

MONTEREY COUNTY PLANNING COMMISSION

Meeting: May 14, 2014 Time: 9:00 A.M.	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) Use Permit for the construction of a 50,000 gallon water tank at an existing water system facility, and; 2) a Use Permit for an 18' monopole and dish antenna replacing an existing 15' monopole telecommunication antenna, and; 3) Design Approval for development within a "VS" (Visual Sensitivity) Zoning District. The property is located at 363 Las Lomas Drive, Royal Oaks (Assessor's Parcel Numbers 119-261-027-000 and 119-261-003-000), North County Area Plan.	
Project Location: 363 Las Lomas Drive, Royal Oaks	APNs: 119-261-027-000 and 119-261-003-000
Planning File Number: PLN130712	Owner: Water West Corporation Applicant: Maurice Francis Agent: Maurice Francis
Planning Area: North County Area Plan	Flagged and staked: Yes
Zoning Designation: LDR/2.5-VS [Low Density Residential, 2.5 acres per unit with Visual Sensitivity District Overlay]	
CEQA Action: Categorically Exempt per Section 15301 (b) of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per Section 15301 (b) of the CEQA Guidelines; and
- 2) Approve PLN130712, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

Provide a brief summary of the project and the major issues leading to special conditions. If more detail is needed to describe the project, attach a discussion as (**Exhibit B**)

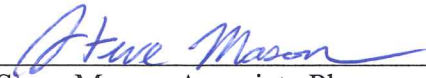
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- RMA-Public Works Department
- √ Environmental Health Bureau
- Water Resources Agency
- North County Fire Protection District

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

The project was referred to the North County Non-Costal Land Use Advisory Committee (LUAC) Meeting on Wednesday, April 2, 2014. With only two members present at the meeting, a quorum could not be reached for a formal recommendation; however, the members present did indicate their support for the project as indicated in the LUAC notes (**EXHIBIT E**).

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



Steve Mason, Associate Planner
(831) 755-5228, masons@co.monterey.ca.us
April 29, 2014

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; Water West Corp., Owner; Maurice Francis, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130712

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval, Site Plan and Elevations
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes (LUAC)

This report was reviewed by Luke Connolly, Planning Services Manager. 

EXHIBIT A

Project Information for PLN130712

Application Name: Water West Corp
Location: 363 Las Lomas Dr, Royal Oaks
Applicable Plan: North County
Primary APN: 119-261-027-000
Advisory Committee: North County Non-Coastal Advisory Committee
Coastal Zone: No
Permit Type: Combined Development Permit
Final Action Deadline (884): 6/9/2014
Environmental Status: Categorical Exemption
Zoning: LDR/2.5-VS
Land Use Designation: Residential - Low Density 5
- 1 Acres/Unit

Project Site Data:

Lot Size:	35000	Coverage Allowed:	35%
Existing Structures (sf):	4252	Coverage Proposed:	24%
Proposed Structures (sf):	4642	Height Allowed:	30'
Total Sq. Ft.:	8894	Height Proposed:	24'
		FAR Allowed:	n/a
		FAR Proposed:	n/a

Resource Zones and Reports:

Seismic Hazard Zone:	IV	Soils Report #:	LIB140073
Erosion Hazard Zone:	High	Biological Report #:	n/a
Fire Hazard Zone:	Moderate	Forest Management Rpt. #:	n/a
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	n/a
Archaeological Sensitivity:	low	Archaeological Report #:	n/a
Visual Sensitivity:	None	Traffic Report #:	n/a

Other Information:

Water Source:	Shared Public System	Grading (cubic yds.):	15
Water Purveyor:	Water West Corp.	Sewage Disposal (method):	n/a
Fire District:	North County FPD	Sewer District Name:	n/a
Tree Removal:	0		

EXHIBIT B DISCUSSION

Project Description and Background

The project applicant requests the construction of a 50,000 gallon water storage tank at an existing water system facility site that resides atop the hills overlooking Watsonville to the north and Las Lomas immediately to the south. There is presently a 50,000 gallon redwood tank on the site which will remain in use. The gravity-fed system water system, referred to as the Las Lomas Water System, consists of a series of tanks and four smaller substations. The entire water system is supplied by two in-service wells and is contained entirely within the Las Lomas community. The goal of the project is to ensure that the system will continue to meet standard operational demands in addition to potential demands that might be placed on the system in the event of a fire emergency. The project site is operated by the Water West Corporation, under the ownership of the California Water Service Company.

The applicant also requests a new 18' monopole, replacing an existing on-site 15'-height telecommunication antenna. The existing antenna will be displaced by the construction of the new water tank, requiring a new location approximately 25 feet to the east. The new monopole will be equipped with a single 8' diameter dish, the top of which will not exceed the 18' tower height.

Project Issues

The project site is located within a "Visual Sensitivity" (VS) zoning district, which requires that development should be placed and designed to minimize visual impacts from public viewing areas. Through an extensive site visit, staff has determined that the project site is exceptionally well screened from public sight due primarily to existing vegetation, which includes an encircling canopy of oak trees averaging over 20' in height as well as the surrounding topography of bluffs and hillsides. The flagging and staking which was erected to simulate the bulk of the proposed 24' water tank, as well as the existing tank itself, were only faintly evident from a short stretch of Garin Road, approximately 1,300 feet to the northeast. The site was determined by staff to be entirely obscured from public view when observed from all other potential viewing sites, including Las Lomas Drive (at several points to the south), Hall Road (several points to the south), Salinas Road (approx. 1 mile to the west) and Elkhorn Road (southwest). Even though the proposed telecommunications monopole to replace the existing antenna is approximately 3 feet taller than the existing 15' tower, the antenna will be shorter than the surrounding water tanks and will not be visible from any public viewing areas.

Environmental Review

The project is Categorically Exempt per Section 15301 (b) of the CEQA Guidelines which covers expansion of existing facilities of both investor and publicly owned utilities.

Recommendation

Staff is recommends approval of the project as proposed.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

WATER WEST CORP. (PLN130712)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt per Section 15301 (b) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit: consisting of: 1) a Use Permit for the construction of a 50,000 gallon water tank at an existing water system facility, and; 2) a Use Permit for an 18' monopole and dish antenna replacing an existing 15' monopole telecommunication antenna, and; 3) Design Approval for development within a "VS" (Visual Sensitivity) Zoning District.

[PLN130712, Water West Corp., 363 Las Lomas Drive, Royal Oaks, North County Area Plan (APNs: 119-261-027-000 and 119-261-003-000)]

The Water West Corporation application (PLN130712) had a public hearing before the Monterey County Planning Commission on May 14, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of a Use Permit for the construction of a 50,000 gallon water tank at an existing water system facility, and a Use Permit relocation/redesign of existing telecommunication antenna on-site. A Design Approval is also required due to the development occurring within a development within a "VS" (Visual Sensitivity) Zoning District.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130712.

2. **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 2010 Monterey County General Plan;
 - North County Area Plan*;
 - Monterey County Coastal Implementation Plan Part 2-5;
 - Monterey County Inland 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 363 Las Lomas Drive, Royal Oaks (Assessor's Parcel Numbers 119-261-027-000 and 119-261-003-000), North County Area Plan. The parcel is zoned LDR/2.5-VS [Low Density Residential, 2.5 acres per unit with Visual Sensitivity District Overlay], which allows water system facilities including wells and storage tanks serving fifteen (15) or more service connections and wireless communications facilities with an approved Use Permit and Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project is located within a Visual Sensitivity Zoning District (VS). Staff has verified that the project site and proposed structures are not directly visible from any public viewing areas due site topography and existing vegetation. Pursuant to the Design Approval entitlement included in the project, the tank will be painted, and maintained, in a "Grouse Tan" color so as to integrate with the surrounding vegetation. Pursuant to "VS" Zoning Code 21.46.040.B:

The Director of Planning may approve plans and submittals in the "VS" District for small structures such as structure additions, accessory structures, and similar minor structures and minor modifications to previously approved projects. Such consideration shall be considered as a design approval pursuant to Section 21.44.040D of this Title.

- The standards and criteria of review of the Director of Planning shall be the same standards and criteria as that of the Planning Commission.

-The Director of Planning may refer, at the Director's discretion, such plans and submittals to the Planning Commission for consideration and action.

- d) The project planner conducted a site inspection on March 19, 2014, to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project will create additional water storage which could be utilized for emergency fire suppression uses, thereby complementing General Plan Safety Element Policy S-4.13:

The County shall require all new development to have adequate water available for fire suppression. The water

system shall comply with Monterey County Code Chapter 18.56, NFPA Standard 1142, or other nationally recognized standard. The fire authority having jurisdiction, the County Departments of Planning and Building Services, and all other regulatory agencies shall determine the adequacy and location of water supply and/or storage to be provided.

- f) The project was referred to the North County Non-Costal Land Use Advisory Committee (LUAC) Meeting on Wednesday, April 2, 2014. With only two members present at the meeting, a quorum could not be reached for a formal recommendation; however, the members present did indicate their support for the project as indicated in the LUAC notes (**EXHIBIT E**).
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130712.

3. **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, North County Fire Protection District, RMA-Public Works, Environmental Health Bureau, 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 potential impacts to Soil/Slope Stability. The following reports have been prepared:
 - “Geotechnical Investigation – California Water Service Company Las Lomas Station 304” (LIB140073) prepared by Cotton, Shires and Associates, Inc., Los Gatos, CA, March 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on March 19, 2014, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN130712.

4. **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 the RMA - Planning, North County Fire

Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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) Staff conducted a site inspection on March 19, 2014, to verify that the site is suitable for this use.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN130712.

5. **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 and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 19, 2014, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130712.

6. **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:

15301 Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

(b) 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 the replacement of an existing telecommunications tower with a tower of similar size and the addition of a 50,000 gallon

water storage tank at an existing water system facility with a 50,000 gallon tank and booster pump.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 19, 2014.
- d) The project does not fall under any of the criteria which might preclude “Exempt” status, pursuant to CEQA 15300.2 (“Exceptions”); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
- e) Staff conducted a site inspection on March 19, 2014, to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130712.

7. FINDING:

WIRELESS COMMUNICATION FACILITIES – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

EVIDENCE:

- a) The project consists of the removal of an existing 15' monopole telecommunication antenna to be replaced with an 18' monopole with a single 8' diameter dish, the top of which will not exceed the 18' tower height.
- b) Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site.
- c) The project is consistent with Section 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Section 21.86.050 MCC and the proposed height is within limitations outlined in Section 21.86.060 MCC.
- d) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa Del Rey/King City, Carmel Valley, or Fritzsche Army/Fort Ord). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.

e) Staff site visit and project photos in project file PLN130712.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040.D of the Monterey County Inland Zoning Code (Designation of Appeal Authority)

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15301 (b) of the CEQA Guidelines; and
2. Approve a Combined Development Permit: 1) Use Permit for the construction of a 50,000 gallon water tank at an existing water system facility, and; 2) Use Permit the removal of an existing 15' monopole telecommunication antenna to be replaced with an 18' antenna, and; 3) Design Approval for development within a "VS" (Visual Sensitivity) Zoning District, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of May, 2014, upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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 Monterey County RMA-Planning and RMA-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.

Form Rev. 4-1-2014

Monterey County Planning Department
DRAFT Conditions of Approval/Implementation Plan/Mitigation
Monitoring and Reporting Plan

PLN130712

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN130712) allows:

1) Use Permit for the construction of a 50,000 gallon water tank at an existing water system facility, and; 2) Use Permit the removal of an existing 15' monopole telecommunication antenna to be replaced with an 18' antenna, and; 3) Design Approval for development within a "VS" (Visual Sensitivity) Zoning District.

The property is located at 363 Las Lomas Drive, Royal Oaks (Assessor's Parcel Numbers 119-261-027-000 and 119-261-003-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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. 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 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Numbers 119-261-027-000 and 119-261-003-000 on May 14, 2014. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation The property owner agrees as a condition and in consideration of approval of this
Monitoring Measure: 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

Compliance or Upon demand of County Counsel or concurrent with the issuance of building permits,
Monitoring use of the property, recording of the final/parcel map, whichever occurs first and as
Action to be Performed: applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

5. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to RMA-Building Services showing project's compliance with the geotechnical report.

6. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - 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 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 the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall 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 the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 lighting 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 three (3) copies of 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 RMA - Planning, prior to issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The tower shall not exceed eighteen (18) feet in height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the applicant shall submit 3 copies of an elevation plan which shall indicate the maximum height of the tower to RMA - Planning for review and approval.

Prior to final building inspection, the Owner/Applicant shall coordinate with RMA - Planning staff to inspect the project site after construction to ensure compliance with condition.

10. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 14, 2017, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

11. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

12. PD038 - WATER TANK APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proposed color of water tank and landscaping plans to RMA - Planning for review and approval.

Prior to final inspection or occupancy, the Owner/Applicant shall provide evidence to the Director of RMA - Planning that the water tank has been painted and the landscaping has been installed according to the plans approved by RMA - Planning.

On an on-going basis, the Owner/Applicant shall continuously maintain all landscaped areas and fences; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

13. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

14. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

15. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 18 feet.

16. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: If the applicant abandons the facility or terminates the use, prior to the issuance of grading or building permits or on an on-going basis, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

17. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of RMA - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

18. EHSP01 – DESIGN WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM) (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the owner/applicant shall provide evidence to the satisfaction of the Environmental Health Bureau that the California Department of Public Health has reviewed the project and that the tank design and piping meets CA Waterworks Standards, specifically Section 64585 (Distribution Reservoirs) and Section 64591 (Indirect Additives) of Title 22 California Code of Regulations.



DATE	9/19/13
PROJECT NO.	06055
DRAWN BY	SR/RS
CHECKED BY	
DATE	
SCALE	AS SHOWN
SHEET NO.	1
TITLE	SALINAS TANK DETAILS AND ACCESSORIES

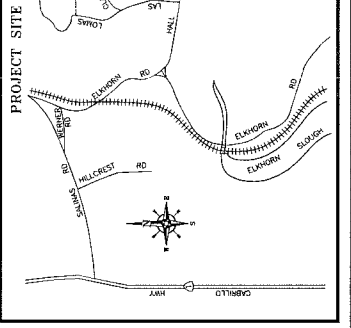
PROPERTY DESCRIPTION:

- NEW STORAGE TANK ADDITION AT SALINAS STATION, SA
- STATION IS LOCATED AT 343 LOS LOHAS DRIVE
- THE LOT SIZE AREA IS APPROX. 3,200 SF (0.07 AC)
- LAND DESCRIPTION USE - RESIDENTIAL



TITLE: SALINAS TANK DETAILS AND ACCESSORIES

SALINAS
STATION 304
TANK DETAILS AND ACCESSORIES



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION:

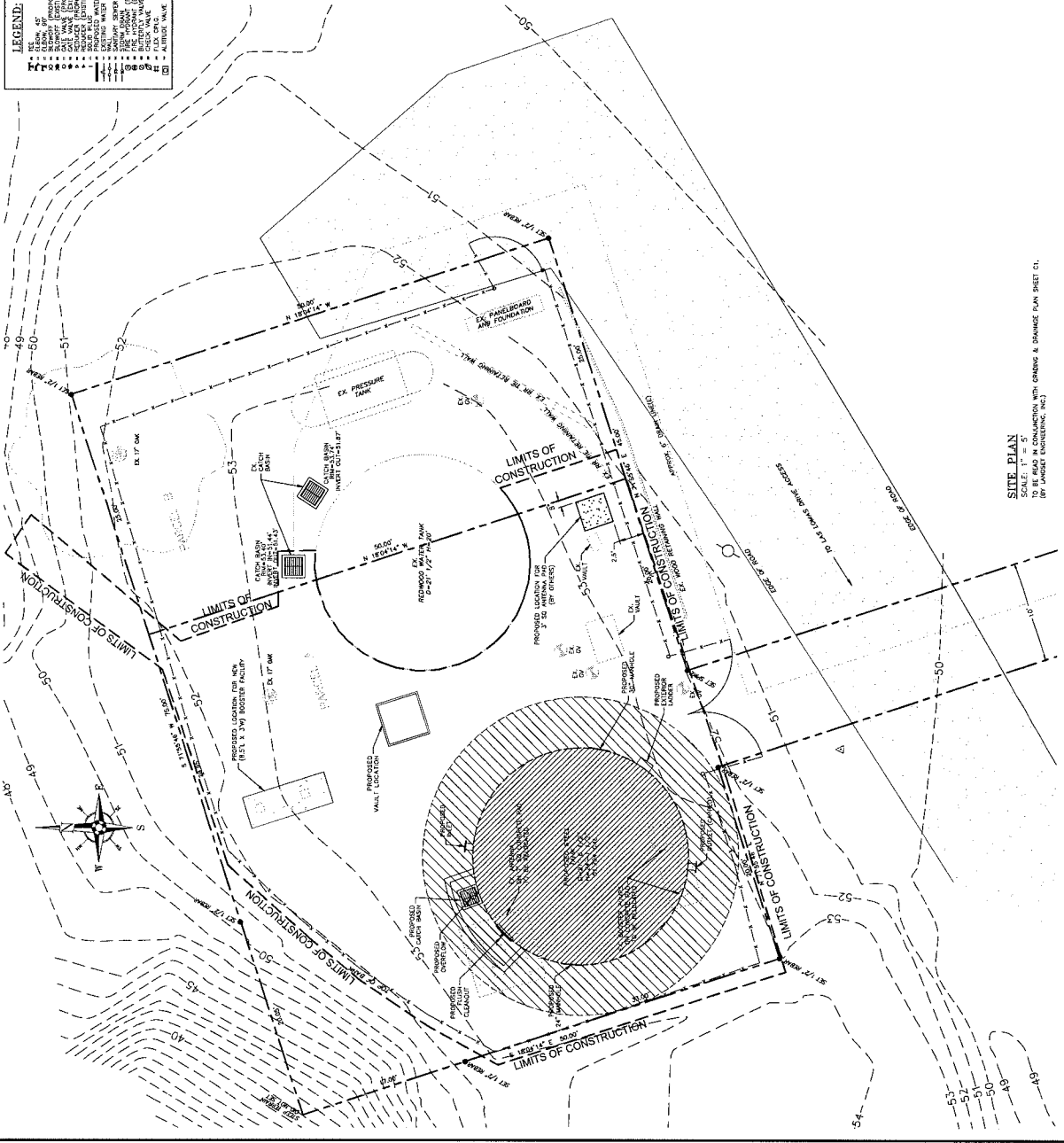
- NEW STORAGE TANK ADDITION AT SALINAS STATION, SA
- STATION IS LOCATED AT 343 LOS LOHAS DRIVE
- THE LOT SIZE AREA IS APPROX. 3,200 SF (0.07 AC)
- LAND DESCRIPTION USE - RESIDENTIAL

SUMMARY OF WORK:

- CONTRACT 21'-4" INTERNAL FOUNDRY.
- CONTRACT 21'-4" EXTERNAL FOUNDRY.
- CONTRACT 21'-4" EXTERIOR PAINT.
- CONTRACT/INSTALL NEW CALL TOWER (SEE OTHERS).
- REMOVE EX. FOOTER PUMPS.
- CONTRACT/INSTALL NEW BOOSTER PUMP FACILITY.
- CONTRACT/INSTALL 10' DIAMETER 10' HIGH MASS OF CONCRETE TO BE PAINTED TO MATCH EX. CONCRETE.
- REMOVE EX. STATION PUMP.
- TANK EXTERIOR COLOUR WILL BE OFF GRASSY GR.
- (ATTACHED)

LEGEND:

- EXIST. BUILDING
- EXIST. DRIVE
- EXIST. ROAD
- EXIST. WATER MAIN
- EXIST. SANITARY SEWER
- EXIST. ELECTRICAL
- EXIST. GAS
- EXIST. CATCH BASIN
- EXIST. PRESSURE TANK
- EXIST. FOUNDATION
- EXIST. TOWER
- EXIST. CALL TOWER
- EXIST. SIGN
- EXIST. FENCE
- EXIST. CURB
- EXIST. DRIVE
- EXIST. WALK
- EXIST. ALIQUOT VALVE
- PROPOSED TANK
- PROPOSED TOWER
- PROPOSED FOUNDATION
- PROPOSED CALL TOWER
- PROPOSED SIGN
- PROPOSED FENCE
- PROPOSED CURB
- PROPOSED DRIVE
- PROPOSED WALK
- PROPOSED ALIQUOT VALVE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL
- PROPOSED GAS
- PROPOSED CATCH BASIN
- PROPOSED PRESSURE TANK
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- PROPOSED TOWER
- PROPOSED CALL TOWER
- PROPOSED SIGN
- PROPOSED FENCE
- PROPOSED CURB
- PROPOSED DRIVE
- PROPOSED WALK
- PROPOSED ALIQUOT VALVE



SITE PLAN
SCALE: 1" = 30'
TO BE MADE IN CONJUNCTION WITH GRADING & DRAINAGE PLAN SHEET 01.
(BY JAMES ENGINEERING, INC.)

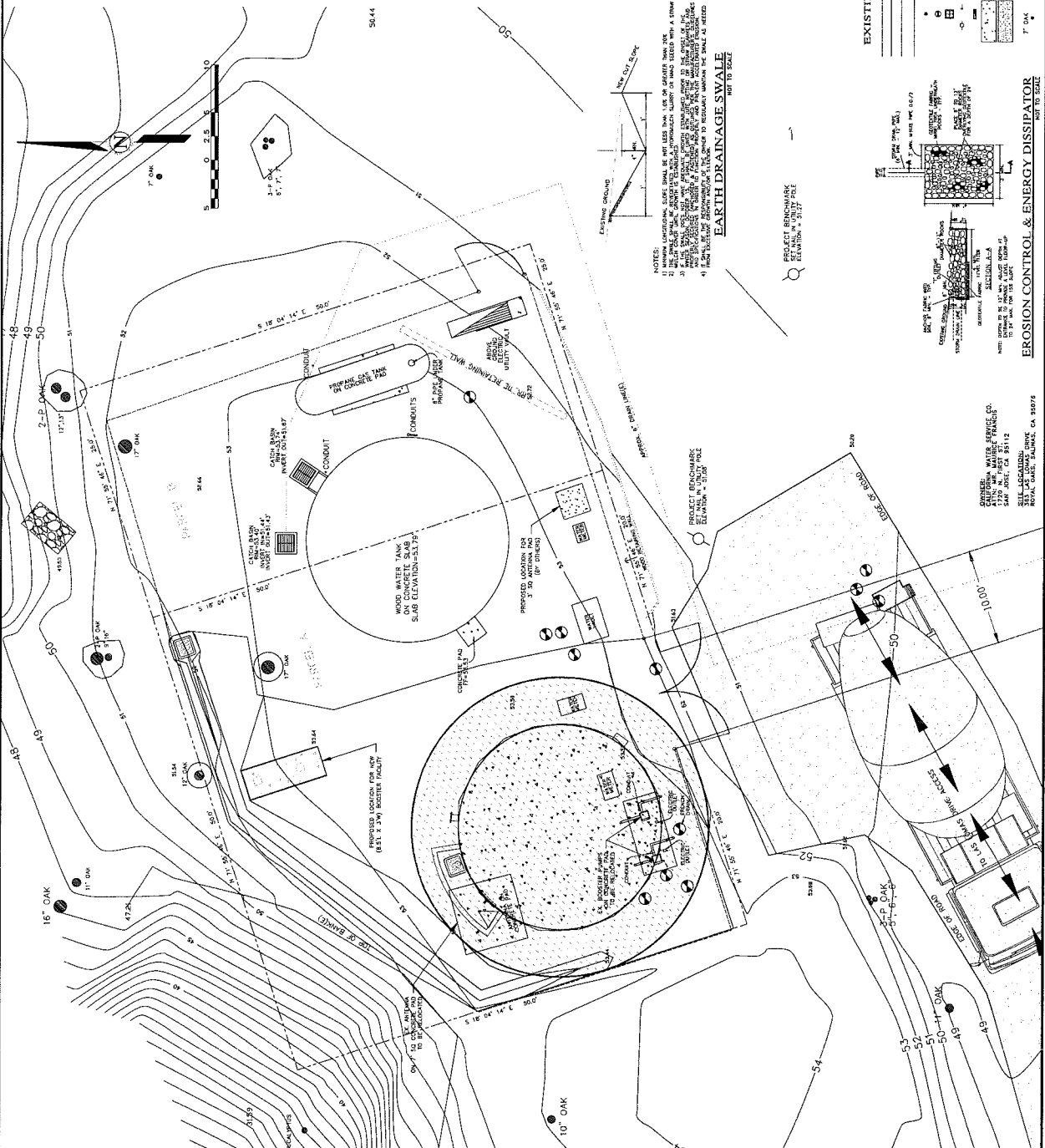
VICINITY MAP

GENERAL NOTES:
1) ELEVATIONS ARE BASED ON CALIFORNIA SEA LEVEL DATUM 1988 (CALVSD88) UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
6) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
7) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
8) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
9) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
10) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

GRADING & DRAINAGE NOTES:

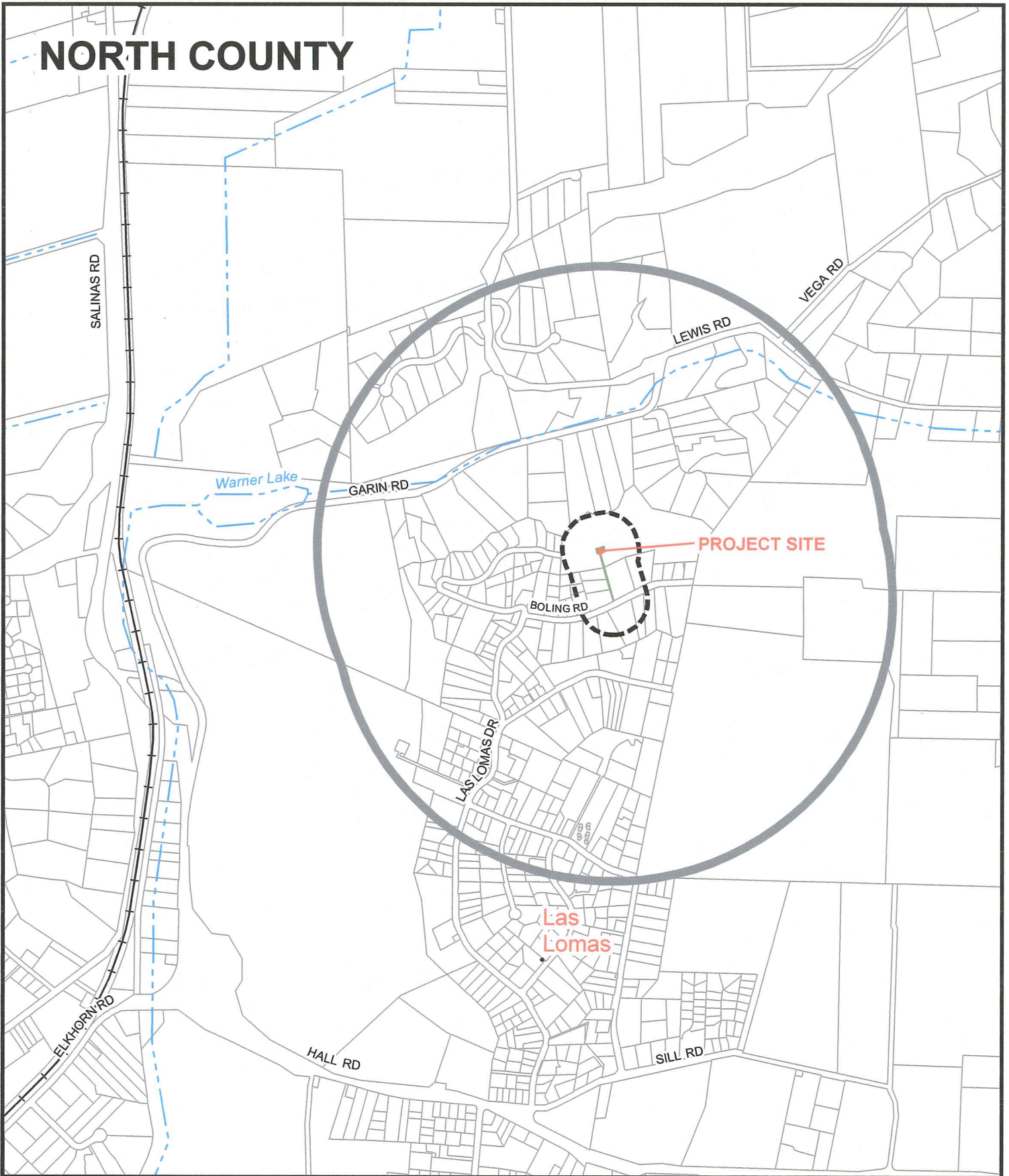
- 1) ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND DRAINAGE ACT AND THE SPECIFICATIONS THEREOF.
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- 15) ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND DRAINAGE ACT AND THE SPECIFICATIONS THEREOF.

- LEGEND:**
- EXISTING:**
- BOUNDARY LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED DRAINAGE LINE
 - PROPOSED EROSION CONTROL MEASURE
 - PROPOSED ENERGY DISSIPATOR
- NEW:**
- MAJOR CONTOUR LINE (5' INTERVAL)
 - MINOR CONTOUR LINE (1' INTERVAL)
 - PROPOSED DRAINAGE LINE
 - PROPOSED EROSION CONTROL MEASURE
 - PROPOSED ENERGY DISSIPATOR






CALIFORNIA WATER SERVICE CO.
2175 N. HAYWARD AVENUE
SUNNYVALE, CA 94085
TEL: (415) 942-4100
FAX: (415) 942-4101

NORTH COUNTY



APPLICANT: WATER WEST CORP

APN: 119-261-027-000 & 119-261-003-000 **FILE #** PLN130712

 2500' Limit  300' Limit  Water

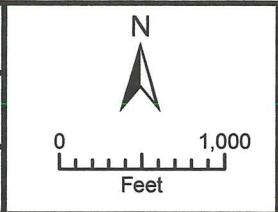


EXHIBIT E

MINUTES

North County Non-Coastal Land Use Advisory Committee
Wednesday, April 2, 2014

1. Meeting called to order by _____ at _____ pm

** NO QUORUM PRESENT **

2. Roll Call

Members Present: Don Guen, Emily Tafya (2)

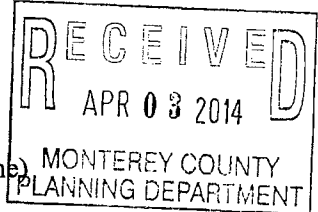
Members Absent: John Robinett (1)

3. Approval of Minutes:

A. September 18, 2013 minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)



Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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.

Item one is a good thing and needed for the community. And adds a positive Redundancy. And helps comply with public safety fire issues.

Item (2) neither members can see any reason that the Variance can't be granted. ~~And~~ ~~now~~ no one from the surrounding area came ~~to~~ to the meeting. The Owner was here. and 300 ft notices were given