

JEFF MAIN
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 060659

A.P.# 161-401-040-000

In the matter of the application of
SALINAS RURAL FIRE PROTECTION DISTRICT (PLN060659)

FINDINGS & DECISION

Use Permit to allow the construction of a 3,600 square foot Fire Station Administrative/Office Building and a 1,995 square foot apparatus building, new parking lot (32 new spaces including 1 handicap space), relocation of gas tank; and grading (approx. 103 cubic yards of cut/545 cubic yards of fill). The property is located at 19900 Portola Drive, Salinas (Assessor's Parcel Number 161-401-040-000), westerly of Highway 68, Toro Area came on regularly for hearing before the Zoning Administrator on December 14, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

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 Plan 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 19900 Portola drive, Salinas (assessor's parcel number 161-401-040-000), fronting on Portola drive west of highway 68, Toro Area Plan. The parcel is zoned ("PQP-D") or Public/Quasi-Public, with Design Control District Overlays. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
(c) The project planner conducted a site inspection on October 24, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
(d) The subject property is located in an area mapped as a "High Archaeologically Sensitive" zone. This designation indicates that the property may have the potential of archaeological resources on site. No archaeological report was prepared for the project. Staff investigated permits processed on surrounding properties and that no archaeological reports were required. However, because the site is located in a high archaeologically sensitive zone, a condition was incorporated requiring an archaeologist monitor and be on site during the excavation of the proposed development.
(e) The subject property is zoned Public Quasi Public and allows the development of

Firehouses and establishment of that use. The proposed improvements will allow the Salinas Rural Fire Protection District to provide better service to the public by maintaining the administrative services in the fire districts principle firehouse as well as provide additional covered areas for the fire districts emergency response vehicles. The project meets the requirements set forth in Title 21, in Section 21.40.050. (f).

- (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 PLN060659.

2. **FINDING: CEQA (Exempt):** - The project was reviewed and it was determined that the project and activity would not have a significant effect on the environment and is therefore covered under the general rule 15061 (3). In addition to project meeting the general requirements for a categorically exemption 15301 (e).

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts "additions to existing structures" The existing structure is sited where the zoning allows the proposed use.
- (b) The structural additions are less than 10,000 square feet and are located in an area where all public services are available; and the project is not located in environmentally sensitive habitat.
 - (c) No adverse environmental effects were identified during the counties review of the development application, and during a site visit conducted on October 24, 2006.
 - (d) See preceding and following findings and supporting evidence.

3. **FINDING: VISUAL SENSITIVITY** – Staff has determined that the development as approved and conditioned will not create a substantially adverse visual impact or materially degrade the existing visual experience when viewed from a common public viewing area, and is consistent with Goal 40 of the General Plan and the policies of the Toro Area Plan regard to visual sensitivity along a scenic corridor.

- (a) The project planner conducted a site visit (s) to verify that the project will not have a significant adverse effect on the public viewshed, based on current structural visibility.
- (b) Materials in the project file.

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: 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: Preceding findings and supporting evidence.

6. **FINDING: TREE REMOVAL – TREE REMOVAL** –The project as proposed is in accordance with the applicable policies of the Toro Area Plan and the Monterey County Zoning Ordinance.

EVIDENCE: (a) The project Toro Area Plan Policy 7.2.3 states “The preservation of Oak trees in Toro shall be promoted by discouraging the removal of healthy trees” No Oak tree will be removed or affected by the proposed development.
(b) The project Plans indicate that the project will require the removal of 5 non native non protected trees ranging in size between 6 inches to 24 inches. The tree removal is the minimum required for the project and meets the requirements set forth under Section 21.64.260.
(c) Materials in the project file.

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

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

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions:

PASSED AND ADOPTED this 14th day of December 2006.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JAN - 3 2007

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 13 2007

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 and Building Inspection Department office in Salinas.

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

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Salinas Rural Fire Protection District
File No: PLN060659 **APNs:** 161-401-040-000
Approved by: Zoning Administrator **Date:** December 14, 2006

**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>
1.		PBD029 - SPECIFIC USES ONLY This Use Permit (PLN060659) allows the construction of a 3,600 square foot Administration Building and a 1,995 square foot Fire Apparatus Building.. The property is located at 19900 Portola Drive, Salinas (Assessor's Parcel Number 161-401-040-000), Toro <u>Area Plan</u> . This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 RMA - Planning Department. 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. [Resource Management Agency (RMA) - Planning Department]	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

<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.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060659) was approved by the Zoning Administrator for Assessor's Parcel Number 161-401-040-000 on December 14, 2006. The permit was granted subject to 17 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 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 RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PBD - STOP WORK - RESOURCES FOUND NON STANDARD During the course of construction a county approved archeologist will monitor all excavations for the proposed development and; if any 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 the qualified archaeologist can evaluate it. The Monterey County RMA - Planning Department 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. (RMA - Planning Department)	A qualified archaeologist will Monitor all excavation work. Upon completion of that work the archaeologist will submit written notification to the RMA-Planning Department verify that the monitoring conducted by the archaeologist found no cultural, archaeological, historical, or paleontological resources during all the excavations for the project.	Owner/ Applicant/ Archaeologis t	During construct ion	
4		PBDSP-001 The applicant shall adhere to the safety and security measures as detailed in the October 11, 2006 memo received from the Monterey County sheriff's Office. These measures shall be met to the satisfaction of the sheriffs department. (RMA-Planning Department)	The applicant shall provide the Planning Department with written verification from the Sheriff's Office that the measures have been met to the satisfaction of the Sheriff's Office.	Applicant or owner	Prior to occupanc y	

<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>
5		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection 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 for each phase of development.	Applicant or owner	Prior to final building inspection	
6		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 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	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	

<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>
		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 Protection District)				
7		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
8		FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire Protection 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 for each phase of development.	Applicant or owner	Prior to final building inspection.	
9		FIRE030 – NON-STANDARD CONDITIONS FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM – This project constitutes a change of occupancy, and, pursuant to Section 102.2.1, California Fire Code, 2001, as adopted	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

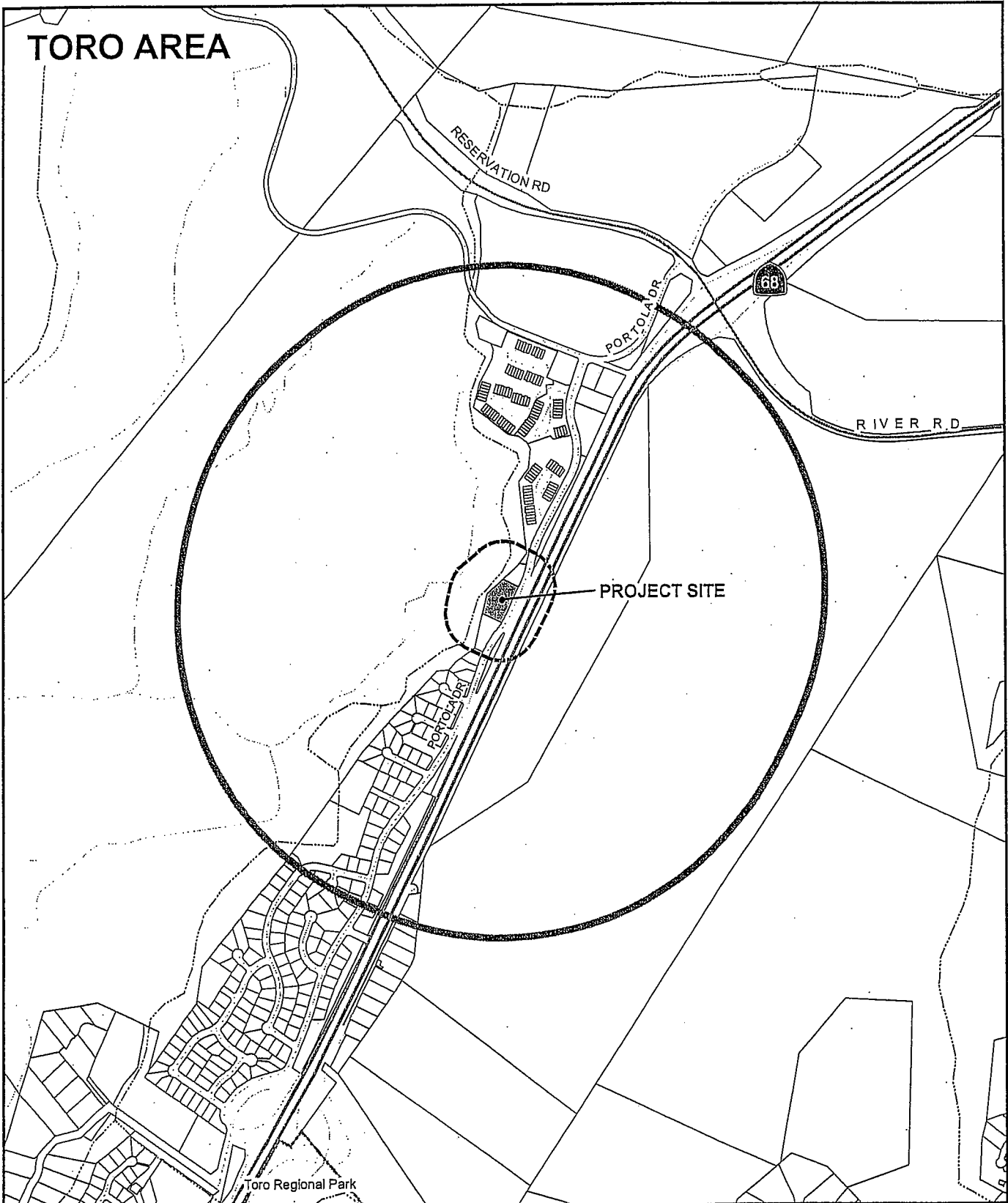
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		by the Salinas Rural Fire District, this building shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire Protection District).	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
10		FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (COMMERCIAL) Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Salinas Rural Fire Protection District).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
11		FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEY BOX – Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Salinas Rural Fire Protection District).	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
12		FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. Responsible Land Use Department: Salinas Rural Fire 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 fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
13		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
14		EH6 - WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that California Water Service <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
15		EH24 - SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that <u>California Utilities</u> can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
16		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculation system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
17		WR - DRAINAGE PLAN (NON-STANDARD WORDING) Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the road improvement plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading permits	WRA

END OF CONDITIONS

TORO AREA

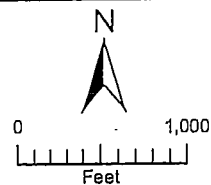


APPLICANT: SALINAS RURAL FIRE DISTRICT

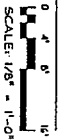
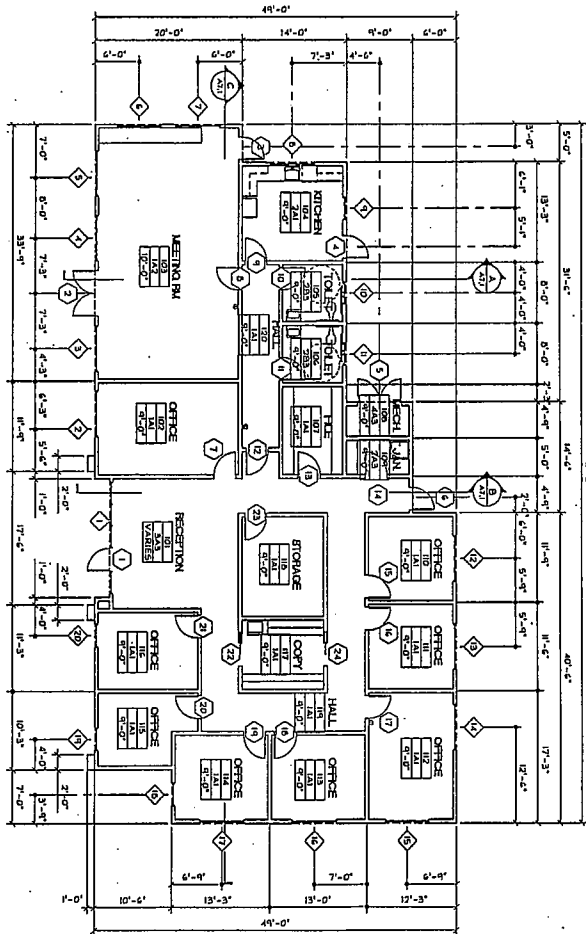
APN: 161-401-040-000

FILE # PLN060659

300' Limit 2500' Limit City Limits



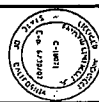
1 FLOOR PLAN



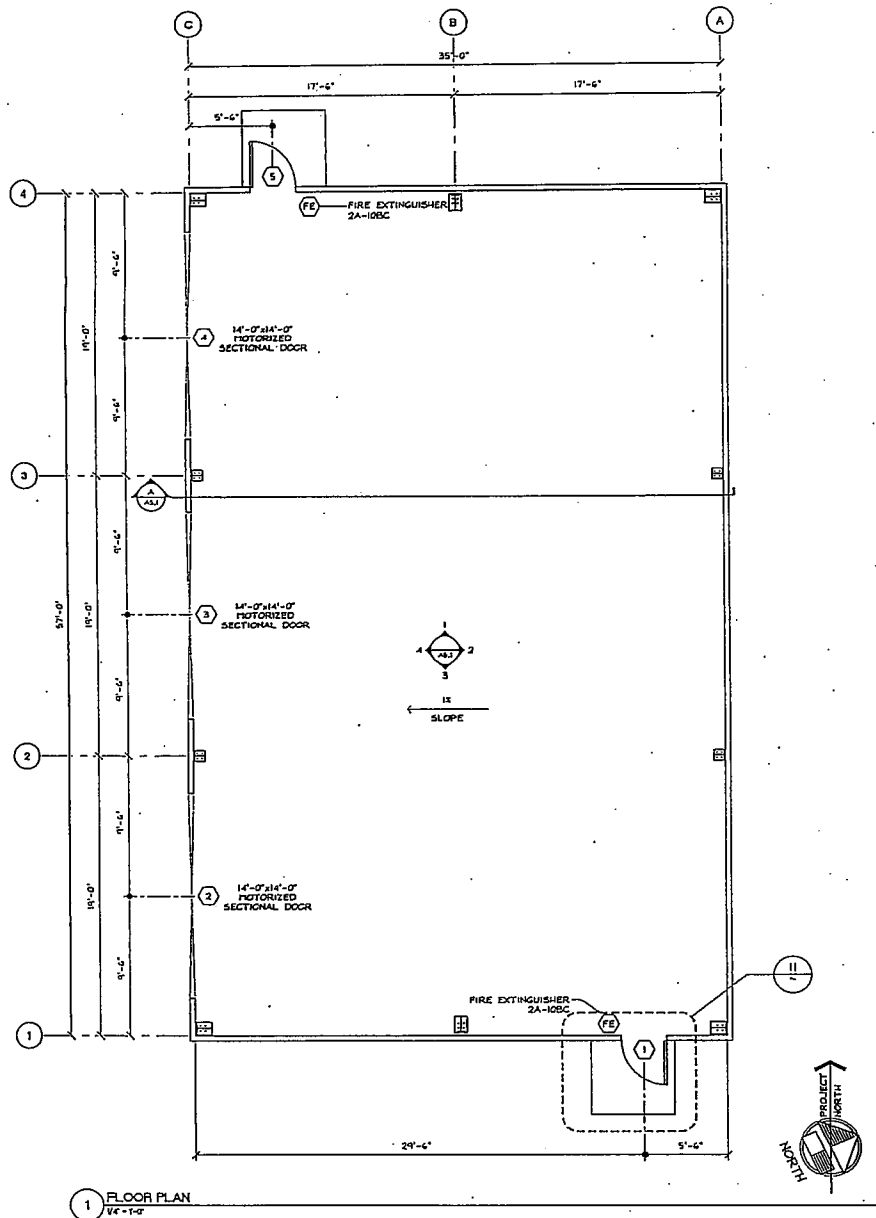
FLOOR PLAN - 1/8"=1'-0"
NEW ADMINISTRATION BUILDING FOR:
SALINAS RURAL FIRE PROTECTION DISTRICT
19900 PORTOLA DRIVE
SALINAS, CA.



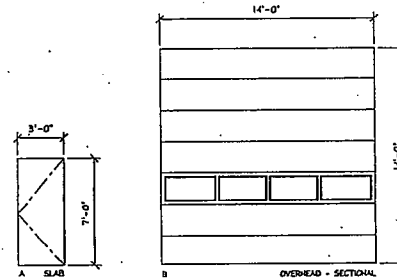
Belli Architectural Group
BUILDING INNOVATIONS
313 Solinas Street
Phone (818) 424-4620
Fax (818) 424-4108
Solinas, California



REVISIONS	DATE	BY	DESCRIPTION



Number	Size	Type	Description	Glass	Ratng	Frame	Frame Fin.	Dr. Mat.	Thickness	Finish	Head	Jamb	Number
1	3'-0" x 7'-0"	A		-	-	HRT-G	PT.	HRT-G	1-3/4"	PT.	16"	-	1
2	14'-0" x 14'-0"	B	MOTORIZED	-	-	-	-	-	2"	FF	-	-	2
3	14'-0" x 14'-0"	B	MOTORIZED	-	-	-	-	-	2"	FF	-	-	3
4	14'-0" x 14'-0"	B	MOTORIZED	-	-	-	-	-	2"	FF	-	-	4
5	3'-0" x 7'-0"	A		-	-	HRT-G	PT.	HRT-G	1-3/4"	PT.	16"	-	5



DOOR MATERIAL
HM-G - HOLLOW METAL-GALVANIZED

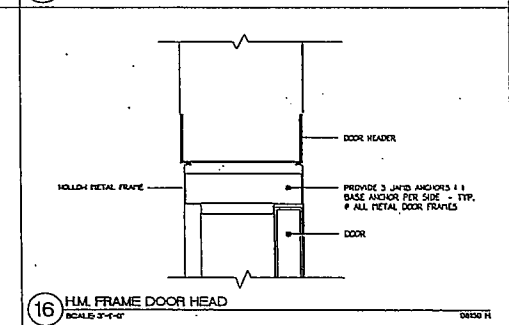
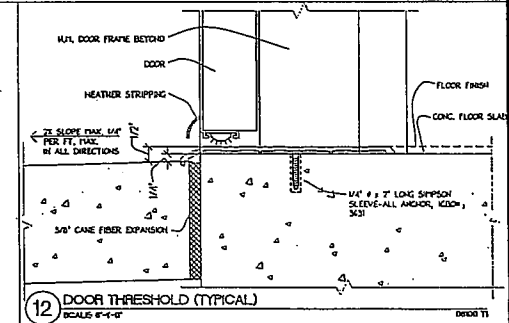
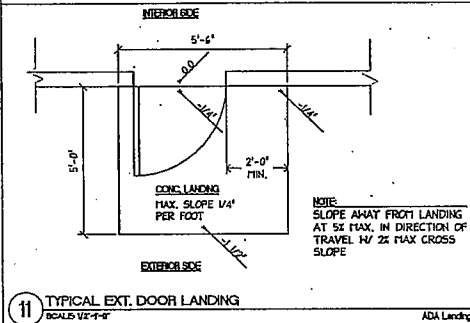
FACING AND FINISH

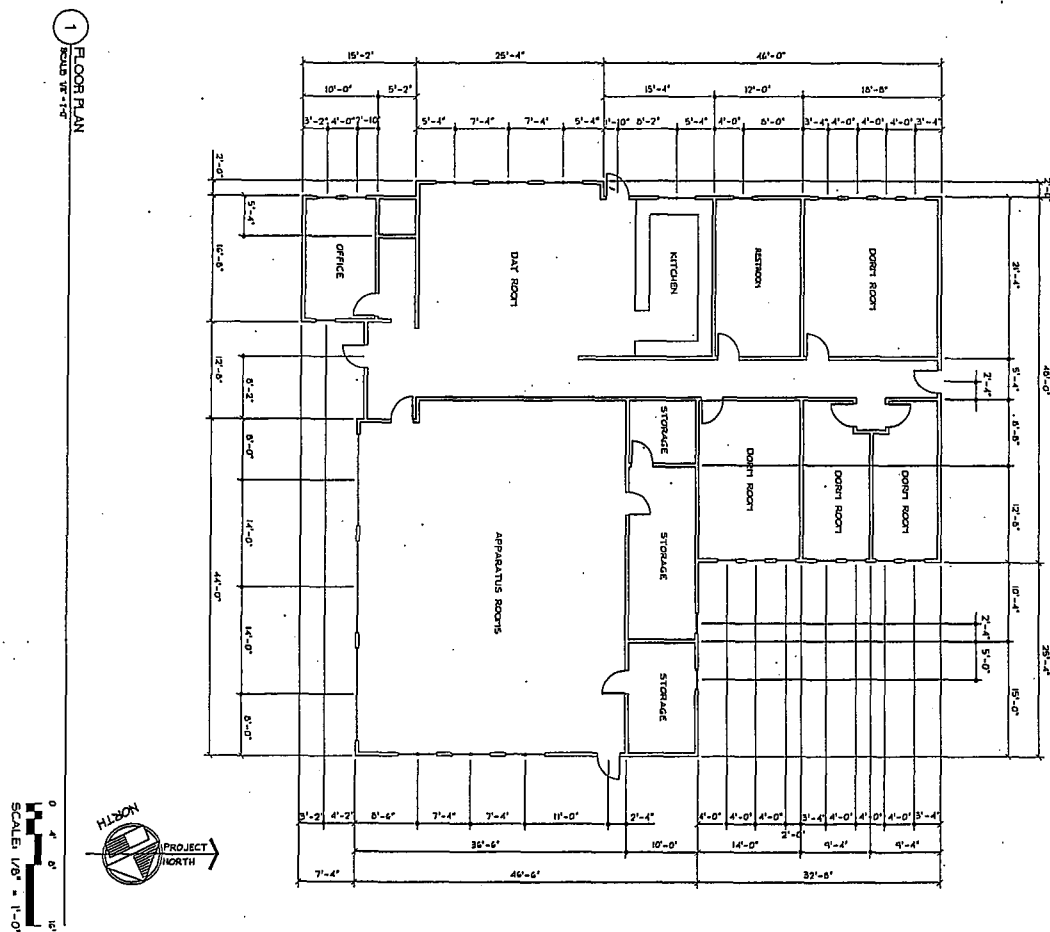
PT • PAINTED

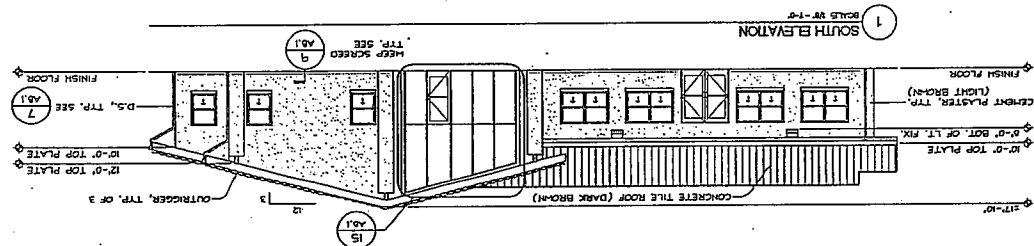
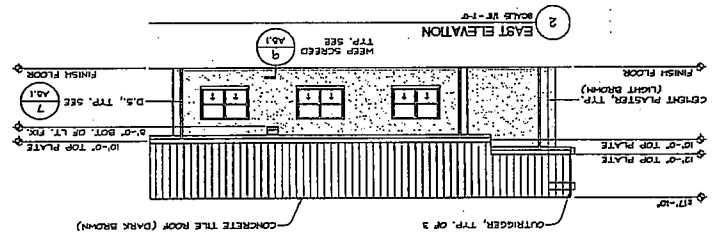
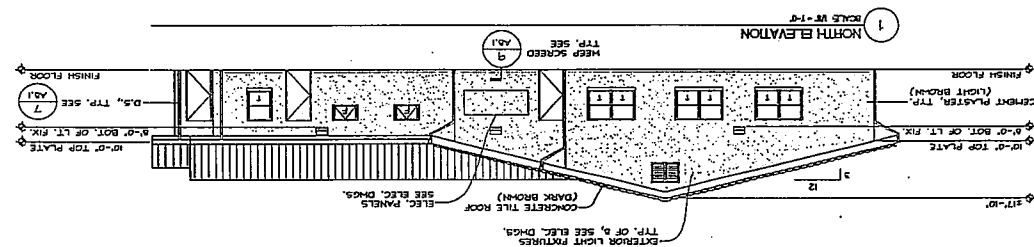
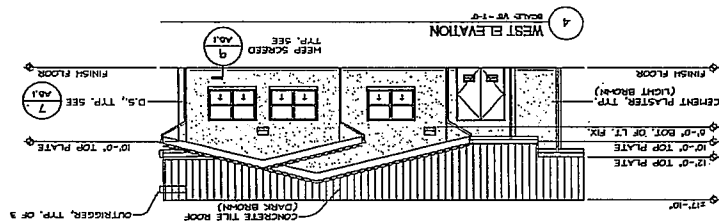
• FF - FACTORY FINISH

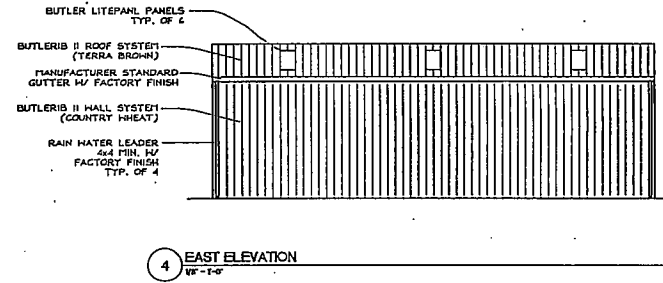
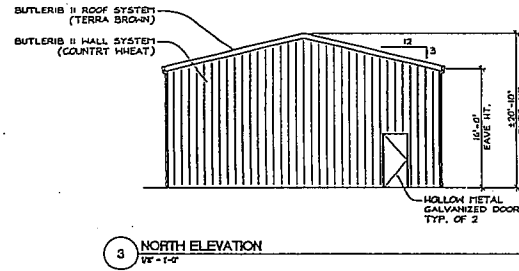
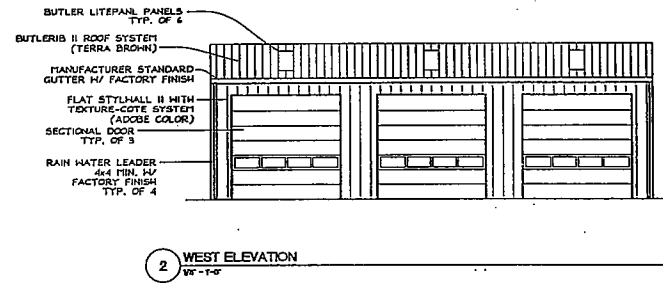
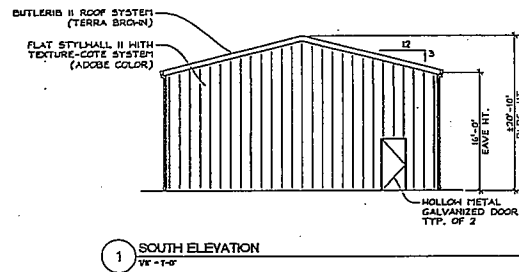
DOOR NOTES-
- PROVIDE

- PROVIDE LEVER HARDWARE PER CBC 1330.2.5.2
- THE BOTTOM 10 INCHES OF DOORS SHALL BE A 5/100TH SURFACE
- DOOR LATCHES SHALL BE NO LESS THAN 30" OR MORE THAN 44" ABOVE THE FLOOR PER CBC 133.6.2.5.2
- LEVER HARDWARE MUST BE OPERABLE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED
 - * 5 lbs. TYPICAL
- ALL EXTERIOR DOOR GLASS TO BE TEPHERED BRONZE TINTED DUAL PANE GLASS.
- ALL INTERIOR DOOR GLASS TO BE SINGLE PANE TEPHERED.
- PROVIDE 4" WALL RETURN @ DOORS U.D.M.
- ALL DOORS ARE 36" WIDE X 7'-0" FINISH, TYPICAL.









REVISION	DATE	BY	DESCRIPTION



Bell Architectural Group
BUILDING INNOVATIONS
313 Solano Street
San Francisco, CA 94111
Phone: (415) 421-4200

EXTERIOR ELEVATIONS
HIGH APPROPRIATE BUILDING FOR
SALINAS RURAL FIRE PROTECTION DISTRICT
1900 PORTOLA DRIVE
SALINAS, CA

DATE: 08/01/06
SCALE: 1/8" = 1'-0"
DRAWN: RL
BY: 08/01/05
SHEET: A4.1

EROSION CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEED SUBSEQUENT DRIVING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. BETWEEN OCTOBER 15th AND APRIL 15th, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING WITH SEED AND SOIL SHOWING ON THE SURFACE.
3. RUN-UP FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERM, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE EROSION CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
5. THE OFFICER OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF EXCESSIVE RAINFALL IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LOAD RUN-OFF FROM EXISTING STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SALT FENCES, FIBER ROLL, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.

SALT FENCE:

1. SALT FENCE SHOULD BE INSTALLED ON LEVEL CONTIGUOUS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SEE DETAIL B/C/3.
2. THE ENDS OF THE SALT FENCE SHOULD BE TURNED UPWIND TO PREVENT SEDIMENT LOAD RUN-OFF FROM FLOODING AROUND THE FENCE.
3. SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW PONDING WITHOUT FLOODING OR OVERWINDING THE FENCE.

SALT FENCE:

4. SALT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPWIND SIDE OF THE FENCE. ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR 8 FEET, REPAIRS ARE REQUIRED.

STORM DRAIN INLET PROTECTION:

1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LOAD RUN-OFF FROM EXISTING STORM DRAINAGE SYSTEM.
2. METAL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/C/4.
3. STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE DOWNWIND SIDE OF THE BARRIER.

STORM DRAINAGE ENTRANCE:

1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL B/C/5 AT THE LOCATION SHOWN ON THE PLANS.
2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LOAD RUN-OFF FROM EXISTING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEARED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.

FIBER ROLL:

1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL B/C/6. CONTRACTOR MAY USE SALT FENCE AS AN ALTERNATIVE TO FIBER ROLL. EROSION CONTROL/SEDIMENT CHANNEL.

MINIMUM ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS COMPLETED.

SEEDING:

EROSION CONTROL: SEED MIX

THE EROSION CONTROL MIX SHALL BE USED ON ALL AREAS REQUIRING BARENESS COVER. THIS IS A PERMANENT MIXTURE GRASS MIX, (OR EQUIVALENT)

GRASS MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURES:

EROSION CONTROL MIXTURE