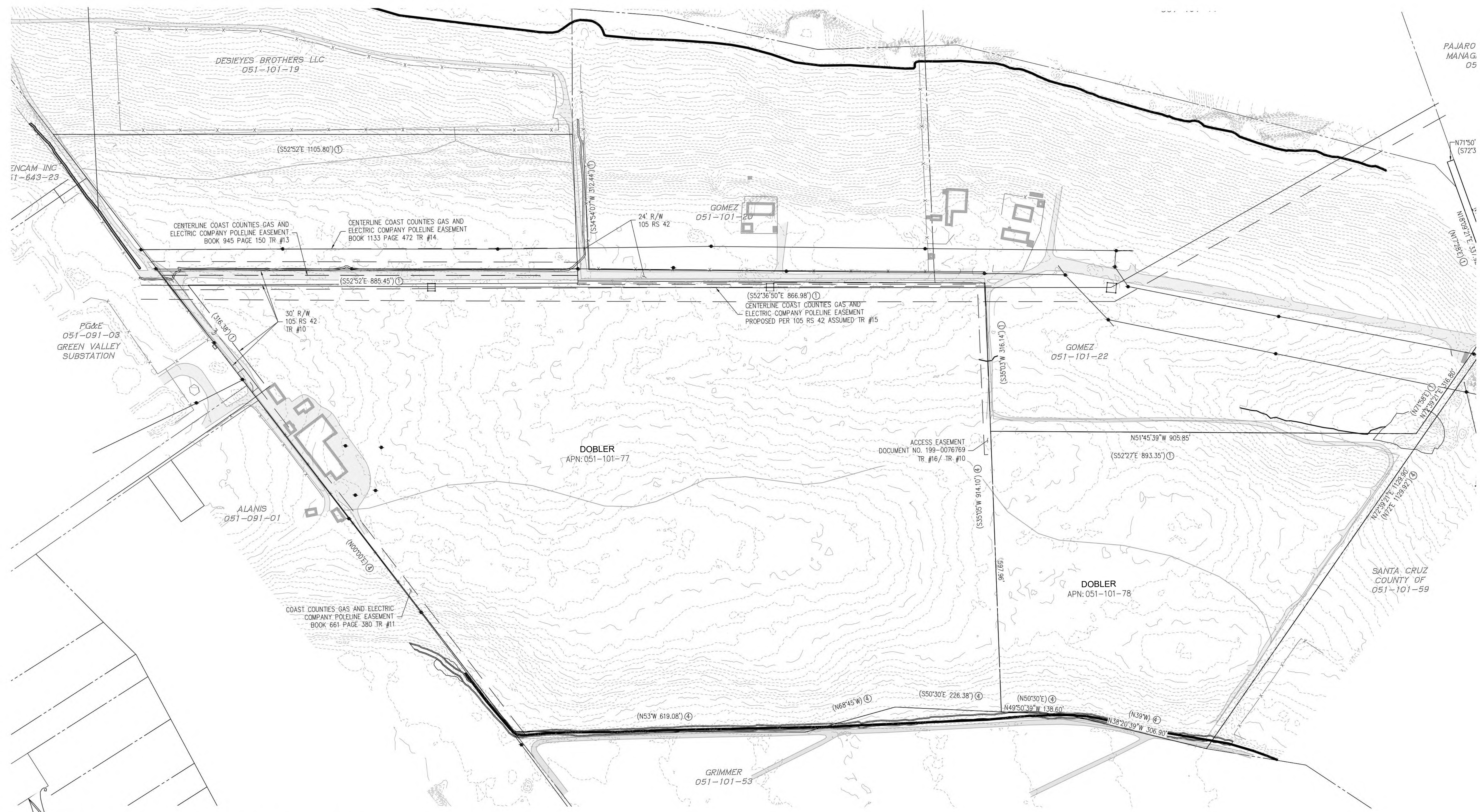
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C-1.1  
EXISTING CONDITIONS



EXISTING CONDITIONS

SCALE: 1" = 100'





NOT FOR CONSTRUCTION



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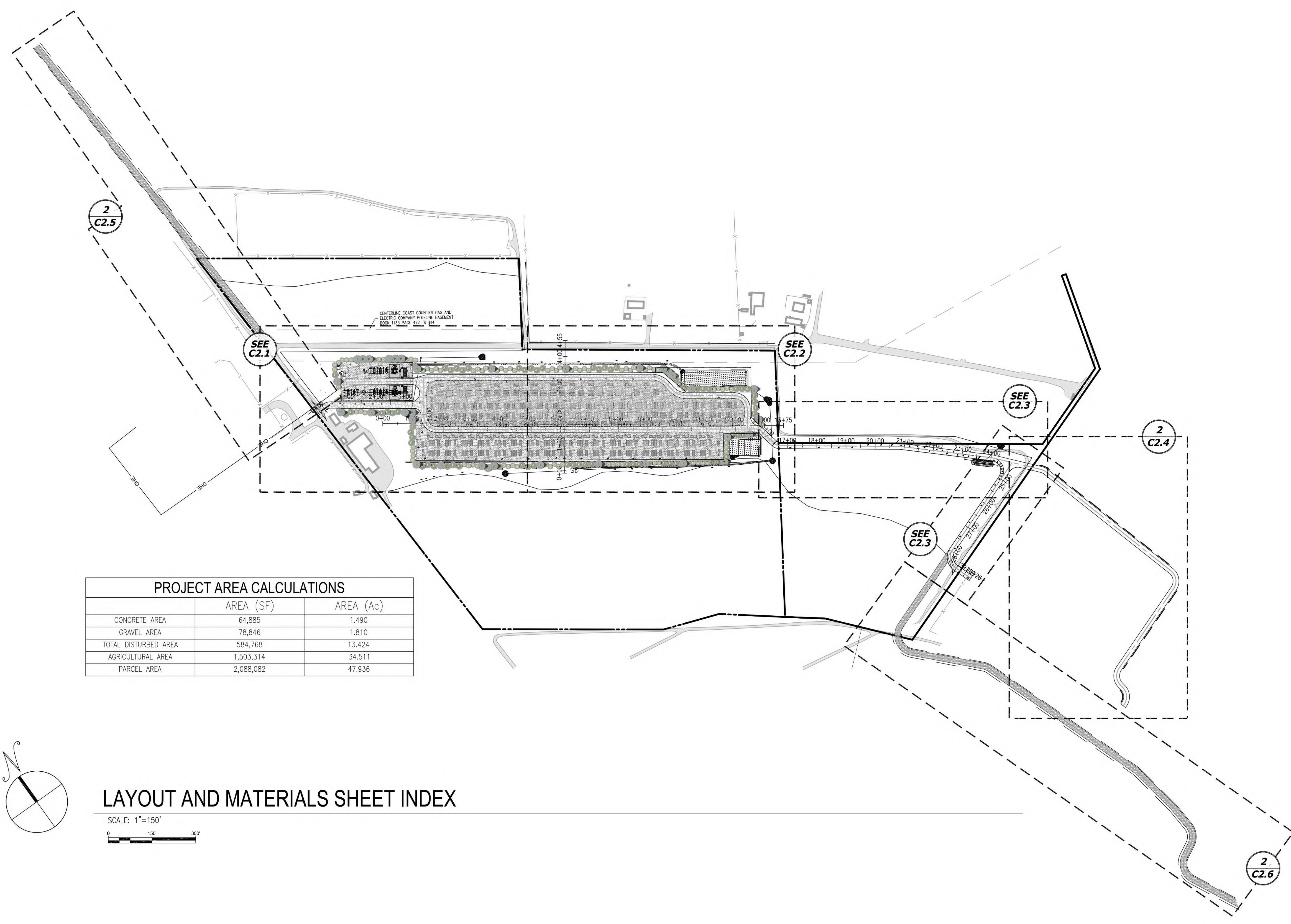
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90 MINTO ROAD  
WATSONVILLE CA, 95076

PROJECT NUMBER:  
110-5227

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
				SUBSTATION/BESS UPDATE
				CUP SUBMISSION
				CIVIL UPDATE
12/17/24	MRM			
12/09/24	MRM			
07/02/25	C2G			

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-2.0**  
LAYOUT AND MATERIALS SHEET INDEX



	AREA (SF)	AREA (Ac)
CONCRETE AREA	64,885	1.490
GRAVEL AREA	78,846	1.810
TOTAL DISTURBED AREA	584,768	13.424
AGRICULTURAL AREA	1,503,314	34.511
PARCEL AREA	2,088,082	47.936

**LAYOUT AND MATERIALS SHEET INDEX**

SCALE: 1"=150'

