

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 29, 2008	Time: 2:00pm	Agenda Item No.: 8
Project Description: Use Permit and Design Approval to allow the installation of a pre-fabricated skid mounted arsenic treatment system at an existing wellhead site. The facilities will consist of a small concrete base slab to include four (4) backwash tanks approximately 10 feet in diameter and 10 feet in height; one (1) sludge disposal tank approximately 8 feet in diameter and 13 feet in height; miscellaneous piping, pumps and controls.		
Project Location: 776 Monterey-Salinas Highway, on the south side of Highway 68 between Laureles Grade Road and Corral de Tierra Road, Salinas.		APN: 161-451-002-000
Planning File Number: PLN080005		Name: California-American Water Company, Owner
Plan Area: Toro Area Plan		Flagged and staked: Yes
Zoning Designation: : O/B-8-D or "Open Space with a Building Site Zoning District and Design Control Overlay"		
CEQA Action: Categorically Exempt per Section 15301(b)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Use Permit and Design Approval based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT SUMMARY:

The project is located at 776 Monterey-Salinas Highway on a 2.58 acre parcel on the south side of Highway 68, between Laureles Grade Road and Corral de Tierra Road, in Salinas. In early 2008, California-American Water Company purchased the land and water system, previously belonging to Toro Water Company.

The applicant requests approval of a Use Permit and Design Approval, to allow the installation and operation of a pre-fabricated, skid mounted, arsenic treatment system, which would allow California American Water Company to meet federal water "maximum contaminant levels" (MCL) of 10 parts per billion (ppb). The current system consistently tests above the federal maximum contaminant levels, ranging between 14 – 29 parts per billion. The proposed facility consists of a small concrete base slab to include four (4) backwash tanks approximately 10 feet in diameter and 10 feet in height; one (1) sludge disposal tank approximately 8 feet in diameter and 13 feet in height; miscellaneous piping, pumps and controls. The total added footprint will be approximately 200 square feet.

Primary issues involve:

- 1) Proximity to numerous protected Oak trees.
- 2) Visual impacts to the neighboring properties to the rear.

These issues are resolved by:

- 1) Requiring all facility components be arranged in a relatively flat, previously disturbed area, which avoids potential impacts to the surrounding Oak trees.
- 2) Requiring that all tanks be painted to match the surrounding environment, and the installation of additional landscape screening.

No unresolved issues remain for the project.

OTHER AGENCY INVOLVEMENT:

- ✓ Salinas Rural Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by Salinas Rural Fire Protection District, Environmental Health Department, and Resource Management Agency – Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was referred to the Toro Land Use Advisory Committee (LUAC) for review on March 24, 2008 and April 14, 2008. A copy of the LUAC minutes and their recommendation(s) has been attached. (Exhibit E)

Note: The decision on this project is appealable to the Planning Commission.

David J. R. Mack, Assistant Planner
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May 29, 2008

cc: Front Counter Copy, Zoning Administrator; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Acting Planning Services Manager; David J. R. Mack, Planner; Carol Allen, California-American Water Company, Applicants; Bestor Engineers, Agent; Planning File PLN080005.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Overview
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E LUAC Minutes
Exhibit F Toro Area Visual Sensitivity Map - Figure 9
Exhibit G Site Plan, Elevations, Floor Plans

This report was reviewed by Bob Schubert, Acting Planning Services Manager.

EXHIBIT B DISCUSSION

The subject parcel is located at 776 Monterey-Salinas Highway, on the south-side of Highway 68, between Laureles Grade Road and Corral de Tierra Road. Highway 68 is a state-designated scenic highway. The parcel is zoned O/B-8-D, and located in the Toro Area Plan. The Toro Visual Sensitivity Map (Figure 9), depicts this parcel and being included in an area of “Visual Sensitivity”, and requires a 100’ foot setback from Highway 68. (Exhibit F)

Development in a Visual Sensitive Zone (Toro Area)

The original project was submitted on February 25, 2008, and was later revised on March 25, 2008 by the applicant due to visibility concerns. The 2.58 acre parcel has extensive areas of native vegetation, including but not limited to pockets of Oak trees. The site is the location of the former Toro Water System, now owned and operated by California-American Water Company. The first proposal included installation of four back-wash tanks measuring approximately 11’ feet in diameter by 17’ feet in height. In an effort to reduce the visual impacts of the proposed arsenic treatment facility, the applicant revised their proposal to include the installation of four back-wash tanks measuring 10’ feet in diameter and 10’ feet in height, and a sludge disposal tank measuring 8’ feet in diameter and 13’ feet in height. The slight reduction in tank height(s), decreases the visual impact on Highway 68, a common public viewing area. Although not required by policy or ordinance, this reduction in height has also diminished the visual impacts to the residential property to the rear, the Banta Living Trust. Conditions of project approval, requiring that all tanks be painted to blend into the surrounding environment (earth-tone colors) have been added. A condition of project approval requiring additional landscape screening has also been incorporated. (See Condition 10)

100’ Foot Setback from a Scenic Highway (Toro Area)

Policies and sections set forth in the Toro Area Plan [Policy 40.2.4 (T)] require a 100’ foot setback on all parcels adjacent to County and State scenic routes. This 100’ setback also applies to areas designated on the Toro Visual Sensitivity Map – Figure 9. (Exhibit F) The original project proposal met this 100’ foot setback requirement, however indicated that pairs of tanks would be located in two different areas, both meeting the 100’ foot setback requirement. When the project was revised, the tank locations were amended to allow the installation of all four tanks to be in one area, adjacent to each other, maintaining the 100’ setback requirement, and limiting both visual and environmental impacts on the parcel.

Environmental Considerations

The project has been deemed CEQA exempt, per section 15301(b), which states minor alteration(s) of existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services, involving negligible or no expansion of use, are not subject to environmental review. California-American Water Company is not proposing the treatment plant in an effort to expand service, but to meet federal guidelines and regulations for water quality and arsenic levels.

Staff reviewed the project proposal for additional environmental considerations, including existing vegetation, storage of chemicals on site, noise and traffic concerns, as well as visual impacts, as stated above.

An area of existing native vegetation and Oak trees screens the existing pump houses on the property from view while traveling along Highway 68. A condition of project approval requiring

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landscape screening and fencing, including the planting of additional trees and vegetation has been incorporated. (See Condition 10)

The current site is permitted for Sodium Hypochlorite and Caustic Soda for disinfection and pH balance. In addition to the current chemical usage, the arsenic treatment facility will require Ferric Chloride and polymer for iron/arsenic coagulation and sludge separation. All chemicals will be stored and applied to the system as permitted by the Department of Public Health, including double containment for corrosive agents. The existing facility is equipped with an eyewash/chemical shower and emergency procedures are posted. The Environmental Health Department applied conditions of project approval addressing chemical storage and waste control. (See Conditions 11, 12, and 14)

California-American Water Company informed staff that the installation and operation of the arsenic treatment facility and removal the resultant sludge will result in no additional noise or traffic impacts to the surrounding area. No additional operational noises, above that already produced (flowing water), will be caused by the installation of the treatment facility. The sludge disposal tank, containing the treatment resultant materials, will need to be emptied approximately once every two months. The additional truck traffic anticipated for the sludge removal process is minimal. A condition of project approval, limiting sludge removal to normal business hours (8am to 5pm) has been applied. (See Condition 8)

Conclusion

The project design is consistent with all applicable policies, requirements, and standards of the Monterey County General Plan, Toro Area Plan, Toro Area Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21). The project has been redesigned to diminish any visual impacts to both common viewing areas, and private viewing areas to the rear. The project proposal is located beyond the 100' foot setback requirement from Highway 68, a state-designated scenic highway. The project CEQA exempt and additional environmental considerations have been reviewed by staff. Therefore, staff recommends approval of the Use Permit and Design Approval.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Toro Area Plan, Toro Area Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located at 776 Monterey-Salinas Highway, on the south side of Highway 68 between Laureles Grade Road and Corral de Tierra Road, Salinas. (Assessor’s Parcel Number 161-451-002-000), Toro Area Plan. The parcel is zoned O/B-8-D or “Open Space with a Building Site Zoning District and Design Control Overlay” which allows water system facilities including wells and storage tanks serving fifteen or more service connections, which requires a Use Permit. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted a site inspection on March 20, 2008 and April 7, 2008 to verify that the project on the subject parcel conforms to the plans listed above.

(d) Toro Area Plan policy 40.2.4(T) requires a 100 foot setback on all parcels adjacent to County and State scenic routes. The proposed project meets this policy requirement.

(e) The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. A copy of the LUAC minutes and their recommendation(s) has been attached. (Exhibit E)

(f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080005.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) Staff conducted site inspections on March 20, 2008 and April 14, 2008 to verify that the site is suitable for this use.

(c) Materials in Project File PLN080005.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15301(b) categorically exempts minor alteration(s) of existing facilities of

both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services, involving negligible or no expansion of use.

- (b) No adverse environmental effects were identified during staff review of the development application during site visits on March 20, 2008, and April 14, 2008.
- (c) Staff evaluated additional environmental considerations, including existing vegetation, storage of chemicals, as well as noise and traffic concerns. No potential impacts were found. (Exhibit B)
- (c) See preceding and following findings and supporting evidence.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

5. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) Preceding findings and supporting evidence.

6. **FINDING:** **VISUAL SENSITIVITY / SCENIC ROUTES** – Within areas of visual sensitivity no development shall be permitted without a finding that such development will not be adversely affect the natural scenic beauty of the area. Areas of visual sensitivity shall be reviewed critically for landscaping and building design and siting which will enhance the scenic value of the area.

EVIDENCE: (a) The project site is located in a Visual Sensitivity zone pursuant to Figure 9 (Visual Sensitivity and Scenic Highways) of the Toro Area Plan.

(b) Toro Area Plan policy 40.2.4 (T) requires a 100 foot setback on all parcels adjacent to County and State scenic routes. The proposed project meets this policy requirement.

(c) The project has been located in a previously disturbed area of the parcel to avoid encroachment and removal of Oak trees. Toro Area Plan policy 7.2.3 (T) discourages removal of Oak trees. No Oak trees are proposed for removal as a result of this application.

(d) Toro Area Plan policy 26.1.20.1 (T) requires that outdoor lighting be minimized and controlled to preserve the quality of darkness. RMA – Planning Department staff has included an Exterior Lighting (Visual Sensitivity) condition of project approval. (See Condition 10)

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN080005) was approved by the Zoning Administrator for Assessor's Parcel Number 161-451-002-000 on May 29, 2008. The permit was granted subject to <u>19</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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		immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)				
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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		Department)				
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

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		with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)	Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
8.		PDSP01 - HOURS OF OPERATION SLUDGE REMOVAL (NON-STANDARD) Hours of operation for sludge removal shall be during normal business hours, Monday through Friday, 8:00am to 5:00pm. (RMA– Planning Department)	Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner/ Applicant	Ongoing	
9.		PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6.	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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		The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				
10.		PDSP02 - WATER TANK COLOR AND LANDSCAPE PLAN APPROVAL (NON-STANDARD) The water tanks and sludge disposal tank shall be painted an earth tone color (brown/tan/green/beige), and fenced to blend into the area. Additional landscape screening shall be installed subject to the approval of the Director of the RMA - Planning Department, prior to the issuance of building permits. Landscape plan shall provide sufficient screening to all sides of the project area. Landscape plan shall be comprised of endemic California native species, to include Coast live oak and Toyon. Landscape composition shall be designed to provide immediate, moderate, and long-term screening, of the project site. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. All copies (3) of the landscape plan shall be signed and certified by a licensed landscape architect prior to submittal. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously	Submit proposed color of water tank and fencing plan to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits	
			Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits	
			Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.	Owner/ Applicant	Prior to the final inspection or occupancy.	
			All painting and landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	On-going	

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		maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)				
11.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
12.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
13.		EHSP01 - WATER SYSTEM IMPROVEMENT PLANS California American Water must provide proof that California Department of Public Health (DPH) Drinking Water Program has reviewed and approved the water system improvement plans. Submit water system improvement plans to: DPH District 05 1 Lower Ragsdale Dr. Bldg 1, Suite 120 Monterey CA 93940 (831) 655-6939 Provide Environmental Health written verification from DPH that the plans have been approved.	Submit water system improvement plans to: DPH District 05 1 Lower Ragsdale Dr. Bldg 1, Suite 120 Monterey CA 93940 (831) 655-6939 Provide Environmental Health written verification from DPH that the plans have been approved.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	

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		(Environmental Health)				
14.		EHSP02 - CHEMICAL STORAGE All chemical storage shall be constructed of compatible materials with secondary containment as approved by the Director of Environmental Health. Submit plans for Chemical Storage containers indicating materials to be used to the Hazardous Materials Management Services of Environmental Health. (Environmental Health)	Submit plans for Chemical Storage containers indicating materials to be used to the Hazardous Materials Management Services of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	
15.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Salinas Rural Fire Prevention District)				
16.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire Prevention District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
17.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire Prevention District)				
18.		FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS Portable fire extinguishers shall be installed and maintained in accordance with National Fire Protection Association Standard 10. (Salinas Rural Fire Prevention District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule and obtain approval of a fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection.	
19.		FIRE030 – NON-STANDARD CONDITIONS – HAZARDOUS MATERIALS IDENTIFICATION SIGNS Signs shall be posted and maintained identifying hazardous materials in buildings and containers in accordance with National Fire Protection Association Standard 704. (Salinas Rural Fire Prevention District)	Applicant shall incorporate specification into design and enumerate as “Fire Department Notes on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule and obtain approval of a fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection.	

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