

In the matter of the application of
CALIFORNIA-AMERICAN WATER CO (PLN080005)

FINDINGS & DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, 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. 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, Toro Area Plan, and came on regularly for hearing before the Zoning Administrator on June 12, 2008.

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 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.

(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.
(c) See preceding and following findings and supporting evidence.
(d) Memo from David J. R. Mack

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: (a) Preceding findings and supporting evidence.
(b) Evidence in Finding 3.

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 9)

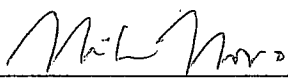
7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

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

DECISION

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

PASSED AND ADOPTED this 12th day of June, 2008.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN 24 2008

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL - 4 2008

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 RMA - Planning Department and RMA - Building Services Department offices 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: CALIFORNIA-AMERICAN WATER COMPANY

File No: PLN080005

APNs: 161-451-002-000

Approved by: Zoning Administrator

Date: May 29, 2008

**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.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Use Permit (PLN080005) allows the installation and operation 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. The 2.58 acre parcel 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. 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 the 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		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 June 12, 2008. The permit was granted subject to 19 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 immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	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	

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 Department)</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	
5.		<p>PD007 - GRADING-WINTER RESTRICTION</p> <p>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)</p>	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) 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 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	
			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. 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)	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	
10.		PDSP02 - WATER TANK COLOR, PUMP HOUSE COLOR, GRAVEL 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-	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	
			Applicant shall paint the existing pump houses a earth tone color (Beige or Light Beige) to allow structure to blend into the surrounding environment.	Owner/ Applicant	Prior to the final inspections or occupancy.	

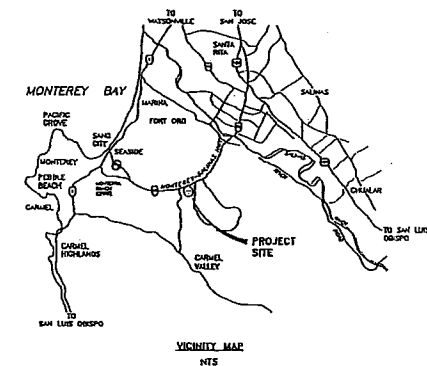
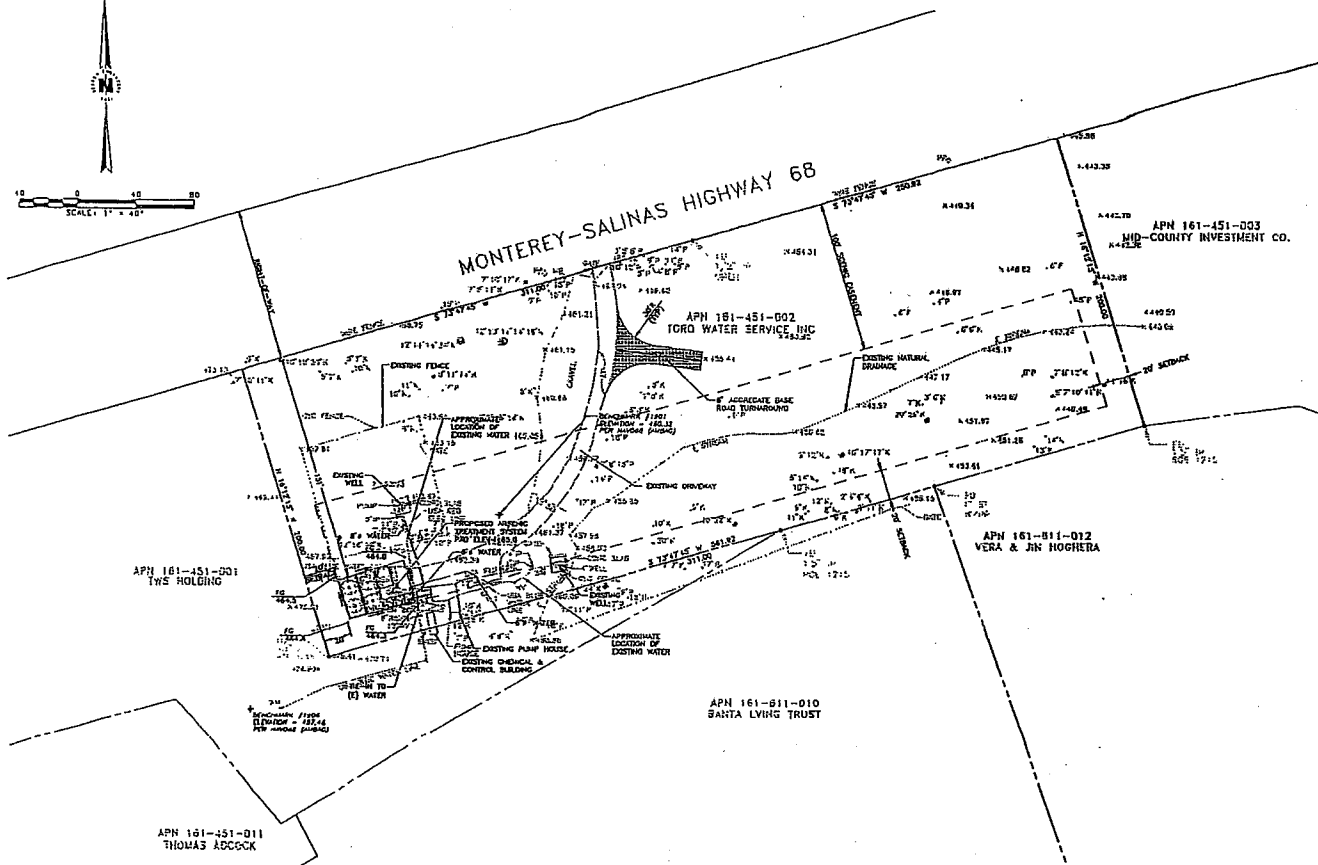
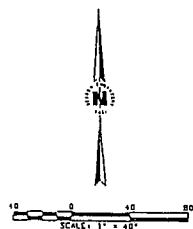
		<p>term screening, of the project site.</p> <p>All existing pump houses shall be painted a earth tone color (Beige or Light Beige) to allow structures to blend into the surrounding environment.</p> <p>Brown “dusty” shaded gravel shall be installed to supplement and overlay the existing white gravel already on site, to diminish any “glare” or “brightness” coming from the site.</p> <p>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 maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	Applicant shall install / overlay additional Brown “dusty” shaded gravel to supplement the existing gravel already on site.	Owner/ Applicant	Prior to the final inspections or occupancy.	
			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	
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.	<p>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.</p> <p>Submit water system improvement plans to: DPH District 05 1 Lower Ragsdale Dr. Bldg 1, Suite 120 Monterey CA 93940 (831) 655-6939</p> <p>Provide Environmental Health written verification from DPH that the plans have been approved. (Environmental Health)</p>	<p>Submit water system improvement plans to: DPH District 05 1 Lower Ragsdale Dr. Bldg 1, Suite 120 Monterey CA 93940 (831) 655-6939</p> <p>Provide Environmental Health written verification from DPH that the plans have been approved.</p>	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	
14.	<p>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)</p>	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.	<p>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</p>	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.	

		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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

		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 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)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
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.	

END OF CONDITIONS



NOTES:
PROPERTY LINES SHOWN HEREIN ARE BORROWED ONLY, AS COMPILED FROM PUBLIC RECORDS AVAILABLE FROM THE MONTEREY COUNTY ASSOCIATION OFFICE. THIS CHART IS FOR ILLUSTRATIVE PURPOSES ONLY. THE TRUE LOCATIONS OF PROPERTY LINES, PHYSICAL FEATURES, AND THEIR ADJACENCIES CAN ONLY BE DETERMINED BY A FIELD SURVEY. DESIGN ENGINEERS ASSUME NO RESPONSIBILITY FOR ANY MISREPRESENTATIONS OF SUCH DATA ON THIS CHART. THIS IS NOT AN ALTA SURVEY, NOT ALL ENCUMBRANCES OR DISCONTINUANCES ARE NECESSARILY SHOWN. ELEVATION DATA SHOWN HEREIN ARE BASED ON AN ASSUMED DATUM.

BASIS OF BEARINGS:
THE BEARING OF 3° 37' 12" W AS MEASURED BETWEEN MONUMENTS FORMING ALONG THE SOUTHEASTERN BOUNDARY OF THAT 2.36 ACRES PARCEL AS SHOWN ON THE MAP RECORDED IN VOLUME 13, PAGE 13 OF OFFICE AND TRUST, RECORDS OF MONTEREY COUNTY, CALIFORNIA, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:
ELEVATIONS ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 502.57' HAS BEEN ASSIGNED TO A BENCHMARK ADJACENT WITHIN CAP SHOWN HEREIN AS POINT MONUMENT 1908.

FIRE DEPARTMENT NOTES:
1. FIRE DEPARTMENT MATERIALS IDENTIFICATION TAGS - POST AND HANGTAG VEHICLE HAZARD IDENTIFICATION TAGS AS SPECIFIED IN NFPA STANDARD 704.

2. ADDITIONAL LOCATIONS EXISTING LOCATION - THE COMPANY NAME AND THE FULL ADDRESS OF THE FACILITY SHALL BE POSTED ON THE PAVED SIDE OF THE ACCESS ROAD FROM PAVED SIDE OF THE MOUNTAIN ROAD ACCESS AREA.

3. EARTHWORK ACCESS AT DATE - THE ACCESS GATE BETWEEN PAVED SIDE OF MOUNTAIN ROAD AND MOUNTAIN ROAD SHALL BE EQUIPPED WITH RATCHET GATE. ACCESS SHALL BE LIMITED TO A 20' SPACE PAVED ON A RATCHET GATE. THE SPACE SHALL BE SUBMITTED TO THE SALINAS RURAL FIRE DISTRICT FROM TO OCCURRENCE OF THE INCIDENT POINT AND THE SPACE SHALL BE INSTALLED UPON RECORD.

LEGEND

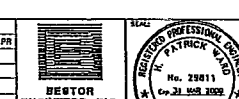
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CT	CLIPPING
DT	DATE
ED	EDGE OF PAVED
FL	FLOWLINE
FG	PROPOSED GRADE
LT	LINEAR FEET
MA	MATERIAL
MT	MOUNTAIN
NT	NOT TO SCALE
ST	SQUARE FEET
TP	TYPICAL
WHO	UNLESS NOTED OTHERWISE
W	WATER
---	PROPERTY LINE
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	WATER LINE
---	TO SCALE
---	FLOW DIRECTION
---	SPOT ELEVATION

PROJECT DATA

DIVISION:	CALIFORNIA AMERICAN WATER	PARCEL SIZE & LOT COVERAGE:
50 RASDALE DRIVE, SUITE 100	MONTEREY, CALIFORNIA 93940	TOTAL ACREAGE = 2.36 ACRES
TEL (831) 848-3230	FAX (831) 375-1367	EXISTING LOT COVERAGE: 260 SF, 8.83%
APN:	161-451-002-000	PROPOSED LOT COVERAGE: 1064 SF, 1.8%
ZONING:	O/B-8-D	TRUCK REMOVAL:
		TOTAL TRUCK REMOVAL = 0
		EARTHWORK (FILL/FILL FACTOR):
		CUT: 94 C.Y.
		FILL: 0 C.Y.
		NET: 94 C.Y. CUT



REV	DESCRIPTION	BY	DATE	APPR



DATE:	MARCH 19, 2008
DESIGN:	STAFF
CHECKER:	J.S.
PROJECT ENGINEER:	M.P. WARD

CAL-AM TORO ARSENIC TREATMENT SYSTEM
MONTEREY, CALIFORNIA

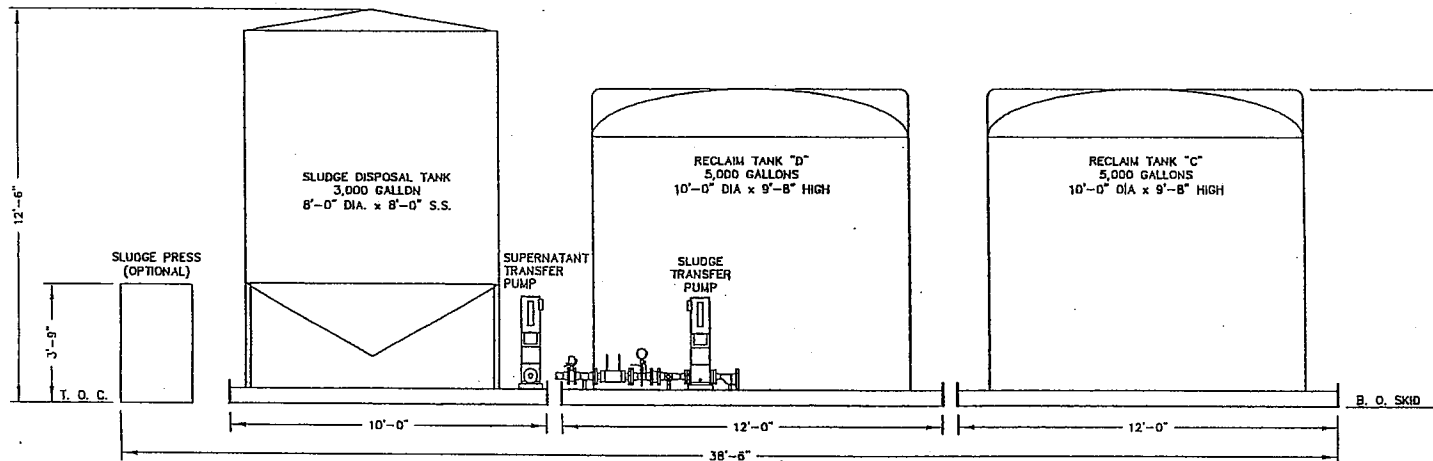


WORK SHEET NO.:	8754.00	SHEET:	7
PROJECT NO.:	AS SHOWN	SCALE:	AS SHOWN
DRAWING COVER OVER SCALE:	1" = 40' (1" = 160' FOR OVERALL)		
USE ONE APPROVED SHOWN FOR OVERALL SCALE:			

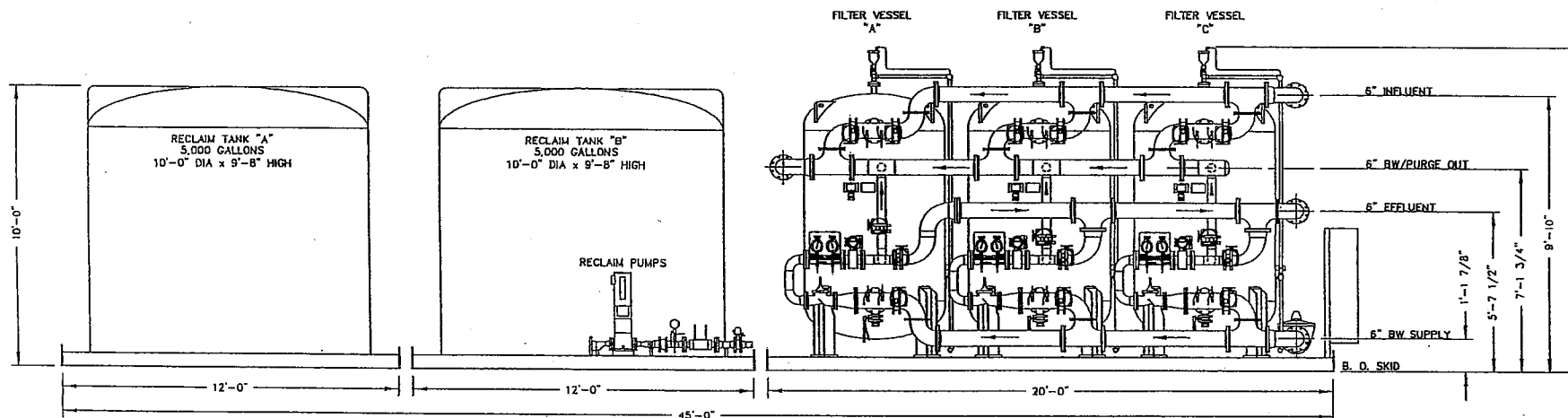
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THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION
WHICH IS THE PROPERTY OF THE COMPANY AND MAY NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT
THE WRITTEN CONSENT OF PUREFLOW FILTRATION SYSTEMS

INFORMATION ONLY



NORTH ELEVATION



SOUTH ELEVATION

Pureflow
FILTRATION DIV.
TORO ENVIRONMENTAL CONTROL, INC.
8750 MONTECITO AVENUE
SAN JOSE, CALIFORNIA 95138
(800) 628-3425 (925) 645-3425
Fax: (925) 653-2227

REV.	
DESCRIPTION	DATE APP
DWG CHG	2/28/08 A.S.
DWG CHG	3/11/08

CALIFORNIA
AMERICAN WATER CO.
MONTEREY, CA.

CLIENT
TORO WATER DISTRICT
IRON, MANGANESE
AND ARSENIC
REMOVAL

PROJECT
PRELIMINARY
PLAN AND
ELEVATION

TITLE
DRAWN BY T. MORALES
CHECKED BY A. SALAMI
APPROVED BY A. SALAMI
DATE 2/12/08
DRAWING NO. 0865
B' SIZE SCALE 1/4"=1'-0"
JOB NO. PROP
SHEET 2 OF 2 REVISION B




TORO AREA

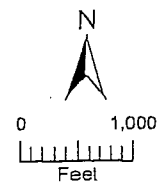


APPLICANT: CALIFORNIA AMERICAN WATER

APN: 161-451-002-000

FILE # PLN080005

 300' Limit  2500' Limit  City Limits



PLANNER: MACK