

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

In the matter of the application of:

**Chemical Lime Company (LHOIST) (PLN170832)
RESOLUTION NO. 18-010**

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the project is a technological improvement replacement of existing dewatering process for a mining operation which qualifies as a Class 2 Categorical Exemption per Section 15302 of the CEQA Guidelines; and does not meet any exceptions under Section 15300.2; and
- 2) Approving a Design Approval for a new structure containing equipment called a “filter press” to replace the existing dewatering system at Natividad Quarry; and
- 3) Granting an exception from the 35-foot height limit for a filter press structure with a proposed height of 57 feet, 4 inches, in the Heavy Industrial Zoning District pursuant to Monterey County Code Section 21.62.030.C (height exception).

[PLN170832, Chemical Lime Company (Lhoist),
11771 Old Stage Road, Salinas, Greater Salinas
Area Plan, (APN: 211-023-001-000)]

The Chemical Lime Company (Lhoist) application (PLN170832) came on for public hearing before the Monterey County Planning Commission on March 28, 2018. 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:** **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;
 - Greater Salinas Area Plan;
 - Title 21, Inland Zoning OrdinanceNo 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) **Zoning:** The property is located at 11771 Old Stage Road, Salinas (Assessor’s Parcel Number 211-023-001-000), Greater Salinas Plan.

The parcel is zoned Heavy Industrial which allows for change of heavy industrial uses within a structure provided the new use will not change the nature or intensity of the use of the structure and allows other uses of similar character, density and intensity to those listed in the allowed uses section (MCC 21.28.040). The proposed project is a new structure containing a filter press system to replace the existing dewatering system at the “Natividad Quarry”. The proposed project is a technological advancement that removes water from mined materials before they leave the mine for distribution and reduces the mine’s overall environmental impacts. Therefore, is an allowed land use for this site.

- c) **General Plan:** The 2010 Monterey County General Plan, Supplemental Policy GS-2.4 designates Old Stage Road as a scenic road, requiring new development secure a Design Approval. The subject parcel is located on Old Stage Road and it includes a Design Approval. This policy also requires appropriate scenic preservation measures to include, but not be limited to, screening with vegetation. The proposed project on the proposed project site will not create an adverse visual impact. Due to topography, vegetation and distance, the number of vantage points along Old Stage Road where the project is visible are minimal. The site has rows of perimeter eucalyptus along Old Stage Road and other vegetation, such as pines in the higher elevations of the site that allow for some visual screening and breaking up of the structure’s form. A condition of approval has been placed on the project to maintain and replace these trees in perpetuity (Condition No. 4). The structure does not intrude into any blue sky views, and will be backdropped by large hills. The proposed filter press will be painted to blend with its surroundings. Exterior lighting is proposed at no higher than 35 feet, and will be shielded to only provide light on the site to prevent light pollution in the area (Condition No. 5). Conditions of approval have been added to require an exterior lighting plan when a construction permit is applied for and for the continued maintenance of perimeter landscaping for screening.
- d) **Zoning Height Exception:** The property is zoned Heavy Industrial which has a 35-foot structural height limit. The proposed filter press system is 57 feet, 4 inches high. Such height would allow the project to achieve optimal results for the Heavy Media Separation process. Title 21 (Zoning Ordinance) contains Chapter 21.62, Height and Setback Exceptions. The purpose of which is to provide those provisions and exceptions to height and setback regulations. The proposed project qualifies for a height exception pursuant to MCC Section 21.62.030.C. which states the following:

Any structure in any Commercial or Industrial District may be erected to a greater height than the limit established for the district in which the structure is to be located, provided that the cubical contents of the structure shall not be greater than that possible for a structure erected within the height limit and provided the design, exterior lighting, siting and landscaping plan for the project is approved by the Planning Commission.

The subject project qualifies for this exception for the following reasons:

1. The subject parcel is in a Heavy Industrial Zoning District.
2. The proposed building footprint is 50 feet by 183 feet. If this entire footprint was developed with a 35 foot tall building, the cubical contents (cubic feet) of this structure would be 320,250 cubic feet (50' x 183' x 35'). The proposed project, when all the components are measured conservatively, has a total cubical content of only 189,352 cubic feet. Therefore, the cubical contents of the proposed structure will not be greater than what would be possible for a structure erected within the height limit.
3. The project will be screened with existing vegetation. Landscaping and exterior lighting conditions have been applied. See Finding 1, Evidence c.

- e) **Existing Use Permit/Reclamation Plan:** The proposed filter press system would not require an amendment to the 1983 Use Permit/Reclamation Plan permit (File No. PC-4745, Planning Commission Resolution No. 83-280) for the following reasons:
1. The site location for the new filter press is outside the identified Reclamation Area.
 2. The site location will not affect the conditions of approval of the Use Permit/Reclamation Plan.
 3. The proposed project is a technology that will replace the existing intensive, environmentally impactful process. The 1983 permit conditions were written broadly to allow for operational flexibility with respect to the mining operation, including incorporating technological improvements, such as the proposed filter press system.
- f) The project planner conducted site inspections on January 30, 2018 and March 19, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review because no LUAC exists for this area of the County.
- h) 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 PLN170832.

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

EVIDENCE: a) **Development Review Committee Meeting:** On November 28, 2017, the proposed project was discussed at a Development Review Committee (DRC). The DRC is a pre-application process the County uses to provide early issue identification prior to submittal of a formal application. The meeting included staff from RMA-Planning, RMA-Building Services, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau and Water Resources Agency. The

outcome of the DRC meeting was that the proposed filter press replacement project did not have substantive issues. The following were the comments by department:

- RMA- Building Services: Advised on building code requirements.
- RMA- Environmental Services:
 - At the time of construction permit application, include an Erosion Control Plan, Grading Plan.
 - Prior to commencement of work, schedule land disturbance inspections.
 - During construction, schedule inspections.
 - Prior to final inspection, provide a geotechnical certification.
(Conditions 7-12)
- RMA- Public Works: At the time of construction permit application, include a Construction Management Plan.
(Condition 6)
- Environmental Health Bureau:
 - At the time of construction permit, the applicant shall provide a scalable site plan with all existing wells and septic systems plotted.
- Water Resources Agency:
 - The project site is mapped by FEMA as not being subject to flooding from the 1% annual chance flood and no additional FEMA floodplain review is required.
 - The existing drainage patterns and storm water volumes will not be modified as a result of the proposed project; therefore, no additional surface hydrology design planning is required at this time.
 - The proposed development includes a 200 ft. setback from nearby watercourse, Gabilan Creek. This is an acceptable setback.

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) The project planner conducted site inspections on January 30, 2018 and March 19, 2018 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 PLN170832.

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

property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, RMA-Public Works, RMA-Environmental Services, RMA-Building Services, 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) The project planner conducted site inspections on January 30, 2018 and March 19, 2018 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 PLN170832.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) The project planner conducted site inspections on January 30, 2018 and March 19, 2018 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 PLN170832.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction) replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have the same purpose and capacity as the structure replaced.
 - b) The proposed project is a new structure containing a filter press system to replace the existing dewatering system at the "Natividad Quarry". The existing dewatering system for managing these fines is multi-stepped and very resource intensive. The current process uses significant amounts of water, creates particle emissions, and requires numerous truck hauling trips of the by product wet sands that are hauled to settling wet ponds. The proposed project is a technological advancement that removes water from mined materials before they leave the mine for distribution and reduces the mine's overall environmental impacts in the following ways:
 - The proposed filter press system is a new technology that is for the most part enclosed and therefore reduces and may even eliminate particulate emissions of dust from the process.

- This technology would use less water from the aquifer to separate the fines and would squeeze nearly all of the water out of the mined product creating compact cakes. This reducing the amount of material that is needed to be transported to on-site settling ponds and therefore reduces greenhouse gas emissions associated with mobile equipment activities.
 - As an added benefit, these dry compressed cakes can be used by the dairy industry for cow bedding application.
- c) No adverse environmental effects were identified during staff review of the development application during site visits on January 30, 2018 and March 19, 2018.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect on the environment, or development that would result in a cumulative significant impact
- e) 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 PLN170832.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not to the California Coastal Commission.
- EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) The project is not located in the Coastal Zone.

DECISION

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

1. Find the project is a technological improvement replacement of existing dewatering process for a mining operation which qualifies as a Class 2 Categorical Exemption per Section 15302 of the CEQA Guidelines; and does not meet any exceptions under Section 15300.2; and
2. Approve a Design Approval for a new structure containing equipment called a “filter press” to replace the existing dewatering system at Natividad Quarry; and
3. Grant an exception from the 35-foot height limit for a filter press structure with a proposed height of 57 feet, 4 inches, in the Heavy Industrial Zoning District pursuant to Monterey County Code Section 21.62.030.C (height exception), in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 28th day of March, 2018 upon motion of Commissioner Padilla, seconded by Commissioner Gonzalez, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Vandevere, Wizard
NOES: None
ABSENT: Roberts
ABSTAIN: None



Jacqueline R. Onciano, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **APR 05 2018**

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 **APR 16 2018**

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.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN170832

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval and Height Exception permit (PLN170832) allows a new structure containing equipment called a "filter press" to replace the existing dewatering system at Natividad Quarry with a height exception from the 35-foot height limit with a proposed height of 57 feet, 4 inches, in the Heavy Industrial Zoning District pursuant to Monterey County Code Section 21.62.030.C (height exception). The property is located at 11771 Old Stage Road, Salinas (Assessor's Parcel Number 211-023-001-000), Greater Salinas 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: RMA-Planning

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

Monitoring Measure: "A Design Approval and height exception for a filter press structure of 57 feet, 4 inches in height (Resolution Number 18-010) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 211-023-001-000 on March 28, 2018. The permit was granted subject to 12 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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. (County Counsel)

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, or recordation of Certificates of
Action to be Performed: Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

4. (PD-Non-standard) Perimeter Trees to be Maintained

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The existing perimeter trees and other landscaping shall be continuously maintained in perpetuity by the applicant to provide screening of the operation.

Compliance or Monitoring Action to be Performed: The existing perimeter trees and other landscaping shall be continuously maintained in perpetuity by the applicant to provide screening of the operation.

5. (PD-Non-standard) Exterior Lighting Plan with Construction Permit

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: An exterior lighting plan for the proposed structure shall be attached to the construction permit plans for review and approval by the RMA-Planning Division. All luminaires shall be at 35 feet or below. No windows on south side of building to prevent light leaks. Bunker lights allowed only when withdrawing material.

Compliance or Monitoring Action to be Performed: Prior to issuance of the construction permit, the applicant shall incorporate an exterior lighting plan in the construction plans for review and approval of by RMA-Planning Division. Add this condition as a note on the exterior lighting plan.

The lighting shall be installed and maintained in accordance with the approved plan.
(Ongoing action)

6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

7. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to start of construction, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

8. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

9. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

10. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

11. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

12. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A
B
C
D
E
F
G
H
J
K



STRUCTURAL LOT COVERAGE:

- EXISTING STRUCTURES: 312,325 FT² = 7.17 ACRES
- NEW STRUCTURES: 16,658 FT² = 0.38 ACRES
- TOTAL: 328,983 FT² = 7.55 ACRES
- APN 211-023-001-000 SIZE: 234.64 ACRES
- COVERAGE IS 3.2%



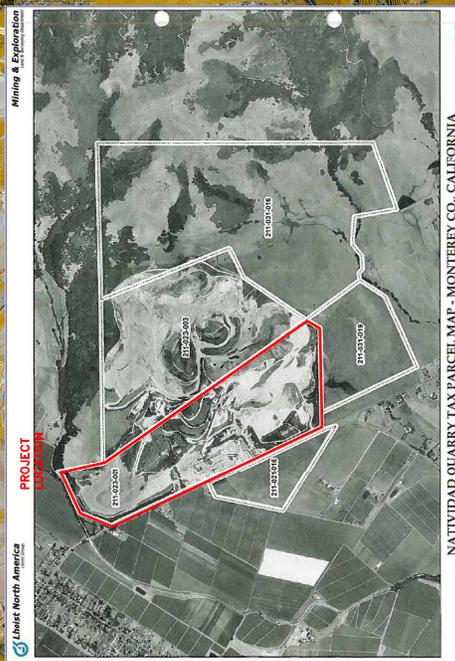
SCALE:	1/32"=10'
DATE:	3/12/2018
REVISED:	3/12/2018

Drawn by: L ROLLINS
LHOIST NORTH AMERICA
 11771 Old Stage Rd.
 Salinas CA 93908
 Ph. (682) 717-8196

APN 211-023-001-000
**STRUCTURAL LOT COVERAGE
 FILTER PRESS SYSTEM
 SHEET 1 OF 1**
 NO.: 00-GA-003 REV.: A

Lhoist North America
A Lhoist Group Company
 11771 Old Stage Rd.
 Salinas CA 93908
 Ph. (831) 449-9117

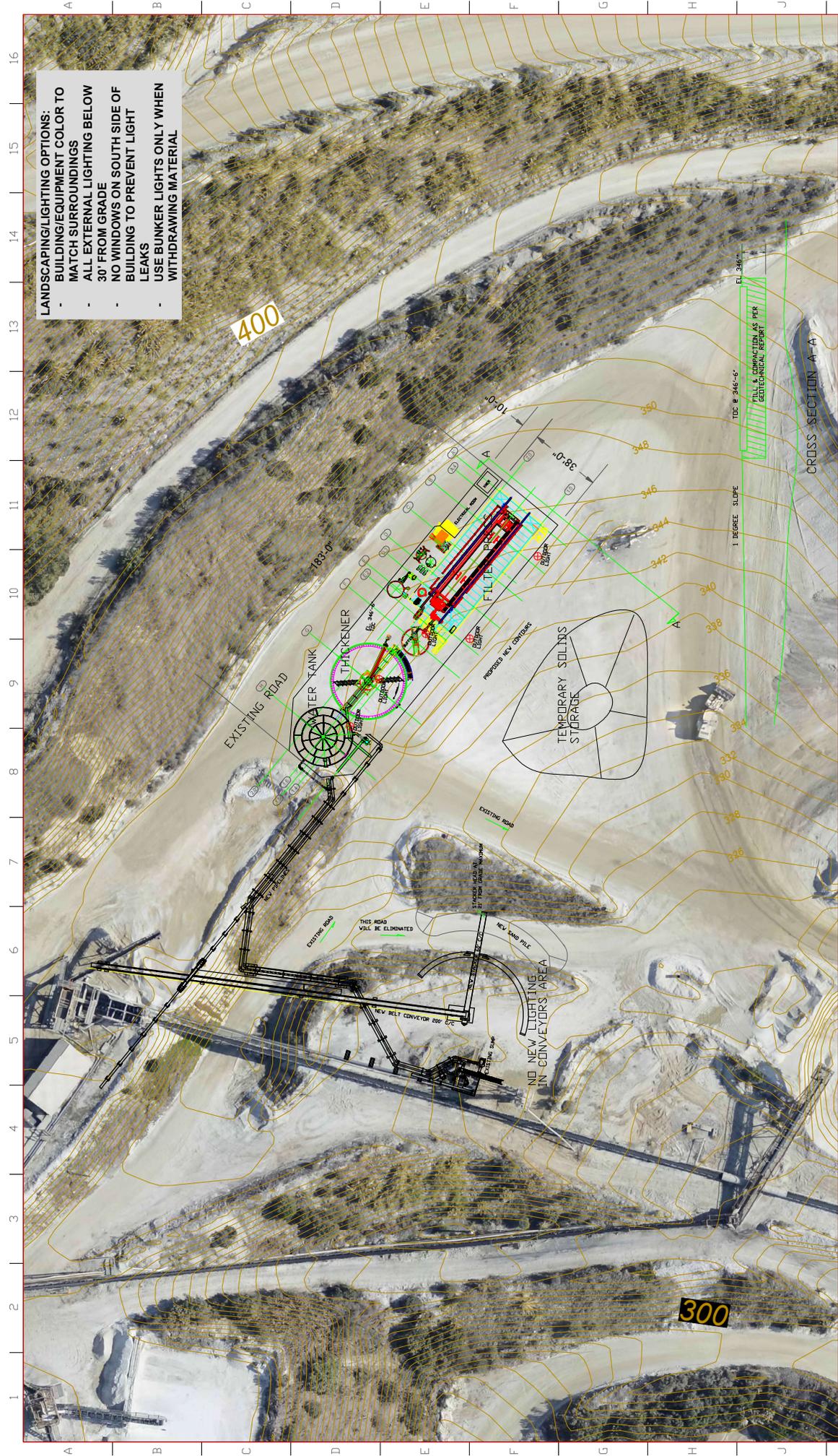
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



PROJECT
 LHOIST NORTH AMERICA
 Mining & Exploration

NATIVIDAD QUARRY TAX PARCEL MAP - MONTEREY CO., CALIFORNIA

	SCALE: 1/16"=8' DATE: 1/31/2018 REVISED: 2/1/2018	Drawn by: Luis Rollins LHOIST NORTH AMERICA 11771 Old Stage Rd. Salinas CA 95908 Ph. (882) 717-8186	APN 211-023-001-000 SITE PLAN FILTER PRESS SYSTEM SHEET 1 OF 2	Lhoist North America 11771 Old Stage Rd. Salinas CA 95908 Ph. (831) 449-9117
	NO.: 00-GA-001 REV.: A			



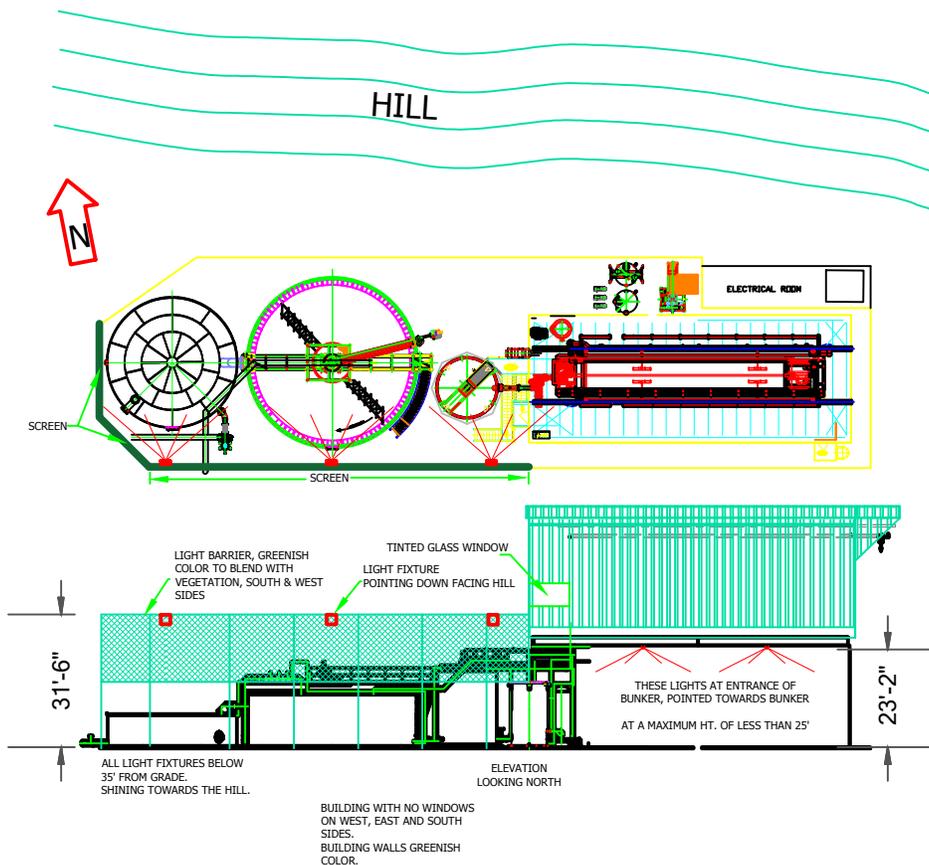
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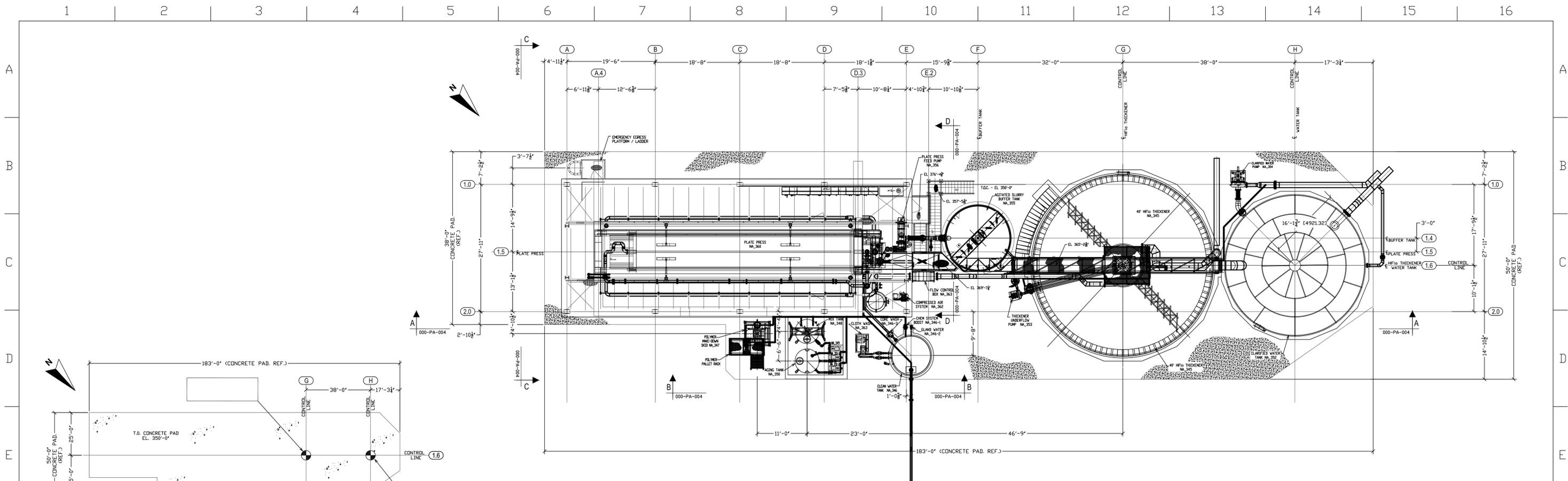
- BUILDING/EQUIPMENT COLOR TO MATCH SURROUNDINGS
- ALL EXTERNAL LIGHTINGS 30' FROM GRADE
- NO WINDOWS ON SOUTH SIDE OF BUILDING TO PREVENT LIGHT LEAKS
- USE BUNKER LIGHTS ONLY WHEN WITHDRAWING MATERIAL

	<p>SCALE: TBD</p> <p>SHEET 2 OF 2</p> <p>DATE: 01/31/2018</p> <p>REVISED: 02/01/2018</p>	<p>Drawn by: Luis Rollins</p> <p>LHOIST NORTH AMERICA</p> <p>11771 Old Stage Rd. Salinas CA 95908 Ph. (82) 717-8186</p>	<p>APN 211-023-001-000</p> <p>FILTER PRESS SYSTEM</p> <p>INSTALLATION</p> <p>SITE PLAN</p> <p>NATIVIDAD PLANT</p>	<p>Lhoist North America</p> <p>11771 Old Stage Rd. Salinas CA 95908 Ph. (831) 449-9117</p>
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LANDSCAPING/LIGHTING OPTIONS:

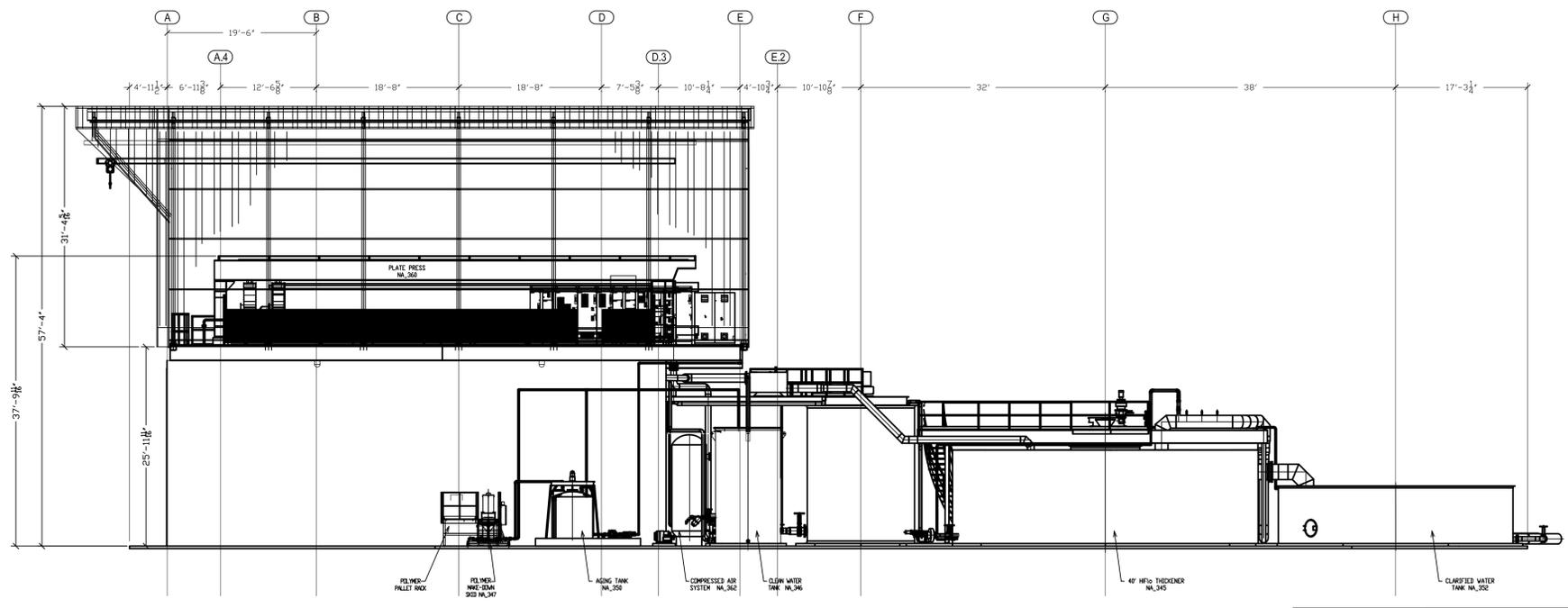
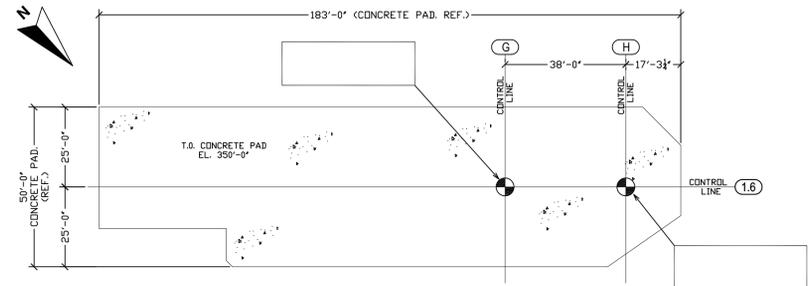
- BUILDING/EQUIPMENT COLOR TO MATCH SURROUNDINGS
- BUILDING ROOF PAINTED AS WELL. SLOPE FACING NORTH
- ALL EXTERNAL LIGHTING BELOW 30' FROM GRADE
- OUTDOORS LIGHTS SHINING TOWARDS THE HILL / OPPOSITE OLD STAGE ROAD
- NO WINDOWS ON SOUTH/EAST SIDES OF BUILDING TO PREVENT LIGHT LEAKS
- USE BUNKER LIGHTS ONLY WHEN WITHDRAWING MATERIAL OR EMERGENCY
- CLEAN MATERIAL OFF BUNKER DURING THE DAY ONLY
- INSTALL CURTAIN ON WEST / SOUTH SIDES AS SHOWN BELOW
- CURTAIN COLOR AS APPROVED BY COUNTY





"PHOENIX" DEWATERING PLANT GENERAL ARRANGEMENT
PLAN VIEW

CONTROL POINTS
COORDINATES



"PHOENIX" DEWATERING PLANT GENERAL ARRANGEMENT
FRONT ELEVATION VIEW

Fort Worth, Texas		WSL REGION	
PROJECT: CP/US/24/16.3001		DATE: 02-24-2017	
DRAWING: 000-PA-002		SHEET: 8 OF 8	

Natividad Plant - HMS Area with Filter Press Location Identified

