

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 8, 2010 Time: 1:30 P.M	Agenda Item No.: 2
Project Description: Coastal Development Permit to allow the installation of a Manganese and Iron treatment facility at an existing public well station.	
Project Location: CWS Station 305 on Berry Road, Las Lomas	APN: 119-101-027-000
Planning File Number: PLN080501	Owner: Water West Corporation
Planning Area: North County Land Use Plan	Flagged and staked: No
Zoning Designation: : "RDR/5 (CZ)" Rural Density Residential, 5 acres per unit in the Coastal Zone	
CEQA Action: Categorically Exempt per Section 15301 (b)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Categorically Exempt per Section 15301 (b);
- 2) Approve PLN080501, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The project proposes a Manganese and Iron treatment facility to act as a cleaning system to the existing public well station for the purpose of providing quality water to the neighborhood. The 38,000 square foot parcel is located across the street from a residential neighborhood, and has an existing 6 foot high fence surrounding the property. There will be no additional noise from the facility. The back wash water will be discharged to the public sewer system. Monterey County Public Works and the City of Watsonville have confirmed that the chlorine backwash discharge will not adversely affect the existing sewer system.

The project does not require any tree removal nor is it within any slopes or environmentally sensitive habitat. There are no viewshed issues and the project meets all the required site development standards. There are no unresolved issues.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

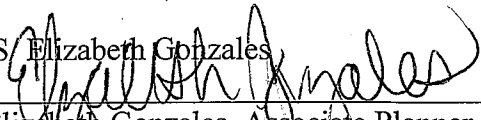
- ✓ RMA - Public Works Department
- ✓ Environmental Health Division
- Water Resources Agency
- North County Fire Protection District
- Parks Department
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by RMA Planning and Environmental Health have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

On March 16, 2009, the North County Land Use Advisory Committee recommended approval (vote 4-1) with concerns that the contaminants might accumulate to concentrations that would cause problems. The applicants assured that flushing of contaminants and trickling them into the

sewer would address this. This project took almost a year for the applicant to work with staff from Monterey County Public Works and the City of Watsonville to ensure that the backwash discharge would not have any adverse impacts to the sewer system.

Note: The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

/s/ Elizabeth Gonzales

Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
March 25, 2010

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Water West Corporation, Owner; Planning File PLN080501

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 1. Conditions of Approval
 2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative
 Map
 Exhibit C Vicinity Map
 Exhibit D Advisory Committee Minutes (LUAC)


This report was reviewed by Laura Lawrence,  Planning Services Manager

EXHIBIT A

Project Information for PLN080501

Project Title: WATER WEST CORPORATION

Location: 335 BERRY RD ROK

Primary APN: 119-101-027-000

Applicable Plan: North County Land Use Plan

Coastal Zone: Yes

Permit Type: Coastal Development Permit

Zoning: RDR/5 (CZ)

Environmental Status: Exempt

Plan Designation: RESIDENTIAL

Advisory Committee: N/A

Final Action Deadline (884): January 19, 2010

Project Site Data:

Lot Size: 35,500 SF

Coverage Allowed: 25%

Coverage Proposed: <5%

Existing Structures (sf): N/A

Height Allowed: 15 FEET

Proposed Structures (sf): N/A

Height Proposed: 10.4 FEET

Total Sq. Ft.: N/A

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: NONE

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: LOW

Geologic Hazard Zone: II

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: NO

Traffic Report #: N/A

Other Information:

Water Source: PUBLIC

Sewage Disposal (method): PUBLIC

Water Dist/Co: CALWATER SERVICE CO

Sewer District Name: CITY OF WATSONVILLE

Fire District: NORTH COUNTY FPD

Grading (cubic yds.): 0.0

Tree Removal: N/A

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

WATER WEST CORPORATION (PLN080501)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt per Section 15301 (b)
- 2) Approving Coastal Development Permit to allow the installation of a Manganese and Iron treatment facility at an existing public well station.

(PLN080501, Water West Corporation, CWS Station 305 on Berry Road, Las Lomas, North County Land Use Plan (APN: 119-101-027-000)

The Coastal Development Permit application (PLN080501) came on for public hearing before the Monterey County Zoning Administrator on April 8, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,
 - North County Land Use Plan,
 - Monterey County Coastal Implementation Plan, Part 2
 - Monterey County Zoning Ordinance (Title 20)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 CWS Station 305 on Berry Road, Las Lomas (Assessor's Parcel Number 119-101-027-000, North County Land Use Plan. The parcel is zoned "RDR/5 (CZ)" Rural Density Residential, 5 acres per unit in the Coastal Zone, which allows water system facilities and improvements including wells and storage tanks serving 15 or more service connections subject to a Coastal Development Permit. Therefore, the project is an allowed land use for this site.
c) Restoration of the quality of degraded surface waters shall be encouraged. (Policy 2.5.2.2 North County Land Use Plan)

- d) The project consists of the addition of a Manganese and Iron treatment facility to an existing public well station for the purpose of providing quality water to the Berry Road neighboring community within Las Lomas. Therefore, the project is consistent with the North County Land Use Plan.
- e) The project planner conducted a site inspection on February 24, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project does not require any tree removal nor is it within any slopes or environmentally sensitive habitat. There are no viewshed issues and the project meets all the required site development standards. The 38,000 square foot parcel is located across the street from a residential neighborhood, and has an existing 6 foot high fence surrounding the property.
- g) On March 16, 2009, the North County Land Use Advisory Committee recommended approval (vote 4-1) with concerns that the contaminants might accumulate to concentrations that would cause problems. The applicants assured that flushing of contaminants and trickling them into the sewer would address this. This project took almost a year for the applicant to work with staff from Monterey County Public Works and the City of Watsonville to ensure that the backwash discharge would not have any adverse impacts to the sewer system.
- h) 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 PLN080501.

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, North County Fire Protection District, Parks, 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 identified the possibility of potential impacts to contaminated discharge into the sewer line fronting the Station 305. However, chlorine will be the only oxidant used for the treatment process. The City of Watsonville Source Control Manager has confirmed that water quality will not be affected and the RMA Public Works Department has confirmed that there is adequate capacity in the sewer lines and the lift station will accommodate the additional flow. County staff independently reviewed their findings and concurs with their conclusions.
 - c) There was no opposition present at the neighborhood Land Use Advisory Committee meeting. Water West has indicated that the neighboring community is aware of the upgrade and there will not be additional noise generated from the facility.
 - d) Staff conducted a site inspection on February 24, 2009 to verify that the site is suitable for this use.

- e) 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 PLN080501.

3. **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) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) This is a necessary public facility which requires maintenance of a public water supply.
 - c) The City of Watsonville Source Control Manager has confirmed that water quality will not be affected by the chlorine used for the treatment process and the RMA Public Works Department has confirmed that there is adequate capacity in the sewer lines and the lift station will accommodate the additional flow. County staff independently reviewed their findings and concurs with their conclusions.
 - d) There was not opposition present at the neighborhood Land Use Advisory Committee meeting. Water West has indicated that the neighboring community is aware of the upgrade and there will not be additional noise generated from the facility.
 - e) Preceding findings and supporting evidence for PLN080501.

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.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 24, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080501.

5. **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 the operation, repair and maintenance

of an existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

- b) The project proposes a Manganese and Iron treatment facility to act as a cleaning system to the existing public well station for the purpose of providing quality water to the neighborhood. Located on Berry Road, the 38,000 square foot parcel is fenced in and across the street from a residential neighborhood. There will be no additional noise from the facility. The back wash water will be discharged to the public sewer system. Monterey County Public Works and the City of Watsonville have confirmed that the chlorine backwash discharge will not adversely affect the existing sewer system.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 24, 2009.
- d) See preceding findings #1, #2 and #3 and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 4 in the North County Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080501.
 - e) The project planner conducted a site inspection on February 24, 2009.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because development permitted as a conditional use may be appealed to the Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically Exempt per Section 15301 (b);
- B. Approve Coastal Development Permit for the installation of a Manganese and Iron treatment facility at an existing public well station, in general conformance with the

attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of April, 2010.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION ____ - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Water West Corporation
File No: PLN080501 **APNs:** 119-101-027-000
Approved by: Zoning Administrator **Date:** April 8, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Coastal Development Permit (PLN080501) allows the installation of a Manganese and Iron treatment facility at an existing public well station. The property is located at CWS Station 305 on Berry Road, Las Lomas (Assessor’s Parcel Number 119-101-027-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

<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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Zoning Administrator for Assessor's Parcel Number 119-101-027-000 on April 8, 2010. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on April 8, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD005a – NOTICE OF EXEMPTION Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
5.		EH3 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM) Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. (Environmental Health)	Submit engineered plans for the water system improvements to the California Department of Public Health for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by California Department of Public Health prior to installing or bonding the improvements	CA Licensed Engineer /Owner/ Applicant	Prior to the issuance of building permits.	

END OF CONDITIONS

Rev. 11/21/2009




NORTH COUNTY

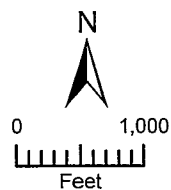


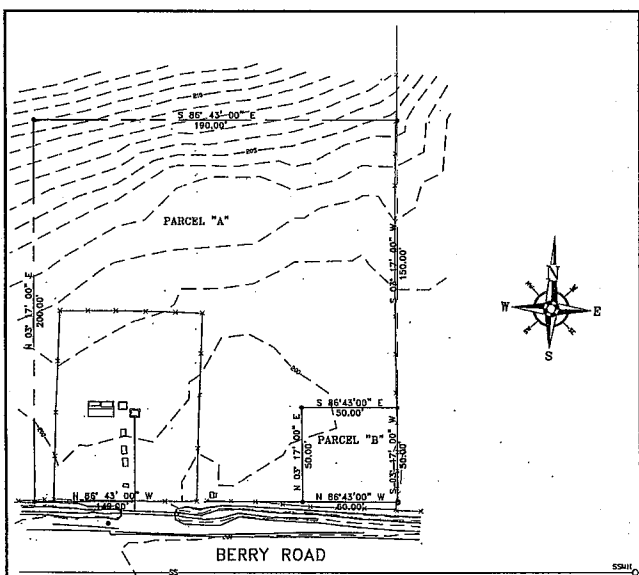
APPLICANT: WATER WEST CORPORATION

APN: 119-101-027-000

FILE # PLN080501

 300' Limit  2500' Limit  City Limits



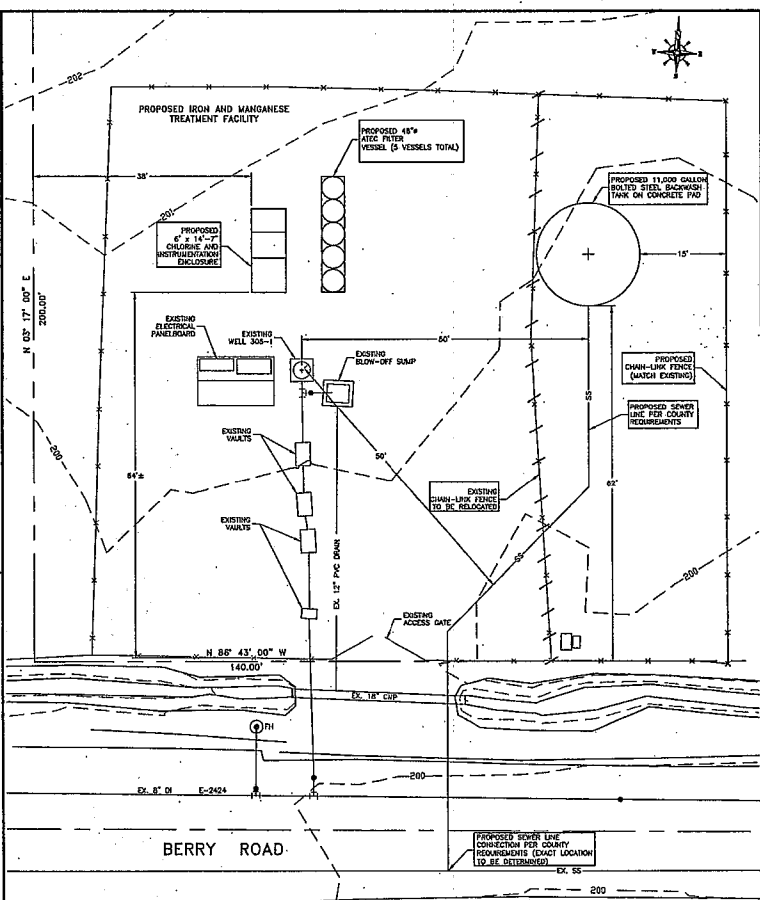


PLAN VIEW
SCALE: 1" = 30'

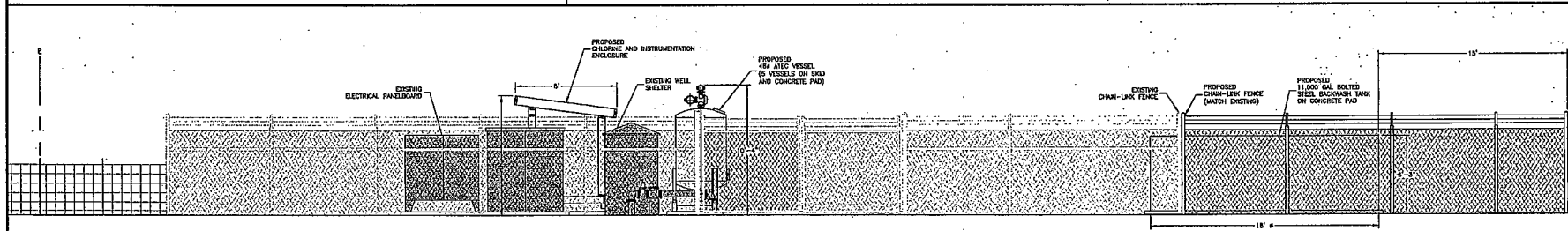
PARCEL "A"
GRANTED TO WATER WEST CORP.
DEED RECORDED IN OFFICE OF RECORDER,
COUNTY OF MONTEREY, REEL 1022,
PAGE 865.

PARCEL "B"
GRANTED TO LAS LOMAS WATER COMPANY,
DEED RECORDED IN OFFICE OF RECORDER,
COUNTY OF MONTEREY, REEL 716,
PAGE 46, ON JULY 22, 1971

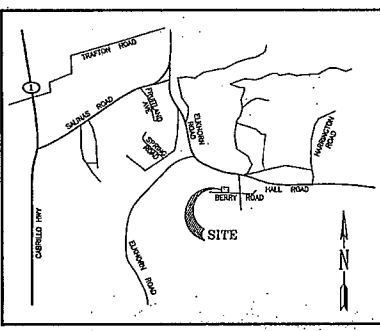
LOCATED ± 500' WEST OF WILLOW ROAD



PLAN VIEW
SCALE: 1" = 10'



ELEVATION VIEW
SCALE: 1" = 4'



VICINITY MAP

PROJECT DATA TABLE:

- LOT SIZE (PARCEL A): 35,500 SF
- LOT COVERAGE: 10.75% SF (30%)
- FLOOR AREA RATIO: 87 SF (0.25%)
- CUBIC YARDS OF DIRT: N/A
- CUBIC YARDS OF FILL: N/A
- PROPOSED TREE REMOVAL: N/A
- IMPERVIOUS COVERAGE: 583 SF

ENGINEERING
CALIFORNIA
WATER SERVICE CO.
DEPARTMENT
ATTENTION

DATE: _____
BY: _____
CHECKED BY: _____
SCALE: _____
SHEET NO. _____

PROJECT NO. _____
SIN-42-35
AS SHOWN
DESIGNED BY: M. MAHAJAN
CHECKED BY: G. JACOBSON
DATE: _____

John Jacobson
ABC

TITLE: STATION 305
IRON AND MANGANESE TREATMENT FACILITY
PLOT PLAN AND ELEVATION

PROJECT: SALINAS
DATE: 2/02/2008
PROJECT NO: 17006
DRAWING NO: SIN-4924
SHEET 1 OF 1

MINUTES
North County Coastal Land Use Advisory Committee
Monday, March 16, 2009

1. Meeting called to order by PETER NOWAK at 9:01 am pm

2. Roll Call

Members Present: (5) PETER NOWAK KEN WALKER DAVID EVANS GREG BURCH AND ED CENTENO

Members Absent: 0

3. Approval of Minutes:

A. March 2, 2009 minutes

Motion: WALKER (LUAC Member's Name)

Second: NOWAK (LUAC Member's Name)

Ayes: (3) WALKER, NOWAK, EVANS

Noes: 0

Absent: 0

Abstain: (2) BURCH, CENTENO ABSENT LAST MEETING

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

MARGIE KAY - REPORTED THAT THE BOARD OF SUPERVISORS WOULD CONSIDER THE CASTROVILLE COMMUNITY PLAN TOMORROW (3/17/09) AT 1:30 PM. SHE SAID THE PLAN HAS BEEN WITHDRAWN FROM THE CAL. COASTAL COMMISSION TO MAKE SOME CHANGES

5. Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

6. Scheduled items as below - please refer to the Project Referral Sheets which follow for each separate file. MS. JACOBSON GAVE AN OVERVIEW OF THE PROJECT. SHE SAYS THE WELL DRILLED IN THE MID NINETIES WAS NEVER BROUGHT ON LINE BECAUSE OF MANGANESE AND IRON CONTAMINATION SPOILED THE TASTE. SHE SAID THE WELL COULD PRODUCE UP TO 500 GALLONS PER MINUTE AND COULD FILTER ENOUGH CONTAMINATE IN THE ION REPLACEMENT FILTER TO REQUIRE A DAILY FLUSHING WHICH PRODUCE UP TO 9,000 GALLONS OF WASTE TO BE TRICKLED INTO THE SEWER SYSTEM SO AS NOT TO CREATE A BURDEN OF VOLUME. SHE SAID THEY HAVE WORKED WITH THE TREATMENT FACILITY AND THEY ARE IN AGREEMENT.

MR BURCH ASKED MR JONES IF THE WATER CO. HAS AN ALLOTMENT OF WATER THEY CAN PUMP. MR JONES SAID THEY DO NOT BUT TAKE ONLY ENOUGH TO PROVIDE FOR EXISTING CUSTOMERS AND BRINGING THIS WELL ON LINE WAS FOR BACK-UP AND DID NOT SIGNAL INCREASED EXPANSION. IT WAS EXPLAINED THAT THE WELL HAD NOT BEEN USED BECAUSE THE SEWER TREATMENT PLANT WAS NOT ABLE TO TAKE THE VOLUME OF WASTE UNTIL THE CLOSING OF THE SMUCKERS PLANT WHICH REDUCED THE VOLUME OF WASTE WATER. MARGIE KAY SUPPLIED US WITH A MAP OF THE DISTRICT AND MR JONES INDICATED THE LOCATION OF THE 4 EXISTING WELLS IN THE LAS LOMAS AREA. (COPY ENCLOSED)

7. Other items
SEE ADDITIONAL
LUMAC COMMENTS

MR EVANS ASKED HOW MANY CUSTOMERS ARE SERVED IN THE LAS LOMAS AREA. MR JONES ABOUT 700.

MR NOWAK ASKED IF THERE WAS A MORE EFFICIENT SYSTEM AVAILABLE THAT WOULD GENERATE LESS WASTE. MR JONES NOTHING WHICH WOULD BE PRACTICAL. HE THEN WENT ON TO EXPLAIN THAT THIS WAS A BACK-UP WELL AND BECAUSE OF THE ADDED EXPENSE OF TREATMENT WOULD BE USED LAST AND LEAST. THE 9000 GALLON DAILY FLUSH WAS CALCULATED ON A 24 HOUR CONTINUOUS PUMPING. MR EVANS ASKED WHAT THE ESTIMATED TIME PER DAY MIGHT BE. MR JONES SAID THE THOUGHT ABOUT 4 TO 6 HOURS DAILY ON AVERAGE WHICH REDUCES THE NEED FOR FLUSHING PROPORTIONATELY

8. Meeting Adjourned: 10:10 am/pm

Minutes taken by: David G. [Signature]

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: North County Coastal

Please submit your recommendations for this application by **March 16, 2009**

Project Name: WATER WEST CORPORATION
File Number: PLN080501
File Type: ZA
Project Location: 9999
Project Planner: GONZALES
Area Plan: NORTH COUNTY LAND USE PLAN

Project Description: COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF A MANGANESE AND IRON TREATMENT FACILITY AT AN EXISTING PUBLIC WELL STATION. THE PROJECT IS LOCATED AT BERRY ROAD NEAR WILLOW ROAD IN LAS LOMAS (ASSESSOR'S PARCEL NUMBER 119-101-027-000), NORTH COUNTY AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

GIRLIE JACOBSON AND MIKE JONES FOR CALIFORNIA WATER SERVICE CO.

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>MARGIE KAY SUPPLIED AN AREA MAP TO INDICATE EXISTING WELLS LOCATIONS</i>		<i>X</i>	<i>MS. KAY ASKED IF THE CONTAMINANTS IN THE WASTE WOULD ADVERSELY AFFECT THE TREATMENT</i>
<i>MS. JACOBSON SAID THE TREATMENT PLANT SAYS NO.</i>			<i>PLANT'S RECYCLING FOR AG. WATER</i>
<i>MS. KAY ASKED ABOUT NOISE, WHETHER THE PUMP AND/OR THE FLUSHING OF WASTE WOULD DISTURB NEIGHBORS. MR JONES SAYS THEY ARE VERY AWARE OF AND SENSITIVE TO THIS ISSUE AND WOULD TAKE MEASURES TO CORRECT PROBLEMS IF THEY AROSE.</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
MR WALKER ASKED IF THE CONTAMINANTS MIGHT ACCUMULATE TO CONCENTRATIONS THAT WOULD CAUSE PROBLEMS. THE EXPLANATION OF THE FLUSHING OF CONTAMINANTS AND TRICKLING THEM INTO THE SEWER ADDRESSES THIS.		
MR BURCH ASKED IF A RATE INCREASE WOULD BE REQUIRED TO FUND THIS, MR JONES SAID THE FUNDING WAS INCLUDED IN PAST RATE ADJUSTMENTS WHICH INCLUDED THE SALINAS AREA WHICH SERVES 29,000 CUSTOMERS		
MR NOWAK OPOSED THE PROJECT BECAUSE HE FELT THAT THE WATERWATER GENERATED WAS TOO GREAT AND HE WANTED TO SEE IF ENVIRONMENTAL HEALTH		
WOULD REQUIRE A MITIGATED NEGATIVE DECLARATION.		

ADDITIONAL LUAC COMMENTS MR BURCH GAVE THE MEMBERS AN OVERVIEW OF THE MEETING OF 3/11 AT THE COUNTY BUILDING WHERE LUAC GUIDELINES WERE CLARIFIED. HE SAID LUACS SHOULD CONFINE THEIR CONSIDERATIONS TO LAND USE ISSUES WITHIN OUR PURVIEW BUT TO INCLUDE ALL COMMENTS RAISED BY MEMBERS OR THE PUBLIC ON ANY ISSUE BEFORE LIS. ALSO THE BROWN ACT WAS DISCUSSED AND CLARIFIED.

RECOMMENDATION :

Motion by GREG BURCH (LUAC Member's Name)

Second by KEN WALKER (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (4) BURCH, WALKER, CENTENO AND EVANS

NOES: (1) NOWAK - FOR REASONS STATED ABOVE (CONCERNS/ISSUES)

ABSENT: 0

ABSTAIN: 0

SIGN UP SHEET

No Cntr Coastl LUAC 3/16/2009 Mtg Date
Identify which LUAC

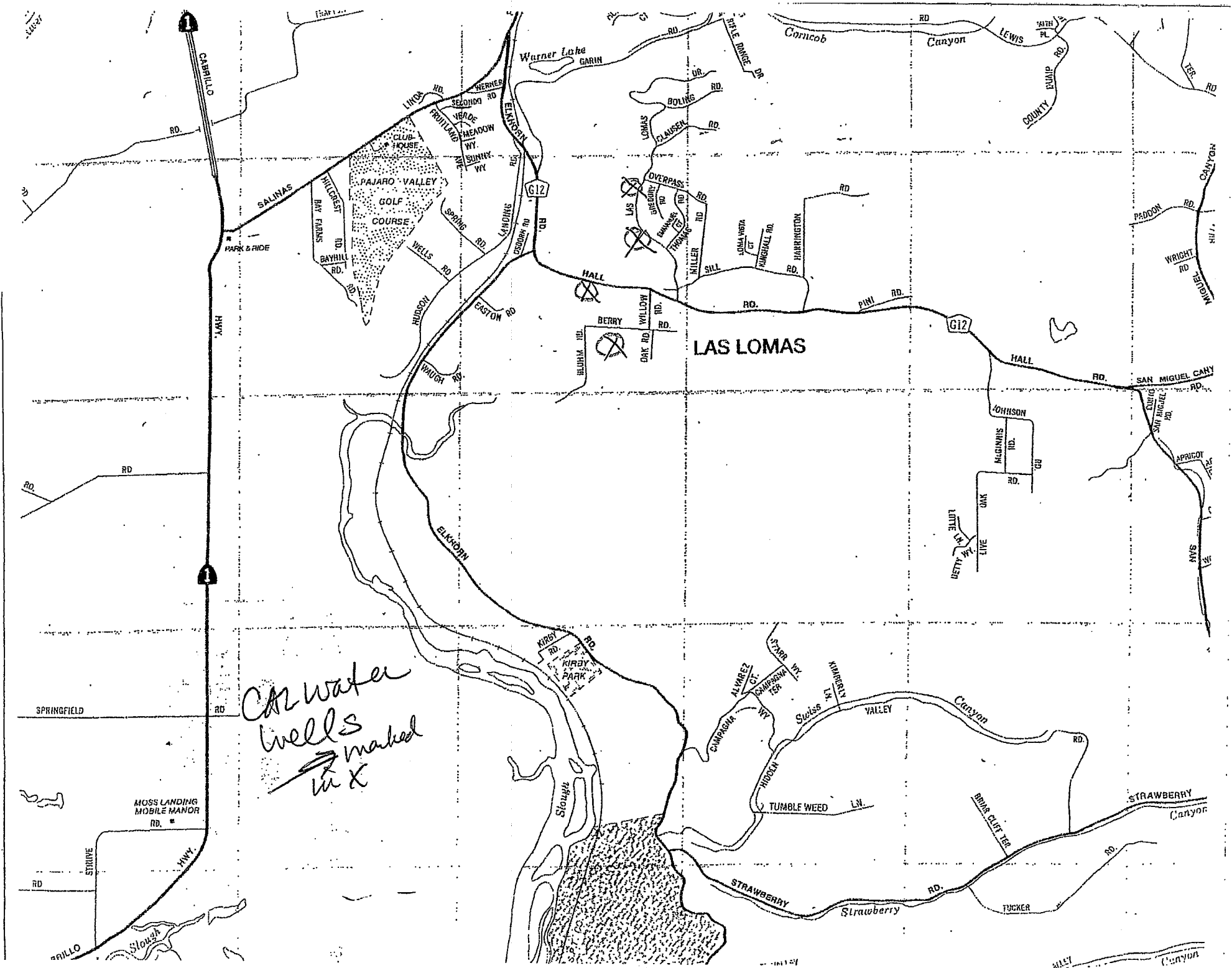
NAME (Please print below) ADDRESS (Please print below)

Girlie Jacobson California Water Service Co. 408-640-6673

Margie Kay 5319 Starr Way Ryedales 722-9063
195076

Liz Boncales CO of Monterey 785-5102

Mike Jones CAL WATER SALINAS 757-3644



car water wells marked with X