

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

CALIFORNIA AMERICAN WATER COMPANY (Various Owners) / (PLN230172)

RESOLUTION NO. 25--

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and 2) Use permit to allow development on slopes in excess of 25%.

[PLN230172 CALIFORNIA AMERICAN WATER
COMPANY AND VARIOUS OWNERS:

CARVELL JOHN RANDALL TR & BELLIS
CAROLE HUTCHINS TR, 7 OAK MEADOW LN,
CARMEL VALLEY (APN: 187-031-020-000);
HOCH STEPHEN & TSCHIRGI JUDITH E, 15
OAK MEADOW LN, CARMEL VALLEY (APN:
187-031-023-000); MURRAY CONSTANCE TR,
10 OAK MEADOW LN, CARMEL VALLEY
(APN: 187-031-025-000); AND SCOTT LINDA
SUE & TAGG TERRY M TRS, 6 OAK
MEADOW LN, CARMEL VALLEY (187-031-
027-000), CARMEL VALLEY MASTER PLAN]

The CALIFORNIA AMERICAN WATER COMPANY application (PLN230172) came on for a public hearing before the Zoning Administrator on August 28, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan (CVMP); and
 - Monterey County Zoning Ordinance (Title 21).
- 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) Project. The proposed development includes two different sites, the Upper Rancho Fiesta Tank site and the Lower Rancho Fiesta tank site. Both sites consist of improvements to the existing water supply infrastructure that is owned and operated by the California American Water Company (CalAm) as a part of the Rancho Fiesta Subdivision water system, as well as the relocation of one fire hydrant and the construction of a bypass pipeline and pressure control valve. The Lower Rancho Fiesta Tank site is contained within an existing easement that was established at the same time as the subdivision and contains one existing 10,000-gallon water tank. The existing water tank does not meet seismic standards and needs to be replaced and upgraded in order to meet standards. A new 10,000-gallon water tank shall be installed prior to the removal of the existing water tank to ensure service is not disrupted and will be located within the same Tank site, east of the existing water infrastructure, partially buried and installed prior to the demolition of the existing water tank. The Upper Rancho Fiesta Tank site is also contained with an existing easement that was established at the time of the creation of the subdivision and contains one existing 50,000-gallon water tank. The proposed development includes modifications to this existing 50,000-gallon water tank to increase the capacity to 60,000 gallons and construct a second water tank with a capacity of 60,000 gallons. The easement and the proposed work are within an area that is sloped greater than 25%. The project includes grading of approximately 2,675 cubic yards.
- c) Allowed Use. The properties are located at 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley, within the Carmel Valley Master Plan. The properties at 6 Oak Meadow Lane [APN: 187-031-027-000] and 10 Oak Meadow Lane [APN: 187-031-025-000] are zoned as Low Density Residential with Building Site Zoning-6, Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or “LDR/B-6-D-S-RAZ”. The properties at 7 Oak Meadow Lane [APN: 187-031-020-000] and 15 Oak Meadow Lane [APN: 187-031-023-000] are zoned as Low Density Residential, 5 acres per unit with a Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or “LDR/5-D-S-RAZ”. Pursuant to Title 21 section 21.14.030, LDR zoning allows water system storage tanks and replacement of water tanks where no increase in service connections is created. As proposed, both project sites are within established easements for the water tanks and water system facilities including storage tanks and no

increase in service connections is created. The properties are all subject to the Site Plan Review “S” Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints and requires an Administrative Permit pursuant to these regulations. A biological resources report was included in the application which included measures to minimize potential impacts to biological resources. The applicants provided a grading and erosion control plan and geologic hazards to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff’s review of the project (See Findings 2 and 3 and supporting evidence). Therefore, the project is an allowed land use for this site.

- d) Lot Legality. Two parcels (APNs 187-031-025-000 and 187-031-027-000) are shown in their current size and configuration as Lot 4 and Lot 6, respectively, within the Rancho del Sol Subdivision (Tract No 907) in Volume 14 page 42, Cities and Towns Map. The remaining two parcels (APNs 187-031-020-000 and 187-031-023-000) are shown in their current size and configuration as Lot 1 and Lot 4, respectively, within Volume 14 page 25, Parcel Map (MS-77-227). Therefore, the County recognizes all four parcels as a legal lots of record.
- e) Design/Development Standards. The existing water tank locations are within water tank easements that were established during the creation of the subdivision. Both water tank locations are within the easement boundaries. The Upper Rancho Fiesta Tank site easement is located at 15 Oak Meadow Lane (APN: 187-031-023-000) and adjacent work is contained within an existing 15 foot wide utility easement. The proposed development at this site includes modifications to an existing 50,000-gallon water tank to increase the water capacity to 60,000 gallons with associated site improves and construct a new 60,000-gallon water tank that will be partially buried and installed adjacent to the existing tank. The Lower Rancho Fiesta Tank site easement is located at 10 Oak Meadow Lane (APN:187-031-025-000). There is an existing 10,000-gallon water tank that is partially buried and will remain in place until the new 10,000-gallon water tank has been installed. The existing tank will be demolished at that time.

Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are subject to the Design Control District overlay, which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The water tanks at both Tank sites will be painted a tan color to help them blend in with the surrounding areas. The existing vegetation used to screen the tanks is proposed for removal, however, new vegetation shall be planted to screen the new water tanks and shall be implemented through the County’s standard water tank approval condition. Therefore, the project, as designed and conditioned, is consistent with the applicable design control regulations.

- f) Biological Resources. Pursuant to Title 21 section 21.66.202, a Biological Resources Report (LIB240118 – see Finding 2, Evidence

“b”) has been provided by Denise Duffy and Associates, Inc. (DD&A) with the application. A site visit was conducted and three natural communities were observed around the proposed development areas, however, no special status plant or animal species were observed during the site visit. The report noted that two special status species, the burrowing owl and the Crotch bumble bee, have the potential for being within the project site as well as raptors and other avian species have the potential to nest in trees and shrubs within or adjacent to the project site. It was also noted in the report that the California Red-legged Frog is mapped within the Lower Rancho Fiesta Tank project site but has a low potential to occur within the project site. Consistent with General Plan Policy OS-5.4, the project has been sited in an area to avoid any potential impacts to special status species that may occur on the site. The proposed project will be sited adjacent to existing infrastructure and areas previously disturbed for the construction of the existing water tanks and associated water pipes. The report recommends the following specific measure to be incorporated into the project, and therefore minimizing impacts: a preconstruction meeting with the biologist to educate the construction crew to identify special-status species, tree and root protection, implementing erosion control measures for all grading, excavation and other ground-disturbing activities, all food-related trash to be fully enclosed and disposed of at least once per week to avoid attracting wildlife, and all temporarily disturbed areas shall be returned to pre-project contours and revegetated with a native seed mix. Additionally, the biologist recommended for construction activities to be scheduled between October 31 and February 1 to avoid disturbing the Crotch bumble bee’s lifecycle, a pre-construction survey for active burrowing owl nests within 250 feet of the project site, and for construction activities to be scheduled between September 15 and February 1 to avoid raptor and bird nesting activities; and will be implemented through the County’s standard conditions for notice of report and tree and root protection. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of the County’s standard condition.

- g) Development on Slopes in Excess of 25%. The proposed project includes approximately 2,675 cubic yards of cut, which includes 6,990 square feet of development on slopes in excess of 25%. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, the project is subject to the granting of a Use Permit. The project meets the required findings to allow existing and proposed development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.
- h) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically Exempt from CEQA review, see Finding No. 6 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.C. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County’s

- standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction
- i) Geologic Hazards. The Monterey County GIS records identified a fault in proximity to the proposed well location. Further investigation has been reported (LIB250225) and confirmed that the fault, identified as the Pfeiffer Fault, is no longer active and does not pose a hazard or threat to the proposed project or surrounding area. (see Finding 1, evidence “c”)
 - j) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on April 7, 2025. The Rancho Fiesta Subdivision Homeowners Association (HOA) were in attendance at the meeting and brought up concerns that the private road upon which CalAm will be using to gain access to the water tank locations might be damaged during construction. Since the road is privately owned, all repairs to the road are paid by the HOA directly. County Staff took the comment into consideration and recommended that the HOA pursue an agreement with CalAm privately to address any potential damages and repairs that may occur during construction. The LUAC brought up visual impacts of the water tanks and recommended for vegetative screening to reduce visual impacts. The project has been conditioned to ensure the appropriate screening is applied and thus being subordinate to the surrounding environment (see evidence “e”). The LUAC voted 6-0 to support the project with recommendations.
 - k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological resources, geological hazards and soil/slope impacts. The following reports have been prepared:
 - “Biological Resources Report” (LIB240118) prepared by Denise Duffy & Associates, Inc., Monterey, CA, November 2023.
 - “Geotechnical Investigation” (LIB240119) prepared by Pacific Crest Engineering, Inc., Watsonville, CA, July 11, 2023.
 - “Preliminary Geological Investigation” (LIB250225) prepared by Pacific Crest Engineering, Inc., Watsonville, CA, November 15, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Geological Hazards – In accordance with Title 21 section 21.66.040, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Laureles Fault is within proximity of the project sites. A Geological Investigation Report (LIB250225 – see Finding 2, Evidence “b”) confirmed that the fault is not active and there is no presence of ground water that would interfere with the underground tanks, and does not pose a threat to the proposed development.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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) Potable Water is provided by CalAm within the Racho Fiesta Subdivision; however, the purpose of the water storage tanks is for fire suppression and will not be used as potable water. The Environmental Health Bureau (EHB) reviewed the application and is requiring the water system improvement to be reviewed and accepted by the State Water Resources Control Board and shall be implemented through a special condition.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

5. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25%** - The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan.
- EVIDENCE:**
- a) The project consists of grading approximately 2,675 cubic yards of cut to accommodate the removal of one existing 10,000-gallon water tanks, construction of two water tanks (10,000-gallons and 60,000 gallons), and modifications to an existing 50,000 water tank. The proposed two water tanks will be partially submerged into the ground. The area known as the Upper Rancho Fiesta Tank easement is heavily sloped and the proposed development includes approximately 6,990 square feet of grading and excavation that will occur on slopes in excess of 25%.
 - b) As proposed, a portion of work designated at the Upper Rancho Fiesta Tank is within slopes in excess of 25%. The site is within an existing water tank easement that was established at the same time as the subdivision that the water tanks are designated for. The water tanks will hold a total of 130,000 gallons that will only be used as fire suppression in the event of a fire hazard. The location is ideal as it is at the uppermost section of the neighborhood and relies on gravity feed to help maintain the proper water pressure for the Lower Rancho Fiesta Tank as well as the fire hydrant. Other sites were assessed and no other feasible alternatives were identified for the proposed water tanks. Additionally, the proposed water tanks would connect to existing infrastructure, thereby reducing the amount of additional ground disturbance and impacts to slopes greater than 25%.
 - c) Carmel Valley Master Plan Policy CV-3.22 states that non-agricultural development on slopes in excess of 25% that is not on highly erodible soils shall be subject to the General Plan Policy 3.5(1). A geotechnical Investigation Report (LIB240119) confirmed that the soils at each proposed development location is not highly erodible and therefore Policy 3.5(1) would apply.
 - d) The proposed development includes a total of two new water tanks and modifications to an existing water tank, capable of holding up to 130,000 gallons of water combined are solely designated for fire suppression. The GIS records show that the Rancho Fiesta neighborhood is within a very high fire hazard zone and the placement of the water tanks are essential to minimize loss of life and maintain safety of the neighborhood inhabitants in the event of a fire. Therefore, the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and Carmel Valley Master Plan.
 - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230172.
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, categorically exempts maintenance or minor alterations of

existing private facilities and equipment that involve no expansion of use.

- b) The project consists of the alteration and maintenance to two existing water tanks as well as two additional water tanks that does not result in any new water connections, and moving the location of a fire hydrant within previously disturbed areas. The water tanks will remain located within an already established water tank easement within a residential neighborhood.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. A Biological Assessment was provided with the project application concluding that there are no significant impacts to ESHA (see Finding 1, Evidence “f”). No adverse environmental effects were identified during staff review of the development application. Therefore, there is no significant effect on the environment due to unusual circumstances. There are no successive projects of similar size and location would not contribute to a cumulative impact and no new land use is proposed.
- d) The project does not propose to remove any scenic resources such as trees. The closest scenic roads are Laureles Grade, which is approximately 0.36 miles east of the site and Carmel Valley Road, which is approximately 0.6 miles south of the site. No development from this project will be visible from the scenic roads.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Pursuant to Title 21 Section 21.80.040, the project is subject to appeal to the Planning Commission because it requires the Zoning Administrator to make a discretionary decision.

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 50,000-gallon water

tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and 2) Use permit to allow development on slopes in excess of 25%. All of which are 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 28th day of August, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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 HCD-Planning and HCD-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. 1-27-2021

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Exhibit A

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County of Monterey HCD Planning

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

PLN230172

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230172) allows the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%. The property is located at 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley (Assessor's Parcel Numbers 187-031-020-000, 187-031-023-000, 187-031-025-000, 187-031-027-000), Carmel Valley Master 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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 Zoning Administrator for Assessor's Parcel Numbers 187-031-020-000, 187-031-023-000, 187-031-025-000, and 187-031-027-000 on August 28, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation 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. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning 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.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) [the Name of the report] (Library No. LIB***), was prepared by [report preparer Name] on [Date of the report] and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

6. PD038 - WATER TANK APPROVAL

Responsible Department: Planning

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 HCD - Planning, prior to the issuance of building permits.
(HCD - 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 HCD - Planning for review and approval.

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

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. EHSP01 –DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The water system improvement design shall be reviewed and accepted by the State Water Resources Control Board, Division of Drinking Water prior to construction, as specified by California Code of Regulations, Title 22, Section 64585, Subsection (b)). (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit evidence to the Environmental Health Bureau that the water system improvement design has been accepted by the State Water Resources Control Board, Division of Drinking Water.

10. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The proposed project would disturb greater than one or more acres of soil, and therefore, is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

If the project is exempt from obtaining coverage under the California Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver, with a valid waiver identification number, from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

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RANCHO FIESTA STORAGE IMPROVEMENTS

MONTEREY COUNTY, CALIFORNIA

CALIFORNIA AMERICAN WATER

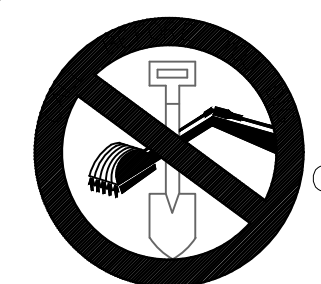
OCTOBER 2023



VICINITY MAP
NTS



RANCHO FIESTA PROJECT LOCATION MAP
NTS













Underground
Service Alert
of Northern California

Call: TOLL FREE
1-800
227-2600

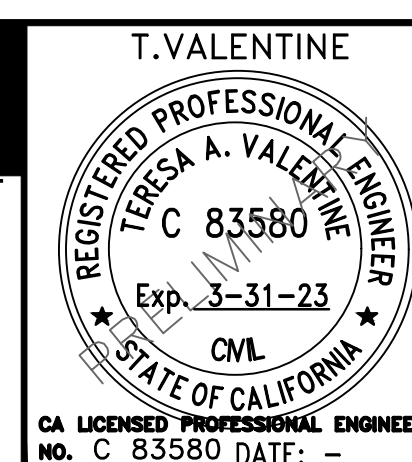
TWO WORKING DAYS BEFORE YOU DIG



REVISIONS		REVISIONS	
			
			
			
			
			

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Phone: (831) 200 - 9093 Fax: (480) 283 - 0082
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VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723



DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

PROJECT ---

RANCHO FIESTA STORAGE IMPROVEMENTS
 GENERAL
 COVER

	CALIFORNIA AMERICAN WATER CO.
--	-------------------------------

**USE APPROVED DRAWINGS ONLY
FOR CONSTRUCTION PURPOSES**

CENTRAL COAST DIVISION

90% DESIGN

**USE DIMENSIONS ONLY
SCALE AS NOTED**

G1.0

INDEX

GENERAL

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G5.0	PP#62 AND LOWER TANK DEMOLITION PROCESS FLOW DIAGRAM
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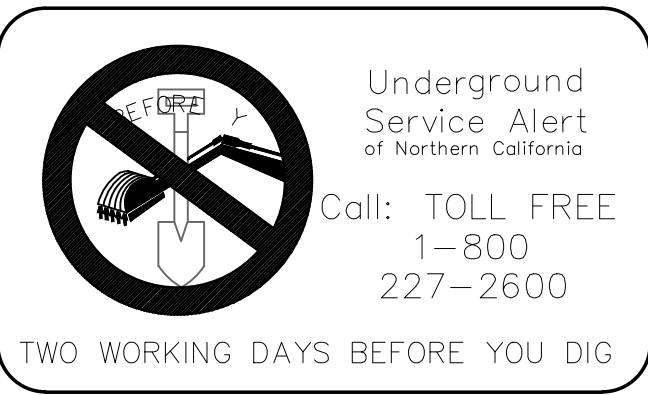
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MECHANICAL

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E3.2	UPPER TANK SITE PLAN



 CALIFORNIA AMERICAN WATER	REVISIONS		REVISIONS		 VALENTINE Environmental Engineers, LLC 200 Clock Tower Pl Building B, Suite B200 Carmel, California 93923-8723 Phone: (831) 200 - 9093 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com	 <small>CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -</small>	VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723  CALIFORNIA AMERICAN WATER		RANCHO FIESTA STORAGE IMPROVEMENTS GENERAL INDEX		
							DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE				
							DATE OCTOBER 2023		CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
							PROJECT ----		USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G1.1
											
											

GENERAL ABBREVIATIONS

304SS 316SS	TYPE 304/304L STAINLESS STEEL TYPE 316/316L STAINLESS STEEL	E	E EA ECC EF EG ELEC ELEV ELL EMERG ENG EOP EQ EQUIP EW EXH EXIST EXP EXT	EAST, EASTERLY, EASTING EACH ECCENTRIC EACH FACE EXISTING GRADE ELECTRICAL ELEVATION ELBOW EMERGENCY ENGINEER EDGE OF PAVEMENT EQUAL EQUIPMENT EACH WAY EXHAUST EXISTING EXPANSION EXTERNAL	L	L LAB LAT LF LB LG LH LLWL LO LONG LPT LR LRF LWL	LITER, LENGTH, LEFT LABORATORY LATURAL LINEAR FEET POUND LONG LEFT HAND LOW LOW WATER LEVEL LUBE OIL LONGITUDINAL LOW POINT LONG RADIUS LOWER RANCHO FIESTA LOW WATER LEVEL	R	R R/RT R&R RAD RD REC RED REF REHAB REINF REQ'D RH RJ RLG RM RND ROW RPBP RPM RST RUB RW	RESTRAINED RIGHT REMOVE AND RECONSTRUCT RADIUS ROAD, ROOF DRAIN RECIRCULATION REDUCER REFERENCE REHABILITATION REINFORCING REQUIRED RIGHT HAND RESTRAINED JOINT RAILING ROOM ROUND RIGHT OF WAY REDUCED PRESSURE BACK FLOW PREVENTER REVOLUTION PER MINUTE REINFORCING STEEL RUBBER RECLAIMED WATER	V	V VAC VB VERT VF VFD VOL VTR VT	VALVE, VOLTS VACUUM VALVE BOX VERTICAL VACUUM FILTER VARIABLE FREQUENCY DRIVE VOLUME VENT THROUGH ROOF VENT				
A	AB ABAN ABC AC ADH AFF AG AHS ALT AMT AP APPROX AR ARCH ARRGT ARV ASSY ASTM AT AUTO AUX AVAR, AV/AR AVE AVG AWWA	ANCHOR BOLT ABANDONED AGGREGATE BASE COURSE ASPHALTIC CONCRETE OR ASPHALT ADHESIVE ABOVE FINISHED FLOOR ABOVE GRADE AIR HOSE STATION ALTERNATE AMOUNT ACCESS PANEL APPROXIMATE AIR RELEASE VALVE ARCHITECTURAL ARRANGEMENT AIR RELEASE VALVE OR COMBINATION AIR/VAC VALVE ASSEMBLY AMERICAN INSTITUTE OF TESTING & MATERIALS AIR TIGHT AUTOMATIC AUXILIARY AIR VACUUM RELIEF/AIR RELEASE VALVE AVENUE AVERAGE AMERICAN WATER WORKS ASSOCIATION	F	F FA FAB FC FCA FCV FD FDN FE FF FG FH FHV FIN FIT FL FLG FLEX FLR FLG FLV FPM FPS FRP FS FSW FT FV FW	FAHRENHEIT FLANGE ADAPTER, FOUL AIR FABRICATED FLEXIBLE COUPLING OR CONNECTION, FERRIC CHLORIDE FLANGE COUPLING ADAPTER AUTOMATIC CONTROL VALVE FLOOR DRAIN FOUNDATION FLOW ELEMENT FINISH FLOOR FINISHED GRADE FIRE HYDRANT FIRE HOSE VALVE FINISHED FLOW INDICATING TRANSMITTER FLUSH FLANGE FLEXIBLE FLOOR FLANGED FLAP VALVE FEET PER MINUTE FEET PER SECOND FIBERGLASS REINFORCED PLASTIC OR PIPE FLOW SWITCH, FINISHED SURFACE FIRE SUPPLY WATER FEET AUTOMATIC VALVE FILTERED WATER	M	M MAN MAS MATL MAX MCC MECH MED MFR MGD MH MIN MISC MJ MO MTD MTL	MOTOR MANUAL MASONRY MATERIAL MAXIMUM MOTOR CONTROL CENTER MECHANICAL MEDIUM MANUFACTURER MILLION GALLONS PER DAY MANHOLE MINIMUM MISCELLANEOUS MECHANICAL JOINT MASONRY OPENING MOUNTED METAL	S	S SAM SCE SCH SCR SD SEC SEW SF SG SHT SIM SLNT SLV SM SP SPEC SPPWC SPR SQ SR SSK SSPWC	SOUTH, SLOPE, SCUM SAMPLE SOUTHERN CALIFORNIA EDISON SCHEDULE SCREW SANITARY DRAIN SECONDARY, SECONDS, SECTION SEWER SQUARE FEET SLIDE GATE SHEET SIMILAR SEALANT SLEEVE SHEET METAL STATIC PRESSURE, STAND PIPE SPECIFICATION, SPECIFIED STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION SPRINKLER SQUARE SHORT RADIUS SERVICE SINK STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	X	X X HWY X STR XP	EXTRA HEAVY EXTRA STRONG EXPLOSION PROOF			
B	BF BFV BGS BLDG BLVD BM BO BOT BRG BRK BS BWS BWV BYP	BLIND FLANGE BUTTERFLY VALVE BELOW GRADE SURFACE BUILDING BOULEVARD BENCH MARK BLOW OFF BOTTOM BEARING BRICK BOTTOM SLUDGE BACKWASH SUPPLY BACKWASH WASTE BYPASS	G	G GA GAL GALV GEN GLV GPM GR GRTG GV GVL	GROUND, GAS GAUGE, GAGE GALLON GALVANIZE, GALVANIZED (HOT DIPPED) GENERATOR GLOBE VALVE GALLONS PER MINUTE GRADE, GRIT GRATING GATE VALVE GRAVEL	N	N NAD83 NAT NAVD29 NC NC ND NF NO NOM NPDES NPSF NTS	NORTH, NORTHERLY, NORTHING NORTH AMERICAN DATUM 1983 NATURAL NORTH AMERICAN VERTICAL DATUM 1929 AMERICAN NATIONAL COARSE THREAD NORMALLY CLOSED NOT DETECTED AMERICAN NATIONAL FINE THREAD NUMBER NORMALLY OPEN NOMINAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AMERICAN NATIONAL STRAIGHT PIPE THREADS FOR DRY SEAL PRESSURE JOINTS NOT TO SCALE	O	O O/C OD OED OF OFF OPNG OPP OR OS&Y OSHA OVHD	OUT TO OUT ON CENTER OUTSIDE DIAMETER OPEN END OR OPEN EQUIPMENT DRAIN OUTSIDE FACE, OVERFLOW OFFSET OPENING OPPOSITE OUTSIDE RADIUS OUTSIDE STEM AND YOKE OCCUPATIONAL SAFETY AND HEATH ASSOCIATION OVERHEAD	T	T TDH TEL TEMP TES TEW TF THK THRD TI TIT TK TOC TOS TOW TPG TW TYP	TREADS TOTAL DYNAMIC HEAD TELEPHONE TEMPERATURE THROUGH EXISTING SLAB THROUGH EXISTING WALL TOP FACE THICK THREADED, THREAD TEMPERATURE INDICATOR TEMPERATURE INDICATING TRANSMITTER TANK TOP OF CONCRETE TOP OF STEEL, TOP OF SWALE TOP OF WALL TOPPING TREATED WATER TYPICAL	Y	YH ø ⊙ △	YARD HYDRANT DIAMETER AT DELTA
C	CAL/OSHA CAT CB CEM CENT CFM CFS CG CHAM CHEM CIR CL CLG CLR CM CO COL COMB COMP CONC COND CONN CONST CONT CONTR COORD COR CORR CP CPLG CPVC CRE CS CTR CV	CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ASSOCIATION CATALOG CATCH BASIN CEMENT CENTRIFUGAL CUBIC FEET PER MINUTE CUBIC FEET PER SECOND CENTER OF GRAVITY CHAMFER CHEMICAL CIRCLE CENTER LINE CEILING CLEARANCE CENTIMETER CLEAN OUT COLUMN COMBINATION COMPANION CONCRETE CONDENSATE CONNECTION CONSTRUCTION CONTINUOUS, CONTINUE CONTRACTOR OR CONTRACT COORDINATE CORRUGATED CORRIDOR CONTROL POINT COUPLING CHLORINATED POLYVINYL CHLORIDE PIPE CORROSION RESISTANT CHLORINE SOLUTION CENTER CHECK VALVE	H	H HB HD HDPE HDR HDW HEV HGL HGR HGT HH HORIZ HP HRT HRL HS HV HYAC HYV HW HWL HYD HZ	HIGH HOSE BIBB HEAVY DUTY HIGH DENSITY POLYETHYLENE PIPE HEADER HARDWARE HOSE END VALVE HYDRAULIC GRADE LINE HANGER HEIGHT HANDHOLE HORIZONTAL HORSEPOWER HIGH POINT HANDRAIL HIGH STRENGTH HAND VALVE HEATING, VENTILATING AND AIR CONDITIONING HEAVY HOT WATER HIGH WATER LEVEL HYDRAULIC HERTZ	P	P P&ID PB PC PCC PCHV PD PE PEP PH PI PIT PL PLMG PV PLYWD PN POL POTW PP PPM PR PRV PS PSF PSI PSV PTD PVC PVMT PW	PUMP, PUMPING, PROPANE PROCESS AND INSTRUMENTATION DIAGRAM PULLBOX POINT OF CURVATURE PORTLAND CEMENT CONCRETE PINCH VALVE PROCESS DRAIN PRESSURE ELEMENT, POLYETHYLENE, PRIMARY EFFLUENT PLATE AND FRAME PRESS POTHOLE PRESSURE INDICATOR, POINT OF INTERSECTION, PRIMARY INFLUENT PRESSURE INDICATING TRANSMITTER PLATE, PROPERTY LINE PLUMBING PLUG VALVE PLYWOOD PNEUMATIC POLYMER POTABLE WATER POWER POLE, POLYPROPYLENE PIPE PARTS PER MILLION PAIR PRESSURE REGULATING VALVE PRESSURE SWITCH, PIPE SUPPORT, PRIMARY SLUDGE POUNDS PER SQ. FOOT POUNDS PER SQUARE INCH PRESSURE SAFETY VALVE PAINTED POLYVINYL CHLORIDE PIPE PAVEMENT PLANT WATER	U	U/S UG UM UNK UNO uPVC URF US/USA USC&GS USC UTIL	UNDERSIDE, UPSTREAM UNDERGROUND, MICROGRAM MICROMETER UNKNOWN UNLESS NOTED OTHERWISE UV RESISTANT PVC PIPE (PAINTED OR WITH UV RESISTANT RESIN) UPPER RANCHO FIESTA UNITED STATES, UNDERGROUND SERVICE ALERT UNITED STATES COAST AND GEODETIC SURVEY UNDER SEPARATE CONTRACT UTILITY						
D	D/S D DBL DEF DEMO DEPT DET DIA DIAG DIAP DIM DIP DIPS DIR DISCH DIST DS DWG	DOWNSTREAM DRAIN DOUBLE DEFLECTION DEMOLITION DEPARTMENT DETAIL DIAMETER DIAGONAL DIAPHRAGM DIMENSION DUCTILE IRON PIPE DUCTILE IRON PIPE SIZE DIRECTION DISCHARGE DISTANCE, DISTRIBUTION DIGESTER SLUDGE DRAWING	I	ID IE IM IN INF INS INSTA INSTR INT INV IPS IRR / IRRIG IW	INTERNAL DIAMETER INVERT ELEVATION IRON AND MANGANESE INCH FILTER INFLUENT INSULATION, INSULATE INSTANTANEOUS INSTRUMENTATION, INSTRUMENT INTERIOR INVERT IRON PIPE SIZE IRRIGATION WATER INDUSTRIAL WATER	Q	Q QTY	FLOW QUANTITY									
J	JT	JOINT															



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C 83580
Exp. 3-31-23
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STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER
NO. C 83580

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DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

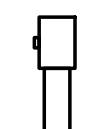





























PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
ABBREVIATIONS




















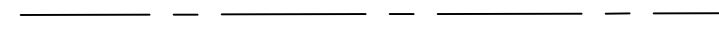
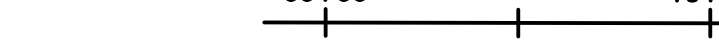


CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G2.0

G2.0.DWG

SYMBOL LEGEND

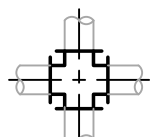
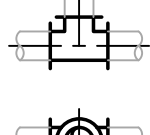
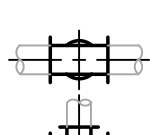
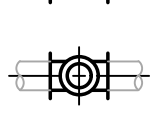
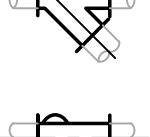
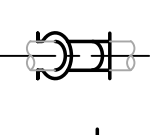
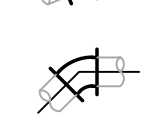
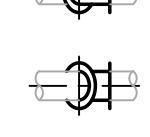
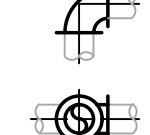
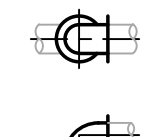
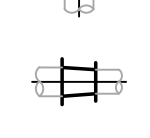
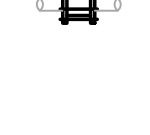







	WELL PUMP
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	BALL VALVE
	GATE VALVE
	GLOBE VALVE
	SWING CHECK VALVE
	FLAPPER CHECK VALVE
	RESTRAINED FLANGED COUPLING ADAPTER
	CONCENTRIC REDUCER
	BUILDING/STRUCTURE
APN NO. 123-456-78	ASSESSOR'S PARCEL NUMBER
	EXISTING IRRIGATION VALVE BOX
	DEMOLISH AND REMOVE
	PUMP
	GATE VALVE
	90° BEND (DOWN)
	45° BEND (DOWN)
	FLOW METER
	SAMPLE PORT
	PRESSURE SWITCH
	LEVEL INDICATING TRANSMITTER
	CAP
	PRESSURE GAUGE
	FLOW DIRECTION
	COMBINATION AIR/VACUUM VALVE
	PUMP TO WASTE CONTROL VALVE
	FLOW SWITCH
	FLAPPER CHECK VALVE
	BACKFLOW PREVENTER
	WATER SERVICE METER

LEGEND

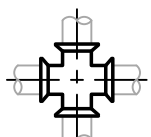
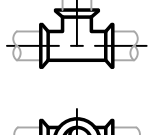
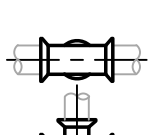
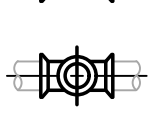
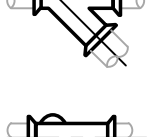
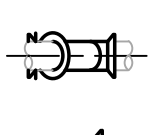
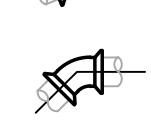
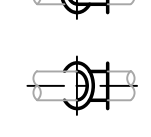
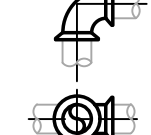
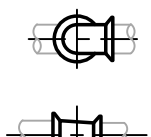
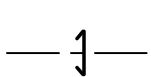







	LIGHT GRAY, CONTINUOUS = EXISTING, ABOVE GROUND
	LIGHT GRAY, DASHED = EXISTING, BELOW GROUND
	BOLD, CONTINUOUS = NEW, ABOVE GROUND
	BOLD, DASHED = NEW, BELOW GROUND
	E ELECTRICAL
	G GAS
	W WATER
	SS SANITARY SEWER
	SD STORM DRAIN
	COMM COMMUNICATION
	OH ELECTRICAL OVERHEAD WIRE
	CURB LINE, EDGE OF PAVEMENT
	CHAIN LINK FENCE
	WIRE FENCE
	CONTOUR LINE, NEW GRADE
	CONTOUR LINE, EXISTING GRADE
	EXISTING SPOT ELEVATION
	TOP OF SLOPE/ TOE OF SLOPE
	EXISTING EASEMENT
	PROPERTY LINE
	RIGHT OF WAY
	CENTERLINE
	PLAN AND PROFILE STATIONING

MECHANICAL LEGEND

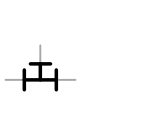

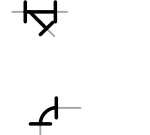

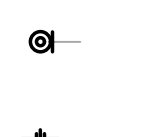
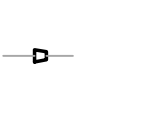


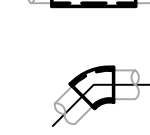


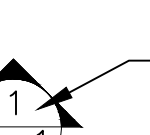
FLANGED FITTINGS

	CROSS
	TEE
	TEE UP
	TEE DOWN
	REDUCING TEE
	REDUCING TEE UP
	LATERAL
	LATERAL DOWN
	LATERAL UP
	22.5° ELBOW
	45° ELBOW
	45° ELBOW DOWN
	45° ELBOW UP
	90° ELBOW
	90° ELBOW UP
	90° ELBOW DOWN
	REDUCING ELBOW
	CONCENTRIC REDUCER
	FLEXIBLE COUPLING

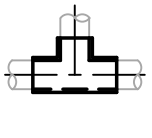
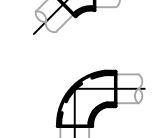
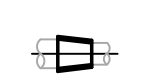

MECHANICAL JOINT FITTINGS

	CROSS
	TEE
	TEE UP
	TEE DOWN
	REDUCING TEE
	REDUCING TEE UP
	LATERAL
	LATERAL DOWN
	LATERAL UP
	22.5° ELBOW
	45° ELBOW
	45° ELBOW DOWN
	45° ELBOW UP
	90° ELBOW
	90° ELBOW UP
	90° ELBOW DOWN
	REDUCER
	ENDJOINT

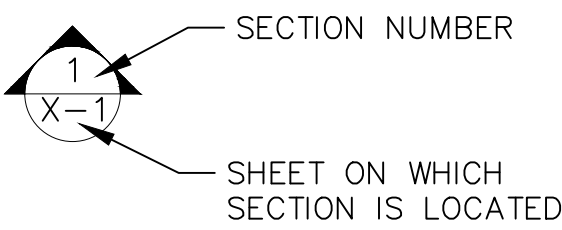
SINGLE LINE FITTINGS

	TEE
	TEE UP
	TEE DOWN
	LATERAL
	90° ELBOW
	45° ELBOW
	90° ELBOW DOWN
	90° ELBOW UP
	UNION
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	CAP PLUG

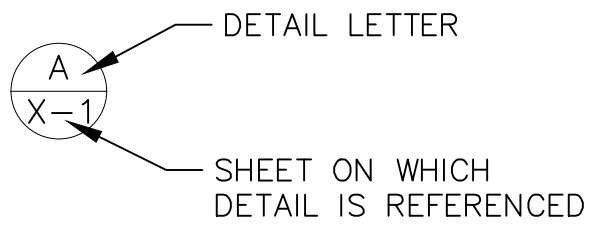
CONCRETE FITTINGS


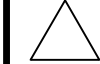






	TEE
	45° ELBOW
	90° ELBOW
	CONCENTRIC REDUCER

SECTION KEY



DETAIL KEY



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Environmental Engineers, LLC

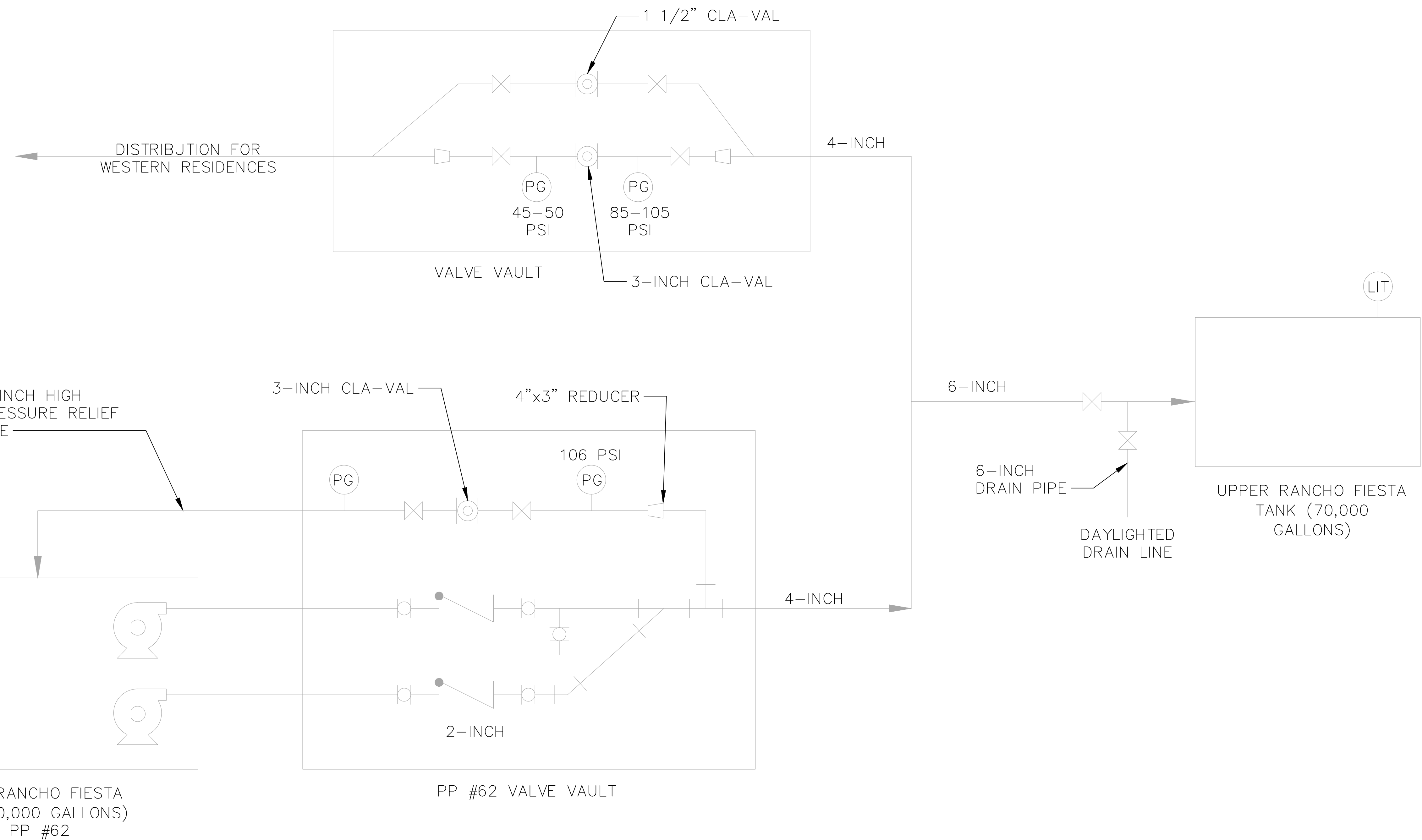
200 Clock Tower Pl Building B, Suite B200
Carmel, California 93923-8723
Phone: (831) 200 - 9093 Fax: (480) 283 - 0082
Website: <http://www.valentineengineers.com>



T.VALENTINE VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723	
DRAWN BY PROJECT ENG'R	R.OMALIA T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----


RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
ABBREVIATIONS AND LEGEND

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G3.0



EXISTING PROCESS FLOW DIAGRAM

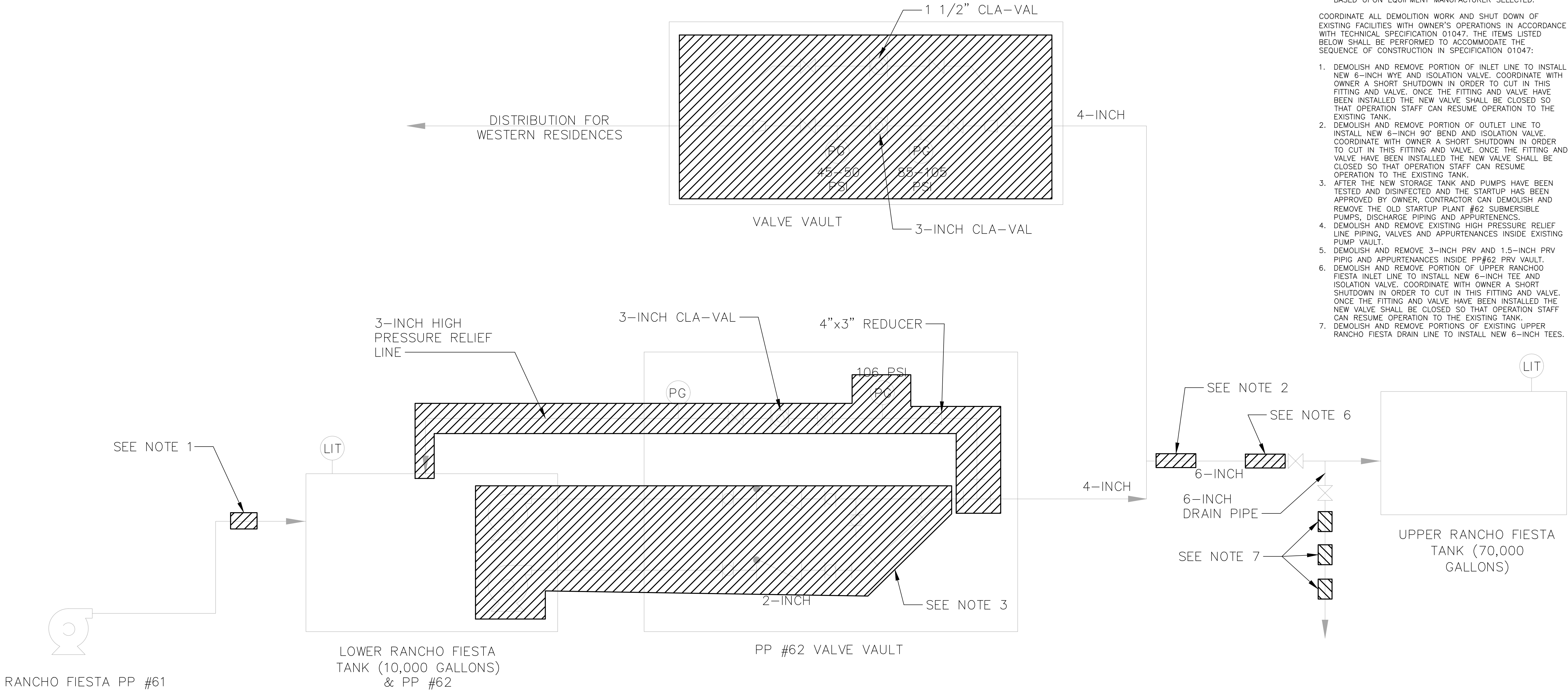


 <div>CALIFORNIA AMERICAN WATER</div>	REVISIONS		REVISIONS		<div><div>VALENTINE Environmental Engineers, LLC</div><div>200 Clock Tower Pl Building B, Suite B200 Carmel, California 93923-8723 Phone: (831) 200 - 9093 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com</div></div>	<div><div>T.VALENTINE REGISTERED PROFESSIONAL ENGINEER TERESA A. VALENTINE C 83580 Exp. 3-31-23 CIVIL STATE OF CALIFORNIA CA LICENSED PROFESSIONAL ENGINEER NO. C 83580</div></div>	VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723 		RANCHO FIESTA STORAGE IMPROVEMENTS GENERAL RANCHO FIESTA EXISTING PROCESS FLOW DIAGRAM		
							DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE				
							DATE OCTOBER 2023		CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
							PROJECT -----		USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES.		
									90% DESIGN		
									G4.0		

DEMOLITION NOTES:
(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047. THE ITEMS LISTED BELOW SHALL BE PERFORMED TO ACCOMMODATE THE SEQUENCE OF CONSTRUCTION IN SPECIFICATION 01047:

1. DEMOLISH AND REMOVE PORTION OF INLET LINE TO INSTALL NEW 6-INCH WYE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
2. DEMOLISH AND REMOVE PORTION OF OUTLET LINE TO INSTALL NEW 6-INCH 90° BEND AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
3. AFTER THE NEW STORAGE TANK AND PUMPS HAVE BEEN TESTED AND DISINFECTED AND THE STARTUP HAS BEEN APPROVED BY OWNER, CONTRACTOR CAN DEMOLISH AND REMOVE THE OLD STARTUP PLANT #62 SUBMERSIBLE PUMPS, DISCHARGE PIPING AND APPURTENANCES.
4. DEMOLISH AND REMOVE EXISTING HIGH PRESSURE RELIEF LINE PIPING, VALVES AND APPURTENANCES INSIDE EXISTING PUMP VAULT.
5. DEMOLISH AND REMOVE 3-INCH PRV AND 1.5-INCH PRV PIPING AND APPURTENANCES INSIDE PP#62 PRV VAULT.
6. DEMOLISH AND REMOVE PORTION OF UPPER RANCHO FIESTA INLET LINE TO INSTALL NEW 6-INCH TEE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
7. DEMOLISH AND REMOVE PORTIONS OF EXISTING UPPER RANCHO FIESTA DRAIN LINE TO INSTALL NEW 6-INCH TEES.



DEMOLITION PROCESS FLOW DIAGRAM





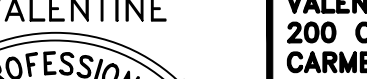







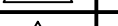
LEGEND
////// DEMOLISH AND REMOVE

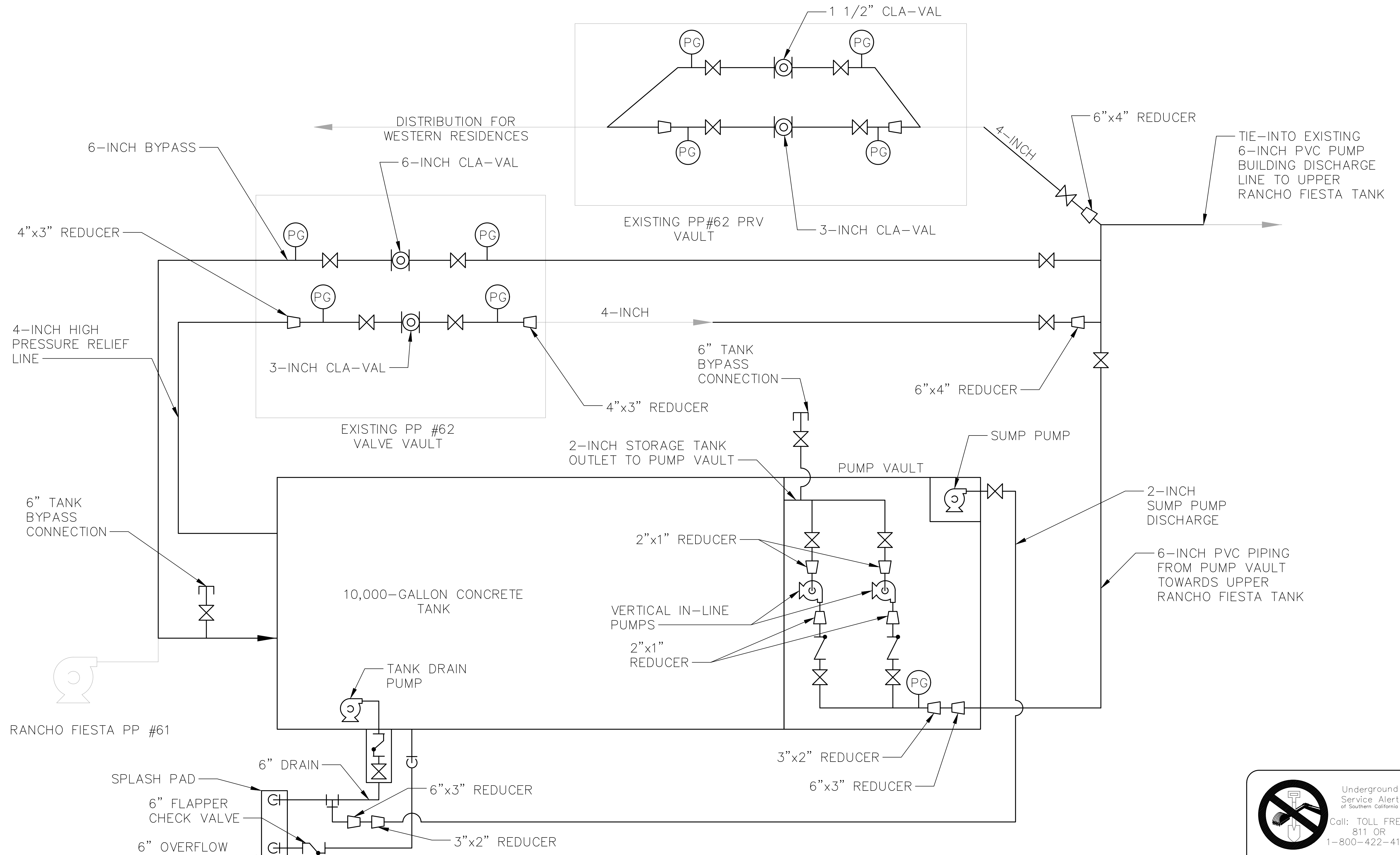


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							CALIFORNIA AMERICAN WATER		DRAWN BY: R.OMALIA PROJECT ENG'R T.VALENTINE				
							DATE OCTOBER 2023		CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED		
							PROJECT ----		USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		90% DESIGN		
													
													



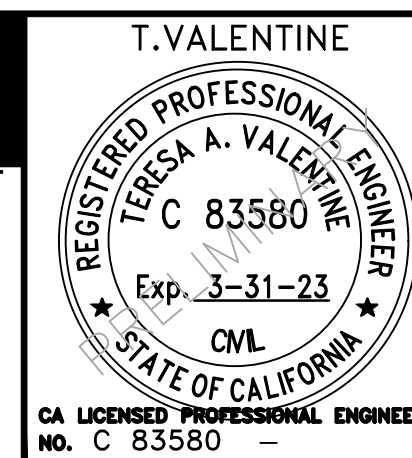
PP#62 AND LOWER TANK IMPROVEMENTS PROCESS FLOW DIAGRAM



REVISIONS	REVISIONS
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Website: <http://www.valentineengineers.com>



T. VALENTINE
VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

CALIFORNIA AMERICAN WATER

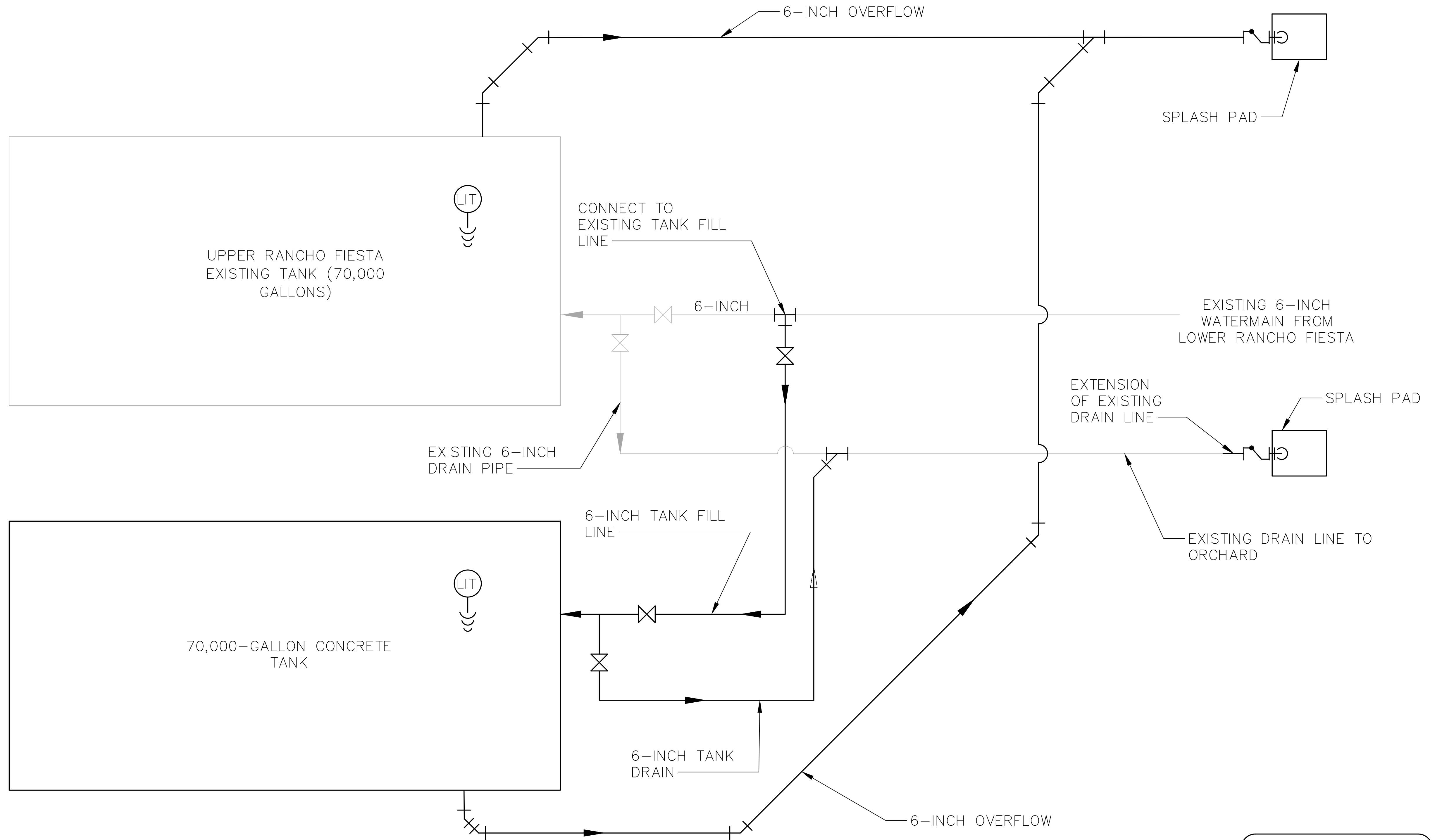
DRAWN BY: R.OMALIA
PROJECT ENG'R: T.VALENTINE

DATE: OCTOBER 2023

PROJECT: ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
PP#62 AND LOWER TANK SITE IMPROVEMENTS PFD
PROCESS FLOW DIAGRAM

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G6.0



UPPER TANK SITE PROCESS FLOW DIAGRAM



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Website: <http://www.valentineengineers.com>

T.VALENTINE
REGISTERED PROFESSIONAL ENGINEER
TERESA A. VALENTINE
C 83580
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER
NO. C 83580

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

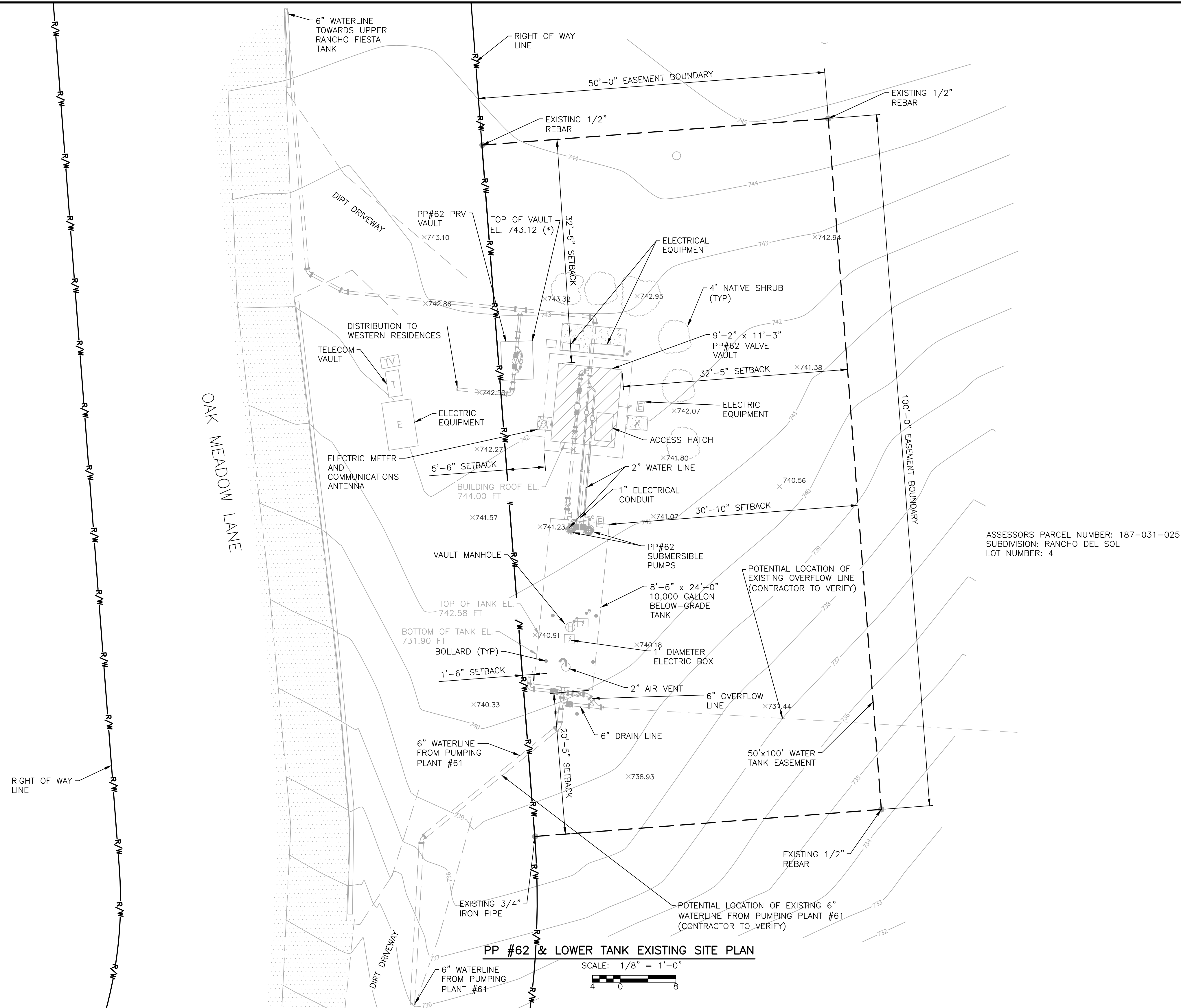
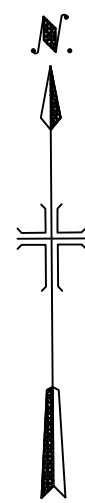
CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

PROJECT -----

RANCHO FIESTA STORAGE IMPROVEMENTS GENERAL UPPER TANK SITE IMPROVEMENTS PROCESS FLOW DIAGRAM			
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED	
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G7.0	



ASSESSORS PARCEL NUMBER: 187-031-025
SUBDIVISION: RANCHO DEL SOL
LOT NUMBER: 4

GENERAL NOTES:

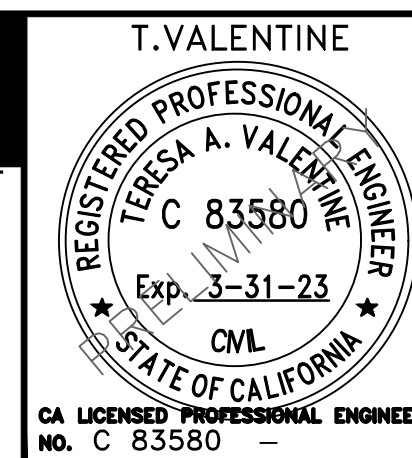
- (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

N.C.- NORMALLY CLOSED



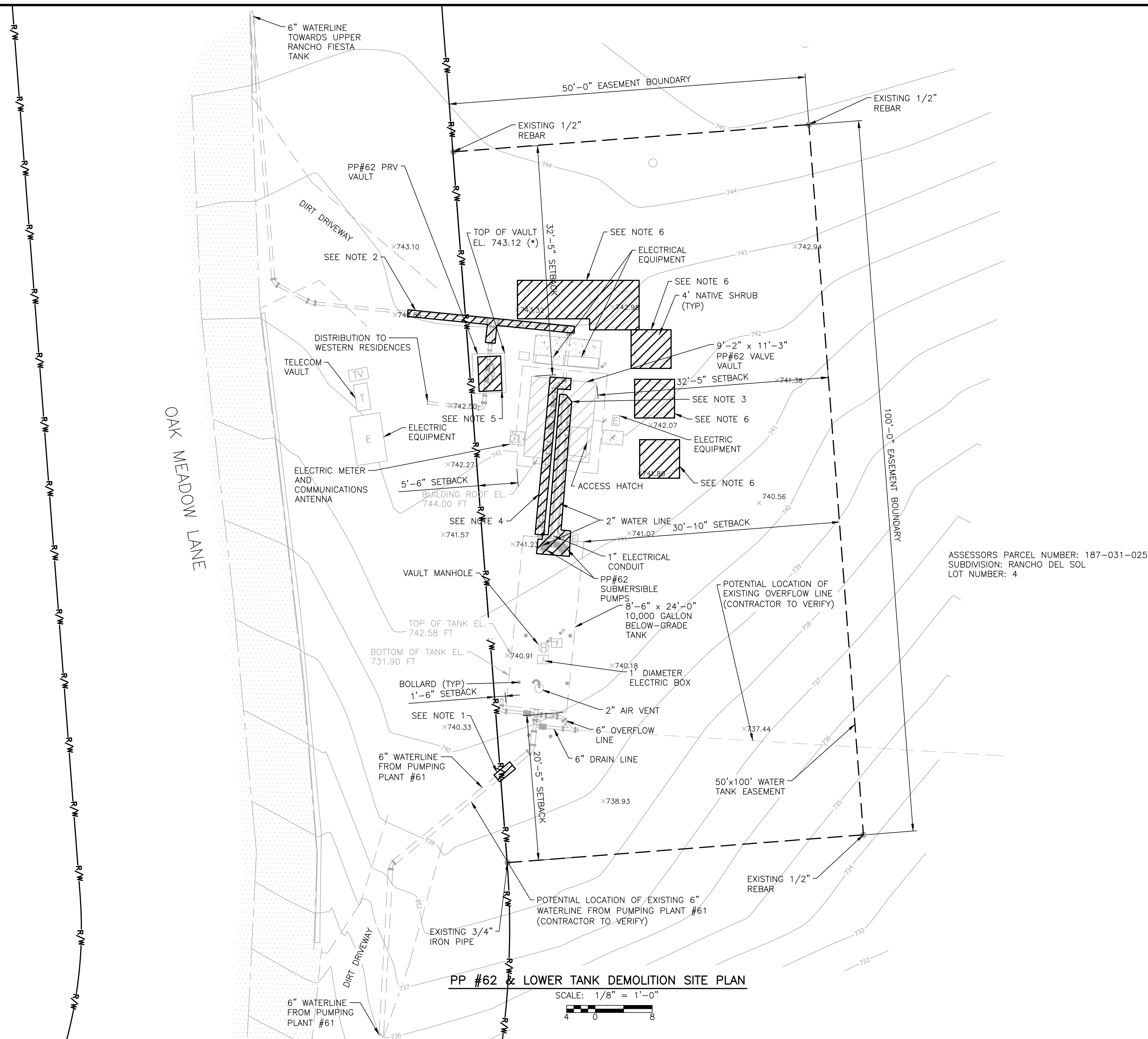
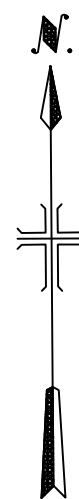
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Phone: (831) 200-9093 Fax: (480) 283-0082
Website: <http://www.valentineengineers.com>



VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723	
DRAWN BY	R.OMALIA
PROJECT ENG'R	T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----

RANCHO FIESTA STORAGE IMPROVEMENTS CIVIL PP62 AND LOWER TANK EXISTING SITE PLAN		
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C1.0



PP #62 & LOWER TANK DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"
4 0 8

DEMOLITION NOTES:

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COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047. THE ITEMS LISTED BELOW SHALL BE PERFORMED TO ACCOMMODATE THE SEQUENCE OF CONSTRUCTION IN SPECIFICATION 01047:

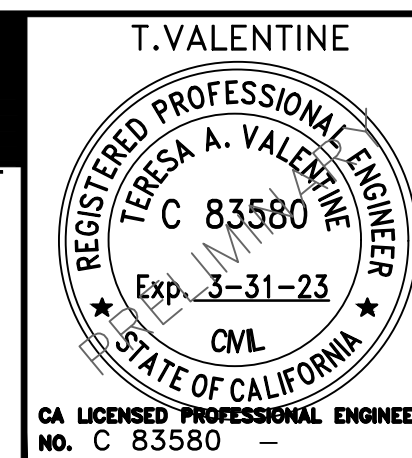
1. DEMOLISH AND REMOVE PORTION OF INLET LINE TO INSTALL NEW 6-INCH WYE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
2. DEMOLISH AND REMOVE PORTION OF OUTLET LINE TO INSTALL A NEW PUMP STATION DISCHARGE LINE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THESE FITTINGS AND VALVES. ONCE THE FITTINGS AND VALVES HAVE BEEN INSTALLED THE NEW ISOLATION VALVES SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
3. AFTER THE NEW STORAGE TANK AND PUMPS HAVE BEEN TESTED AND DISINFECTED AND THE STARTUP HAS BEEN APPROVED BY OWNER, CONTRACTOR CAN DEMOLISH AND REMOVE THE OLD STARTUP PLANT #62 SUBMERSIBLE PUMPS, DISCHARGE PIPING AND APPURTENANCES.
4. DEMOLISH AND REMOVE EXISTING HIGH PRESSURE RELIEF LINE PIPING, VALVES AND APPURTENANCES INSIDE EXISTING PUMP VAULT.
5. DEMOLISH AND REMOVE 3-INCH PRV AND 1.5-INCH PRV PIPING AND APPURTENANCES INSIDE PP#62 PRV VAULT.
6. DEMOLISH AND REMOVE ALL (6) EXISTING 4' NATIVE SHRUBS.



REVISIONS		REVISIONS	
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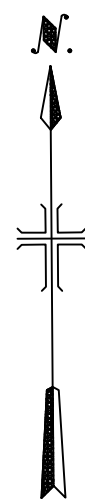
200 Clock Tower Pl Building B, Suite B200
Carmel, California 93923-8723
Phone: (831) 200 - 9093 Fax: (480) 283 - 0082
Website: <http://www.valentineengineers.com>



VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723	
DRAWN BY	R.OMALIA
PROJECT ENG'R	T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----

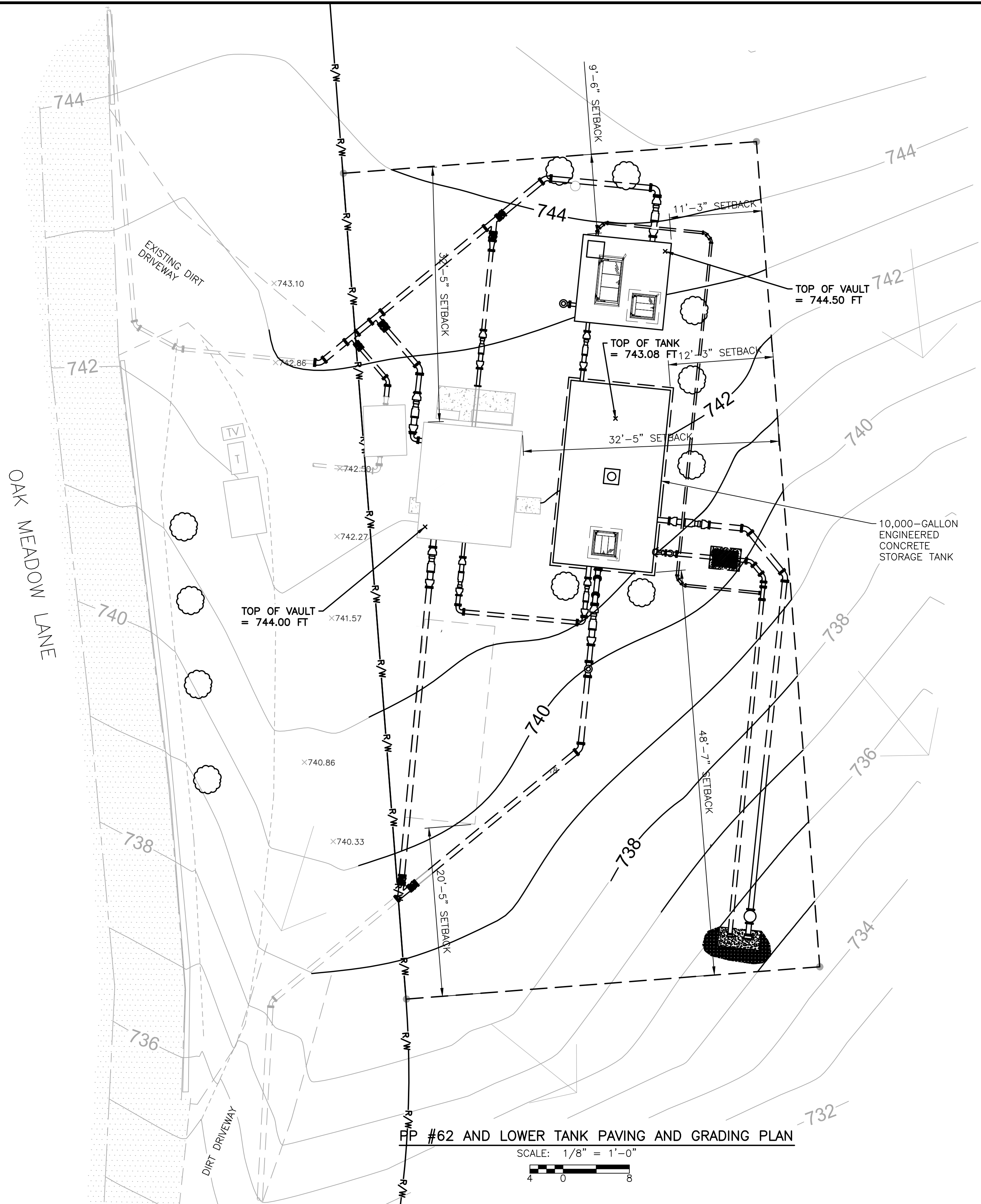
RANCHO FIESTA STORAGE IMPROVEMENTS CIVIL PP62 AND LOWER TANK DEMOLITION PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C2.0







GRADING TABLE	
CUT AND/OR FILL (CY)	901
IMPORTED SOIL (CY)	0
EXPORTED SOIL (CY)	188

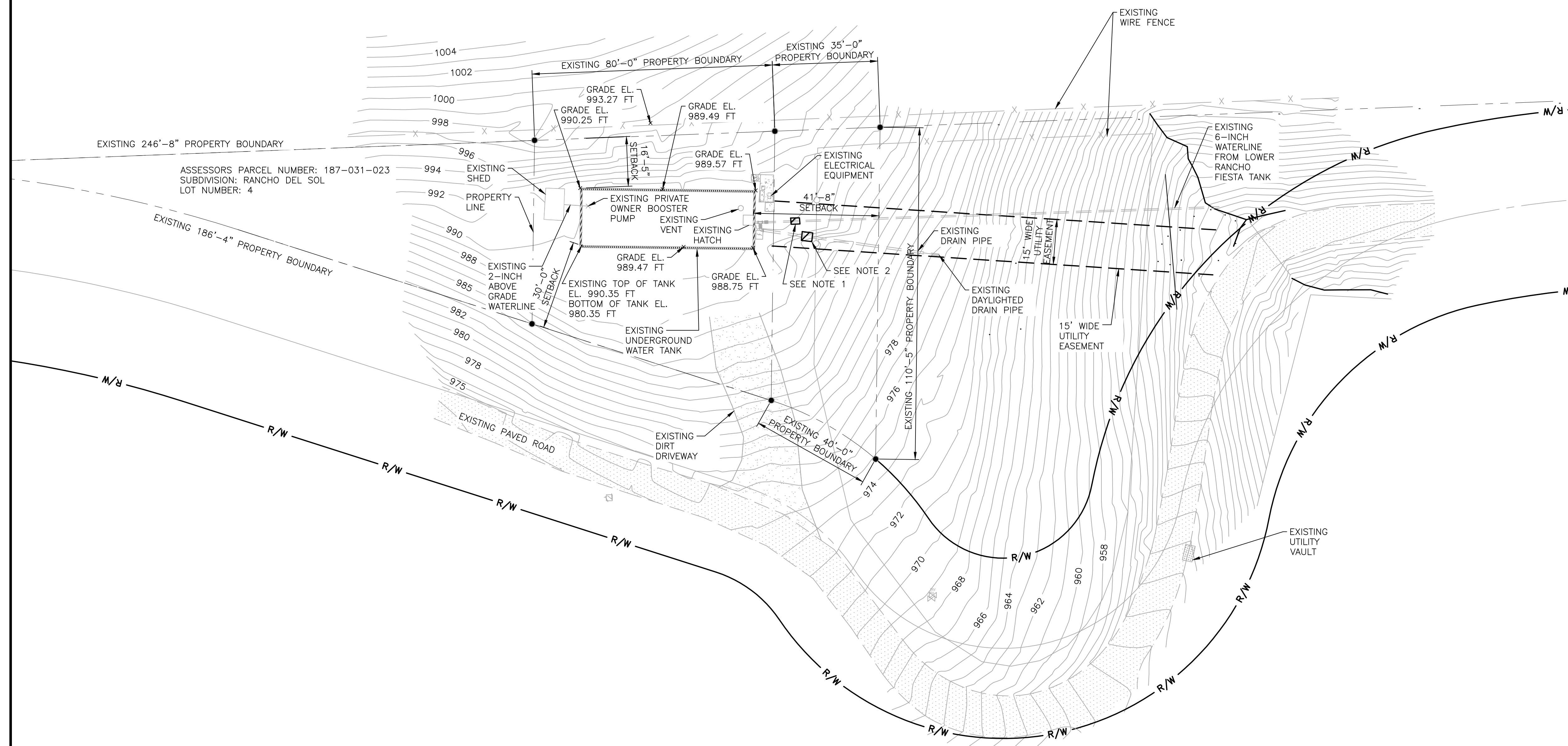
OAK MEADOW LANE



- GENERAL NOTES:**
- (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
- (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.
- N.C.- NORMALLY CLOSED
1. CONTRACTOR SHALL LOCATE EXISTING YARD PIPING TO DETERMINE LOCATION DEPTH AND PIPE MATERIAL. CONTRACTOR SHALL COORDINATE APPROPRIATE PIE CONNECTION AND SUBIT FOR APPROVAL.



	REVISIONS		REVISIONS		 200 Clock Tower Pl Building B, Suite B200 Carmel, California 93923-8723 Phone: (831) 200 - 9093 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com	 T.VALENTINE REGISTERED PROFESSIONAL ENGINEER TERESA A. VALENTINE C 83580 Exp. 3-31-23 CIVIL STATE OF CALIFORNIA CA LICENSED PROFESSIONAL ENGINEER NO. C 83580	VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723 				RANCHO FIESTA STORAGE IMPROVEMENTS CIVIL PP#62 AND LOWER TANK PAVING AND GRADING PLAN					
	△		△				DRAWN BY R.OMALIA PROJECT ENGR T.VALENTINE		DATE OCTOBER 2023		CALIFORNIA AMERICAN WATER CO.		CENTRAL COAST DIVISION		USE DIMENSIONS ONLY SCALE AS NOTED	
	△		△								USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		90% DESIGN		C3.0	
	△		△													
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






1. DEMOLISH AND REMOVE PORTION OF INLET LINE TO INSTALL NEW 6-INCH TEE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
2. DEMOLISH AND REMOVE PORTION OF EXISTING DRAIN LINE TO INSTALL NEW 6-INCH TEE.

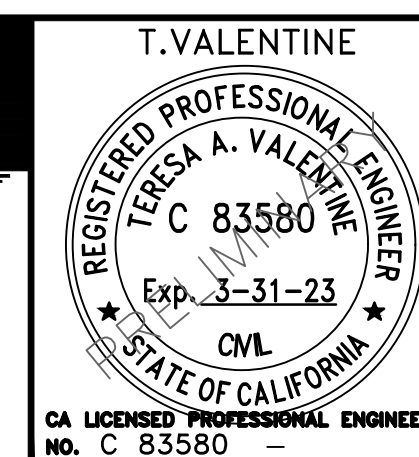
SCALE: $1/8" = 1'-0"$

A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markers for 4, 0, and 8, representing feet.



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Phone: (831) 200 - 9093 Fax: (480) 283 - 0082
Website: <http://www.valentineengineers.com>



**CALIFORNIA
AMERICAN WATER**

DATE OCTOBER 2023

DATE OCTOBER 2023

PROJECT ---

	CALIFORNIA AMERICAN WATER CO.
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CENTRAL COAST DIVISION

**USE DIMENSIONS ONLY
SCALE AS NOTED**

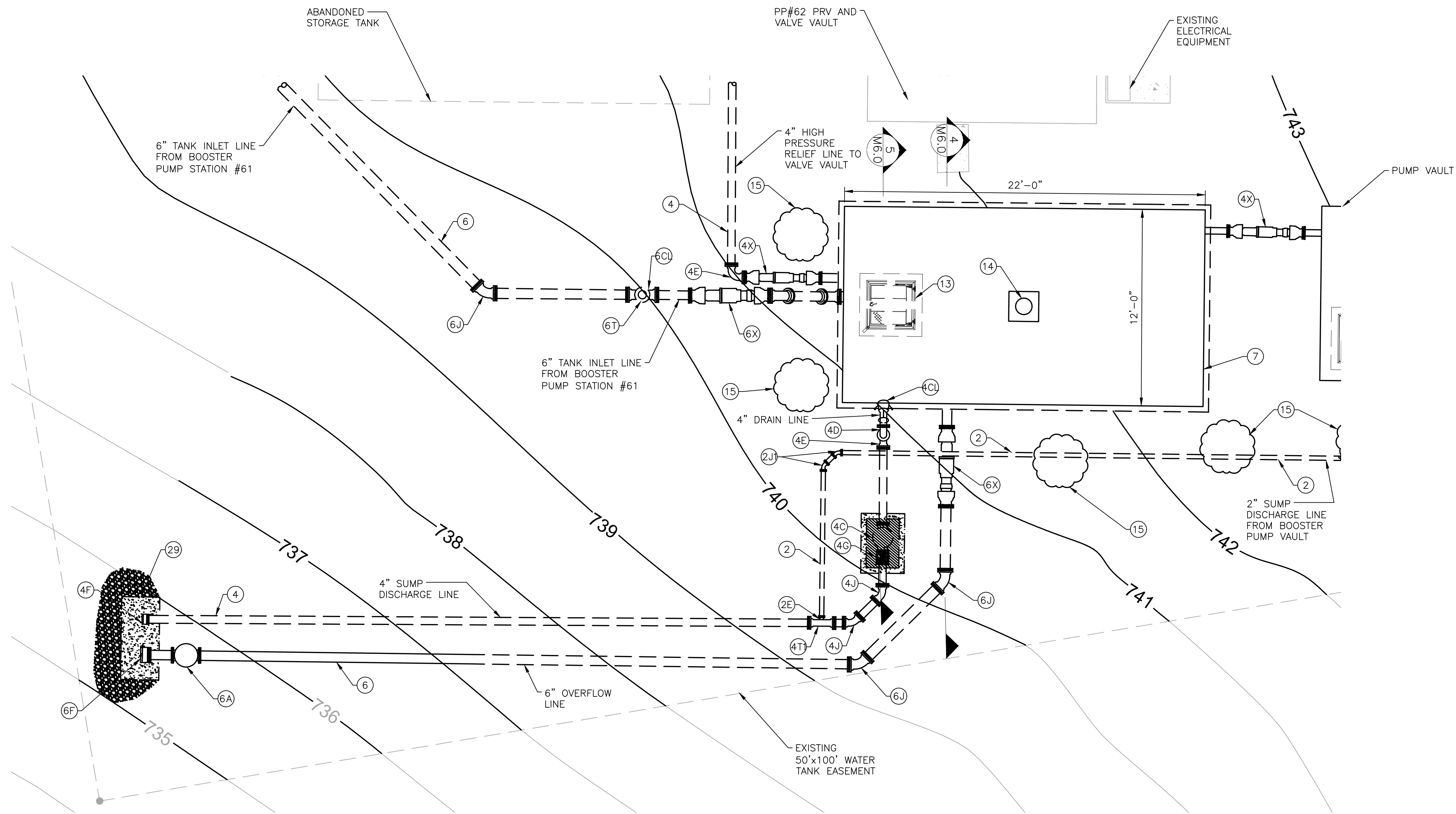
90% DESIGN

C5.0

GENERAL NOTES:

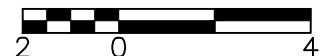
(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**)INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

N.C.— NORMALLY CLOSED



LOWER TANK ENLARGED PLAN

SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES:



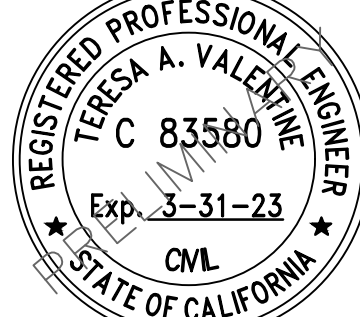


- (2) PROVIDE 2" PIPE
- (2E) PROVIDE 2" 90° BEND (MJxMJ)
- (2J) PROVIDE 2" 45° BEND (MJxMJ)
- (4) PROVIDE 4" PIPE
- (4C) PROVIDE 4" CHECK VALVE
- (4CL) PROVIDE 4" CAM LOCK
- (4D) PROVIDE 4" 90° BEND (FLGxFLG)
- (4E) PROVIDE 4" 90° BEND (MJxMJ)
- (4F) PROVIDE 4" FLAPPER CHECK VALVE
- (4G) PROVIDE 4" GATE VALVE
- (4J) PROVIDE 4" 45° BEND (MJxMJ)
- (4T) PROVIDE 4"x4"x2" REDUCING TEE (MJxMJxMJ)
- (4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
- (6) PROVIDE 6" PIPE
- (6A) PROVIDE 6" CHECK VALVE
- (6CL) PROVIDE 6" CAM LOCK
- (6E) PROVIDE 6" 90° BEND (MJxMJ)
- (6F) PROVIDE 6" FLAPPER CHECK VALVE
- (6J) PROVIDE 6" 45° BEND (MJxMJ)
- (6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
- (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
- (7) PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK
- (13) PROVIDE 36"x36" BILCO ACCESS HATCH
- (14) PROVIDE 12" VENT
- (29) PROVIDE SPLASH PAD

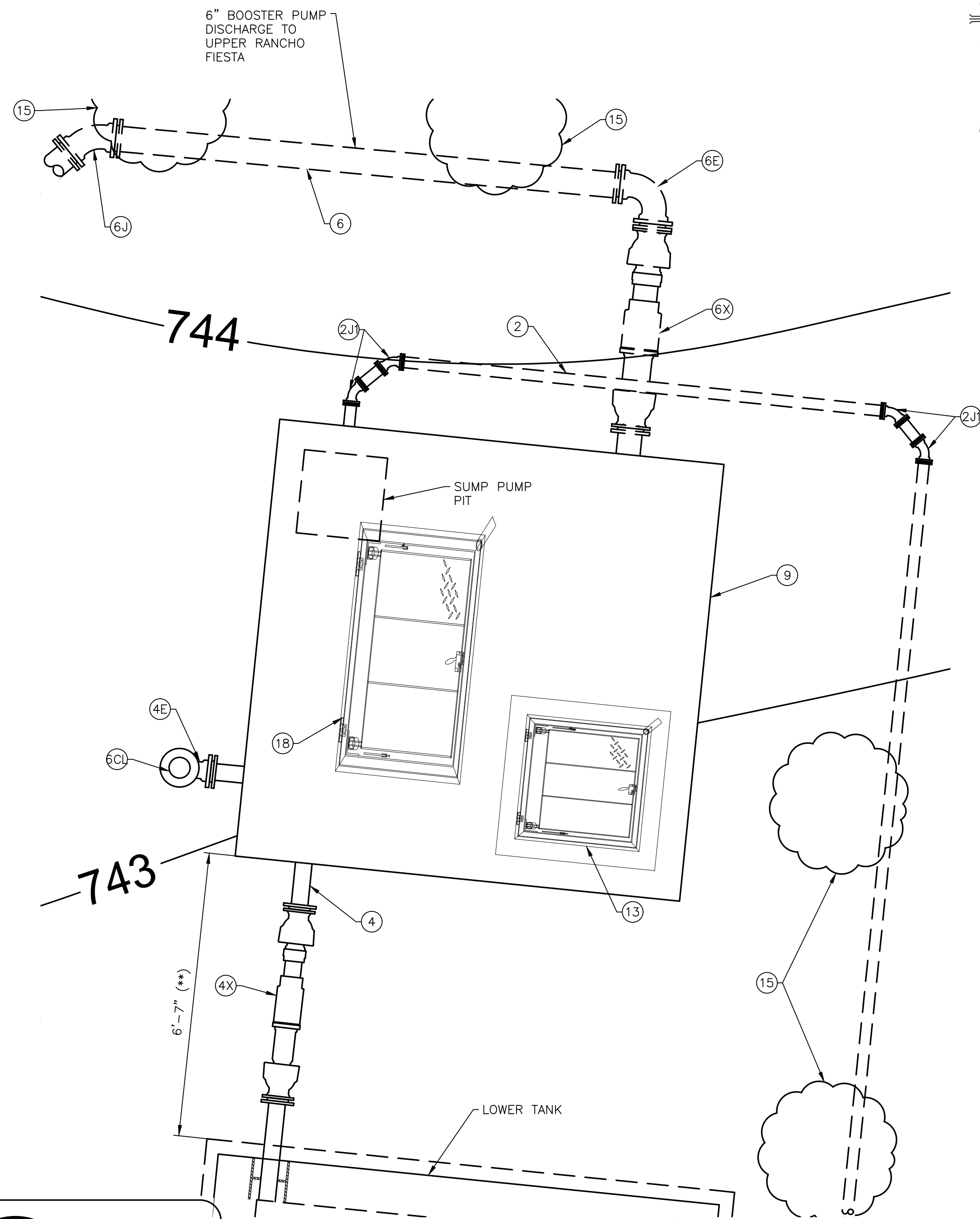


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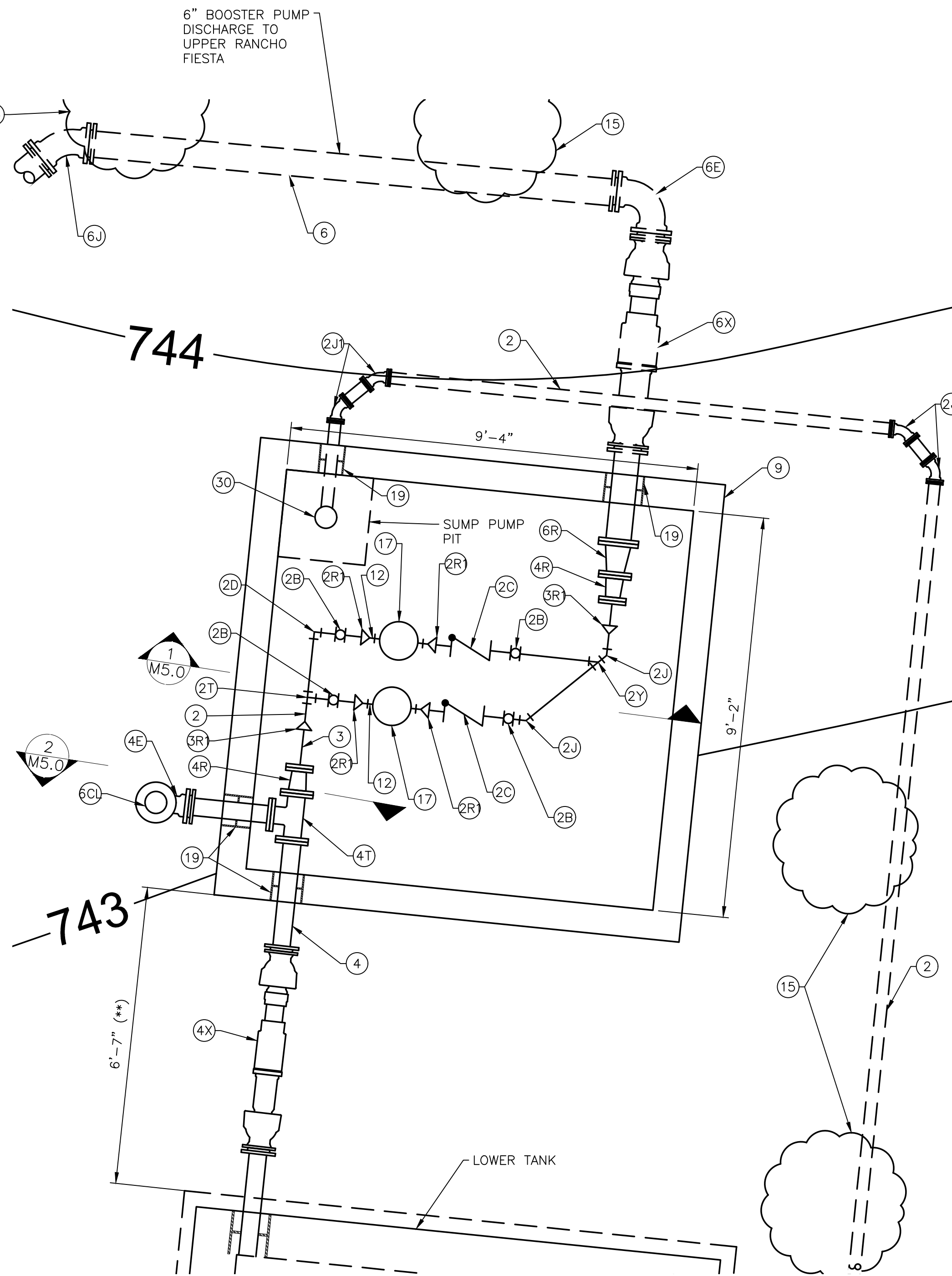
TWO WORKING DAYS BEFORE YOU DIG

	REVISIONS		REVISIONS		 <p>Valentine Environmental Engineers, LLC</p> <p>1500 Palma Drive, Suite 257 Ventura, California 93003 Phone: (480) 283 - 8991 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com</p>	 <p>T. VALENTINE REGISTERED PROFESSIONAL ENGINEER TERESA A. VALENTINE C 83580 Exp. 3-31-23 CIVIL STATE OF CALIFORNIA CA LICENSED PROFESSIONAL ENGINEER NO. C 83580</p>	<p>VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723</p>  <p>DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE</p> <p>DATE OCTOBER 2023</p> <p>PROJECT -----</p>	RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL LOWER TANK ENLARGED PLAN			 <p>CALIFORNIA AMERICAN WATER CO.</p> <p>CENTRAL COAST DIVISION</p> <p>90% DESIGN</p>	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	USE DIMENSIONS ONLY SCALE AS NOTED	M2.0
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PUMP VAULT UPPER ENLARGED PLAN

SCALE: 1/2" = 1'-0"
1 0 2



PUMP VAULT LOWER ENLARGED PLAN

SCALE: 1/2" = 1'-0"
1 0 2

- CONSTRUCTION NOTES:**
- (2) PROVIDE 2" PIPE (THREADED)
 - (2B) PROVIDE 2" BALL VALVE (THREADED)
 - (2C) PROVIDE 2" CHECK VALVE (THREADED)
 - (2D) PROVIDE 2" 90° BEND (THREADED)
 - (2J) PROVIDE 2" 45° BEND (THREADED)
 - (2J1) PROVIDE 2" 45° BEND (MJxMJ)
 - (2R) PROVIDE 2"x1.25" REDUCER
 - (2T) PROVIDE 2"x2"x2" TEE (FLGxFLGxFLG)
 - (2Y) PROVIDE 2"x2"x2" WYE (THREADED)
 - (3) PROVIDE 3" PIPE
 - (3R) PROVIDE 3"x2" REDUCER (THREADED)
 - (4) PROVIDE 4" PIPE
 - (4E) PROVIDE 4" 90° BEND (MJxMJ)
 - (4R) PROVIDE 4"x3" REDUCER (FLGxFLG)
 - (4T) PROVIDE 4"x4"x4" TEE (FLGxFLGxFLG)
 - (4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - (6) PROVIDE 6" PIPE
 - (6CL) PROVIDE 6" CAM LOCK
 - (6E) PROVIDE 6" 90° BEND (MJxMJ)
 - (6J) PROVIDE 6" 45° BEND (MJxMJ)
 - (6R) PROVIDE 6"x3" REDUCER (FLGxFLG)
 - (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - (9) PROVIDE PRECAST CONCRETE BOOSTER PUMP VAULT
 - (12) PROVIDE 1.25" PIPE
 - (13) PROVIDE 36"x36" BILCO ACCESS HATCH
 - (17) PROVIDE GRUNDFOS BOOSTER PUMP, SEE TECHNICAL SPECIFICATION 11550
 - (18) PROVIDE 30"x30" BILCO ACCESS HATCH
 - (19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
 - (30) PROVIDE SUMP PUMP, SEE DETAIL X ON SHEET X

- GENERAL NOTES:**
- (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
 - (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.
 - N.C. - NORMALLY CLOSED



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VALENTINE
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Website: <http://www.valentineengineers.com>

T. VALENTINE
REGISTERED PROFESSIONAL ENGINEER
TERESA A. VALENTINE
C 83580
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER
NO. C 83580

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93823-8723

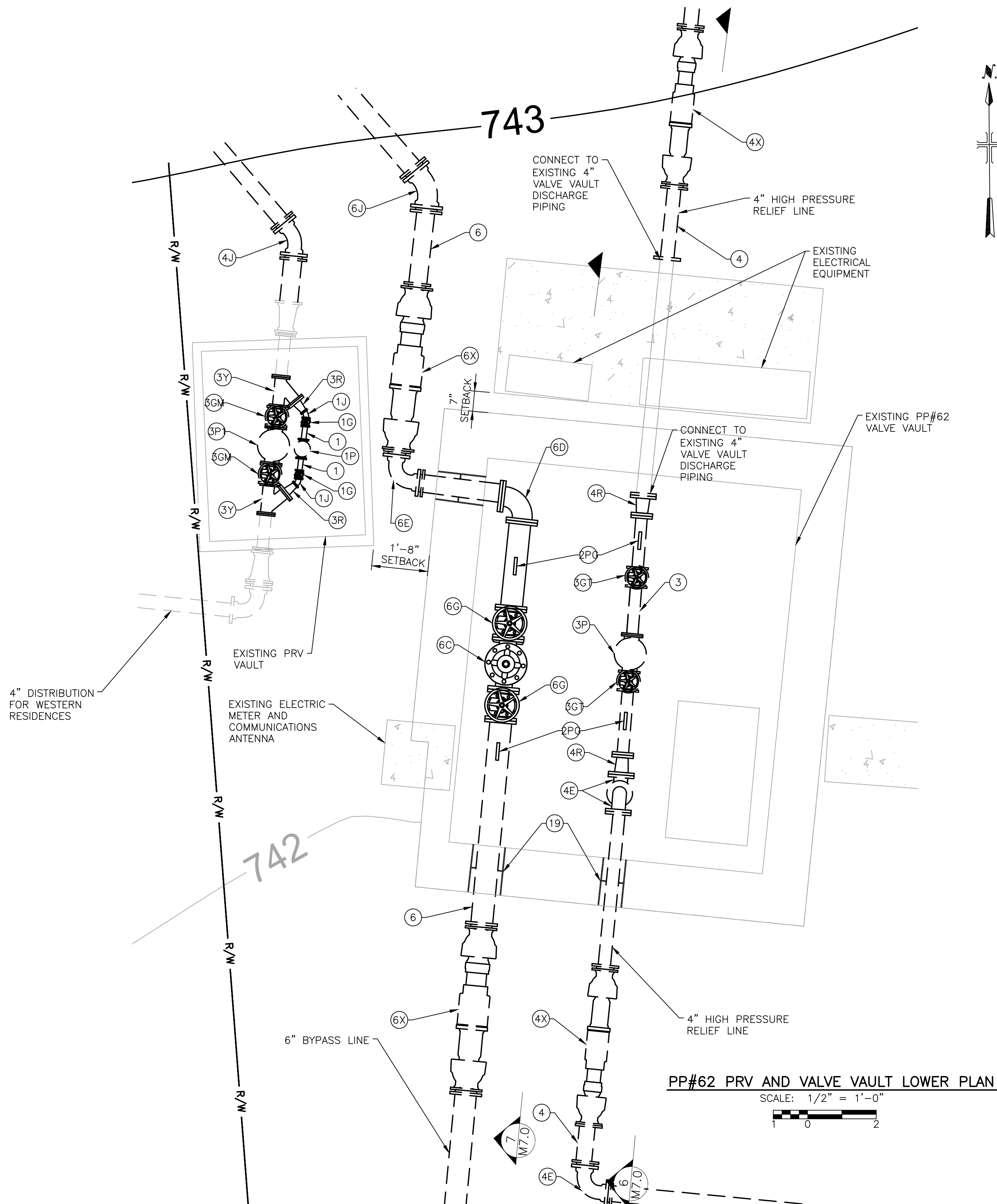
CALIFORNIA AMERICAN WATER

DRAWN BY: R.OMALIA
PROJECT ENG'R: T.VALENTINE

DATE: OCTOBER 2023

PROJECT: -----

RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL PUMP VAULT ENLARGED PLANS			
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED	
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		90% DESIGN	M3.0



- CONSTRUCTION NOTES:**
- ① PROVIDE 1.5" PIPE
 - ①J PROVIDE 1.5" 90° BEND (THREADED)
 - ①C PROVIDE 1.5" GATE VALVE
 - ①P PROVIDE 1.5" CLA-VAL PRESSURE REDUCING VALVE MODEL 90-01
 - ②P PROVIDE 2" PRESSURE GAUGE
 - ③ PROVIDE 3" PIPE
 - ③G PROVIDE 3" GATE VALVE (MJxMJ)
 - ③T PROVIDE 3" GATE VALVE (THREADED)
 - ③P PROVIDE 3" CLA-VAL MODEL 50-01 PRESSURE RELIEF AND PRESSURE SUSTAINING VALVE
 - ③Y PROVIDE 3" CLA-VAL PRESSURE REDUCING VALVE MODEL 90-01
 - ③R PROVIDE 3"x1.5" REDUCER (FLGxFLG)
 - ③R PROVIDE 3"x2" REDUCER (THREADED)
 - ③Y PROVIDE 3"x3"x3" WYE (FLGxFLGxFLG)
 - ④ PROVIDE 4" PIPE
 - ④E PROVIDE 4" 90° BEND (MJxMJ)
 - ④J PROVIDE 4" 45° BEND (MJxMJ)
 - ④R PROVIDE 4"x3" REDUCER (FLGxFLG)
 - ④X PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - ⑥ PROVIDE 6" PIPE
 - ⑥C PROVIDE 6" CLA-VAL COMBINATION PRESSURE REDUCING & PRESSURE SUSTAINING VALVE MODEL 92-01
 - ⑥D PROVIDE 6" 90° BEND (FLGxFLG)
 - ⑥E PROVIDE 6" 90° BEND (MJxMJ)
 - ⑥G PROVIDE 6" GATE VALVE (FLGxFLG)
 - ⑥J PROVIDE 6" 45° BEND (MJxMJ)
 - ⑥X PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - ⑱ PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL


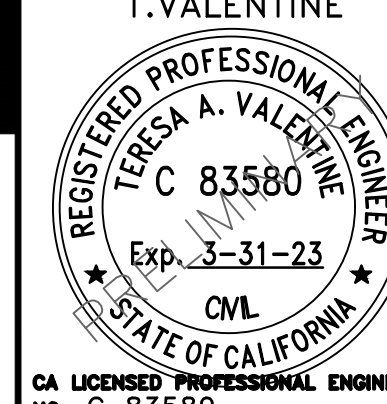

GENERAL NOTES:

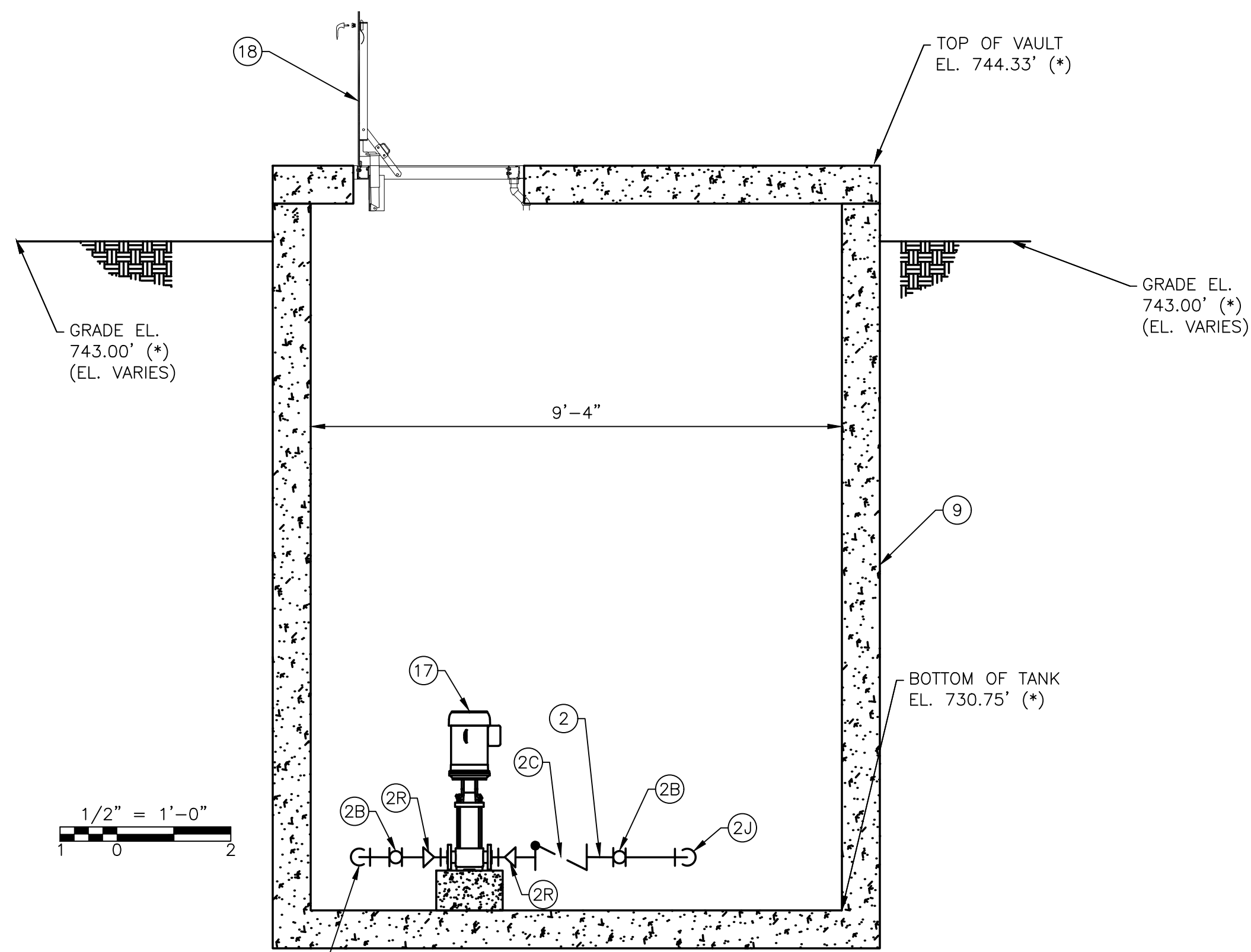
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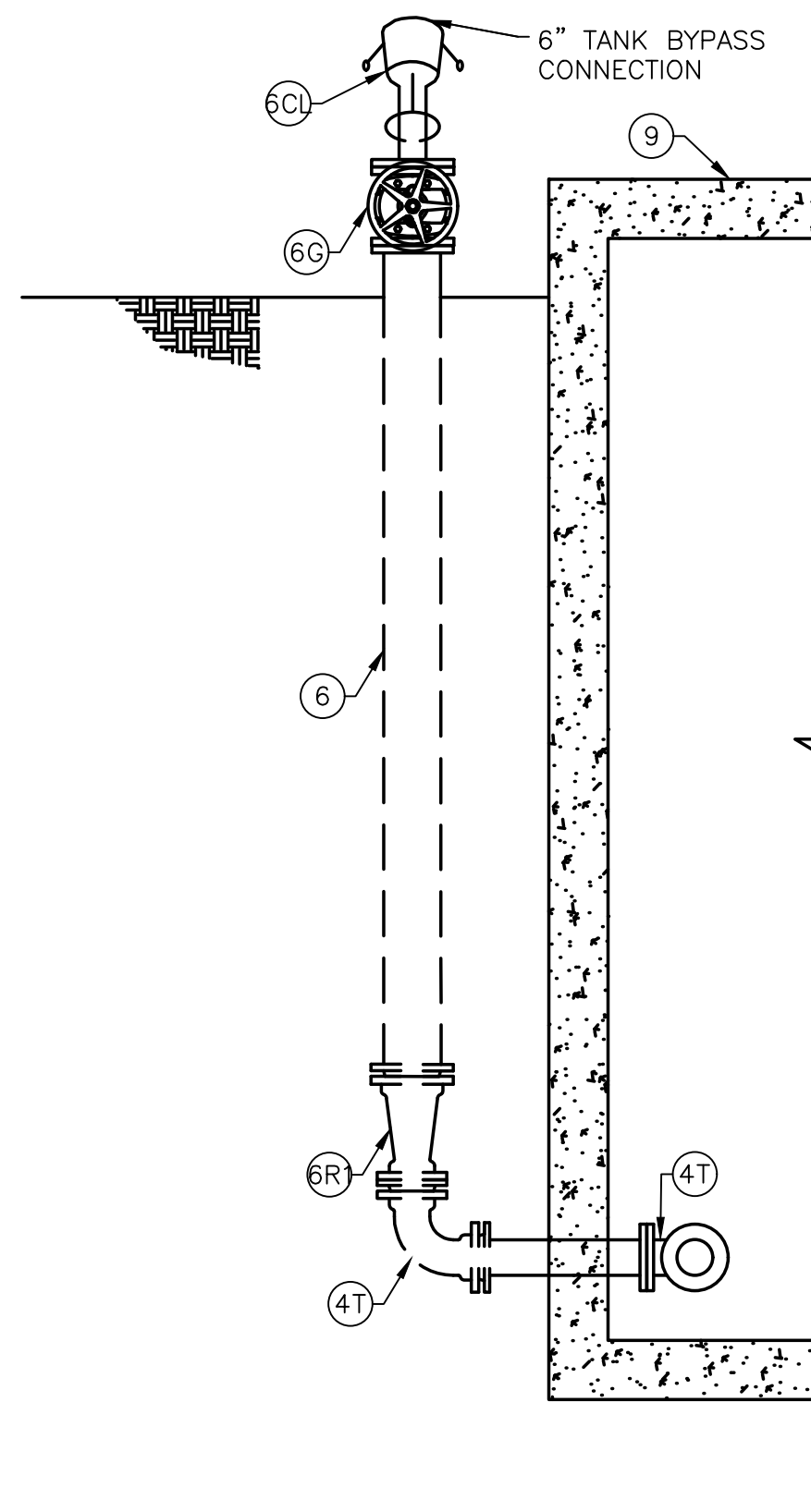
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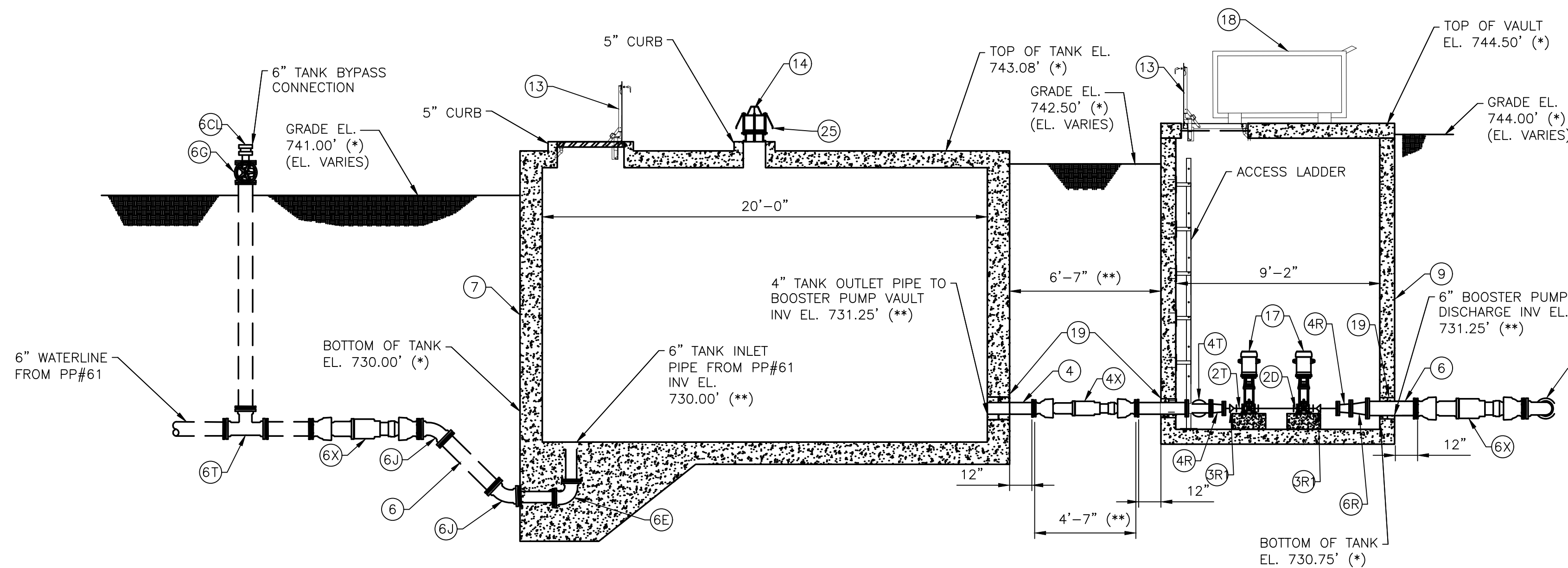
	REVISIONS		REVISIONS		<div><div><div>VALENTINE</div><div>Environmental Engineers, LLC</div></div><div>1500 Palma Drive, Suite 257 Ventura, California 93003 Phone: (480) 283 - 8991 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com</div></div>	<div><div>T. VALENTINE</div><div></div><div>CA LICENSED PROFESSIONAL ENGINEER NO. C 83580</div></div>	<div><div>VALENTINE ENVIRONMENTAL ENGINEERS, LLC</div><div>200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723</div><div></div></div>		RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL PP#62 PRV AND VALVE VAULT ENLARGED LOWER PLAN		
	DRAWN BY R.OMALIA PROJECT ENGR T.VALENTINE										
	DATE OCTOBER 2023		CALIFORNIA AMERICAN WATER CO.				CENTRAL COAST DIVISION		USE DIMENSIONS ONLY SCALE AS NOTED		
	PROJECT -----		USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES				90% DESIGN		M4.0		



BOOSTER PUMP VAULT SECTION 1
SCALE: 1/2" = 1'-0"



BOOSTER PUMP VAULT TANK BYPASS SECTION 2
SCALE: 1/2" = 1'-0"



LOWER STORAGE TANK AND BOOSTER PUMP VAULT SECTION 3
SCALE: 1/4" = 1'-0"

- CONSTRUCTION NOTES:**
- (2) PROVIDE 2" DUCTILE IRON PIPE
 - (2B) PROVIDE 2" BALL VALVE (THREADED)
 - (2C) PROVIDE 2" CHECK VALVE
 - (2D) PROVIDE 2" 90° BEND (THREADED)
 - (2G) PROVIDE 2" GATE VALVE
 - (2J) PROVIDE 2" 45° BEND (FLGxFLG)
 - (2R) PROVIDE 2"x1.25" REDUCER (FLGxFLG)
 - (2T) PROVIDE 2"x2"x2" TEE (FLGxFLGxFLG)
 - (2Y) PROVIDE 2"x2"x2" WYE (FLGxFLGxFLG)
 - (5R) PROVIDE 3"x2" REDUCER (THREADED)
 - (4) PROVIDE 4" DUCTILE IRON PIPE
 - (4E) PROVIDE 4" 90° BEND (MJxMJ)
 - (4R) PROVIDE 4"x3" REDUCER (FLGxFLG)
 - (4T) PROVIDE 4"x4"x4" TEE (FLGxFLGxFLG)
 - (4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - (6) PROVIDE 6" DUCTILE IRON PIPE
 - (6CL) PROVIDE 6" CAM LOCK
 - (6E) PROVIDE 6" 90° BEND (MJxMJ)
 - (6G) PROVIDE 6" GATE VALVE
 - (6J) PROVIDE 6" 45° BEND (MJxMJ)
 - (6R) PROVIDE 6"x3" REDUCER (MJxMJ)
 - (6R) PROVIDE 6"x4" REDUCER (MJxMJ)
 - (6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
 - (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - (7) PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK
 - (9) PROVIDE PRECAST CONCRETE BOOSTER PUMP VAULT
 - (13) PROVIDE 36"x36" BILCO ACCESS HATCH
 - (14) PROVIDE 12" VENT
 - (17) PROVIDE BOOSTER PUMP, SEE TECHNICAL SPECIFICATION 11550
 - (18) PROVIDE 30"x60" BILCO ACCESS HATCH
 - (19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
 - (25) PROVIDE 16 MESH 316 STAINLESS STEEL INSECT SCREEN

- GENERAL NOTES:**
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- N.C. - NORMALLY CLOSED

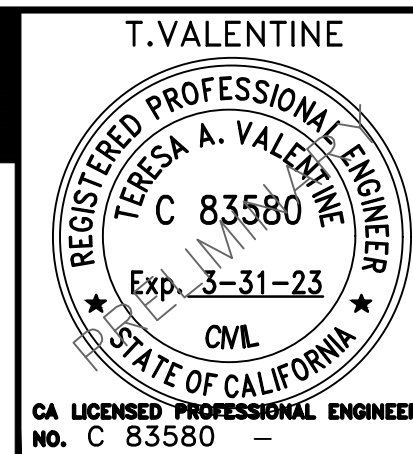


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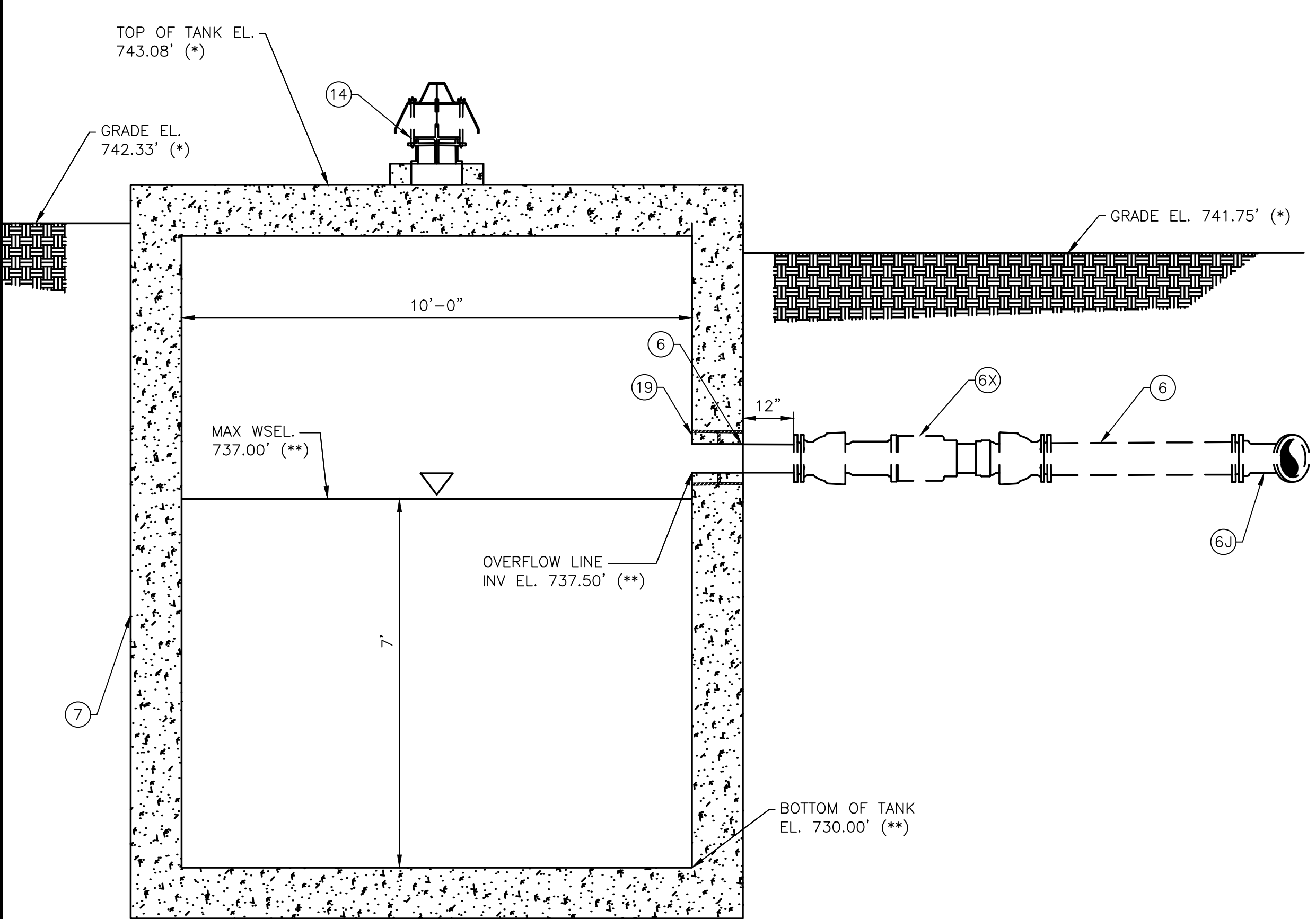
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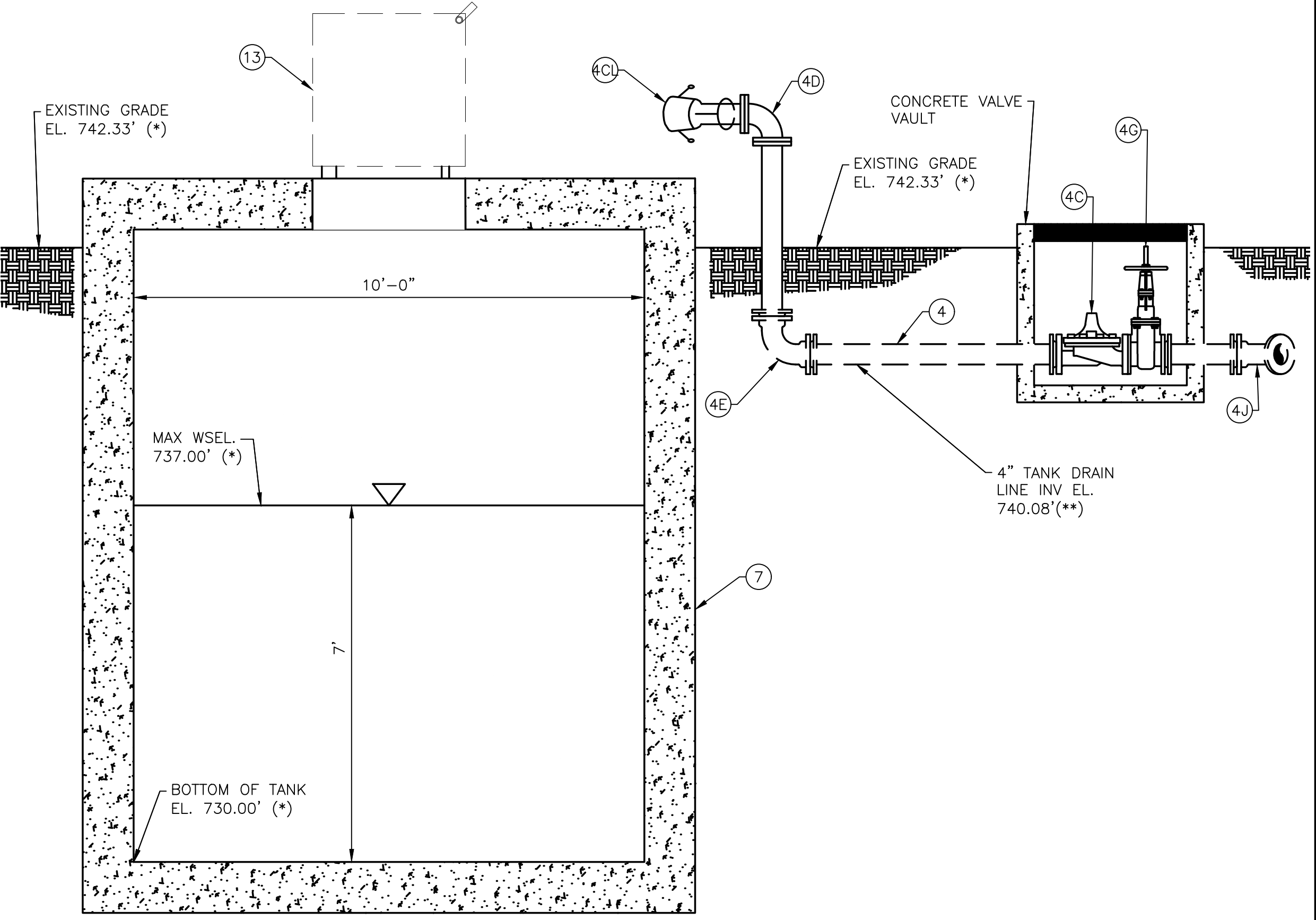
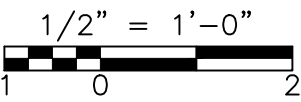
VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723	CALIFORNIA AMERICAN WATER
DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE	
DATE OCTOBER 2023	
PROJECT -----	

RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL LOWER TANK AND PP#62 VAULT SECTIONS I			
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED	
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		90% DESIGN	M5.0



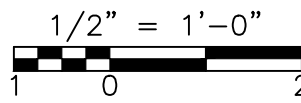
LOWER STORAGE TANK SECTION I

SCALE: 1/2" = 1'-0"



LOWER STORAGE TANK SECTION II

SCALE: 1/2" = 1'-0"

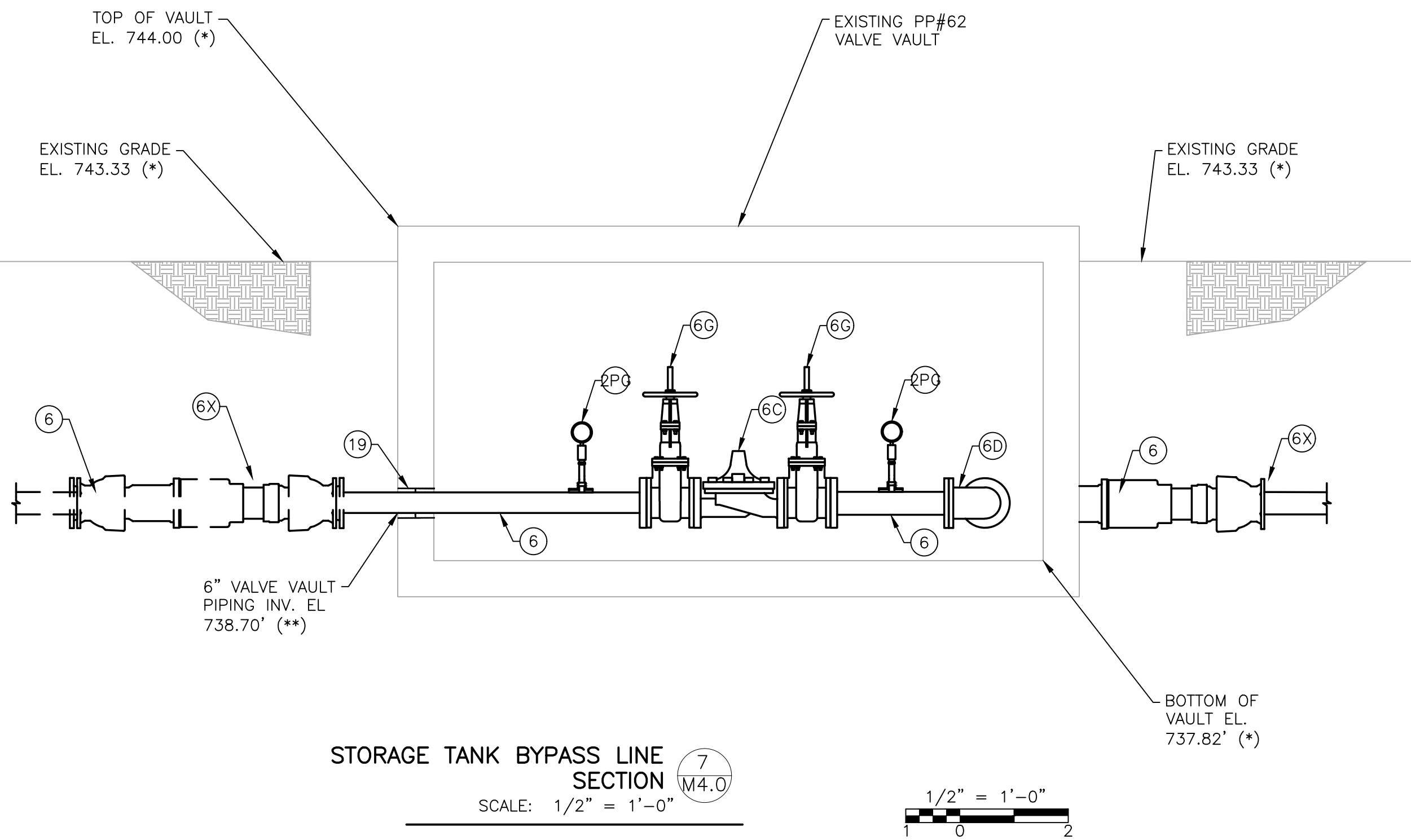
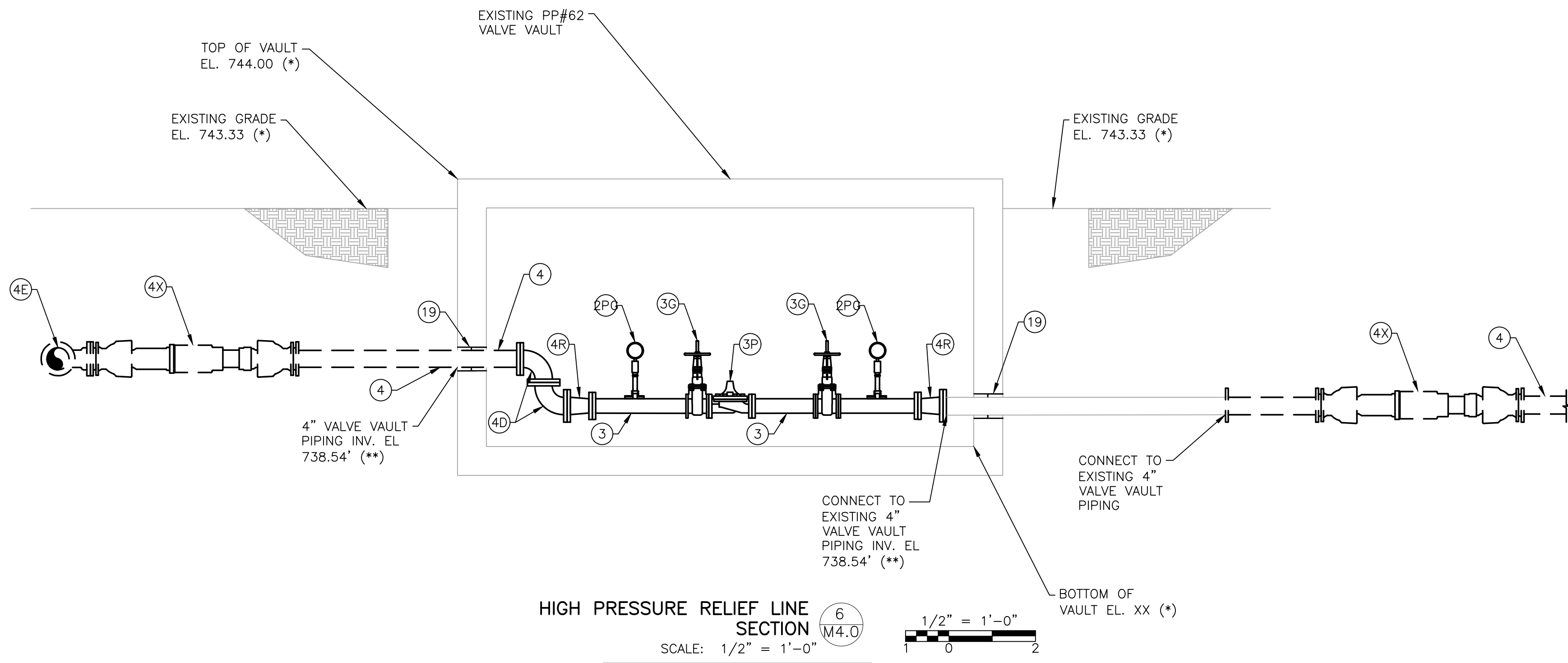


- CONSTRUCTION NOTES:
- 4 PROVIDE 4" DUCTILE IRON WATERLINE
 - 4C PROVIDE 4" CHECK VALVE
 - 4CJ PROVIDE 4" CAM LOCK
 - 4D PROVIDE 4" 90° BEND (FLGxFLG)
 - 4E PROVIDE 4" 90° BEND (MJxMJ)
 - 4G PROVIDE 4" GATE VALVE
 - 4J PROVIDE 4" 45° BEND (MJxMJ)
 - 6 PROVIDE 6" DUCTILE IRON WATERLINE
 - 6J PROVIDE 6" 45° BEND (MJxMJ)
 - 6X PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - 7 PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK
 - 13 PROVIDE 36"x36" BILCO ACCESS HATCH
 - 14 PROVIDE 12" VENT
 - 19 PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

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 - (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.
 - N.C.— NORMALLY CLOSED



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	DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE		DATE OCTOBER 2023				CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION		USE DIMENSIONS ONLY SCALE AS NOTED		
	PROJECT -----						USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN		M6.0		



CONSTRUCTION NOTES:

- (2P) PROVIDE 2" PRESSURE GAUGE
- (3) PROVIDE 3" DUCTILE IRON WATERLINE
- (3G) PROVIDE 3" GATE VALVE
- (3P) PROVIDE 3" CLA-VAL MODEL 50-01 PRESSURE RELIEF AND PRESSURE SUSTAINING VALVE
- (4) PROVIDE 4" DUCTILE IRON WATERLINE
- (4D) PROVIDE 4" 90° BEND (FLGxFLG)
- (4E) PROVIDE 4" 90° BEND (MJxMJ)
- (4R) PROVIDE 4"x3" REDUCER (MJxMJ)
- (4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
- (6C) PROVIDE 6" CLA-VAL COMBINATION PRESSURE REDUCING & PRESSURE SUSTAINING VALVE MODEL 92-01
- (6D) PROVIDE 6" 90° BEND (FLGxFLG)
- (6G) PROVIDE 6" GATE VALVE
- (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
- (19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

GENERAL NOTES:

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N.C.— NORMALLY CLOSED

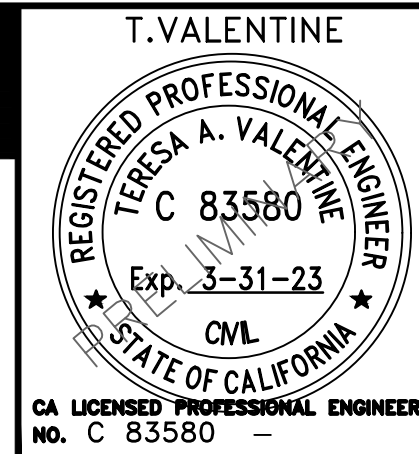


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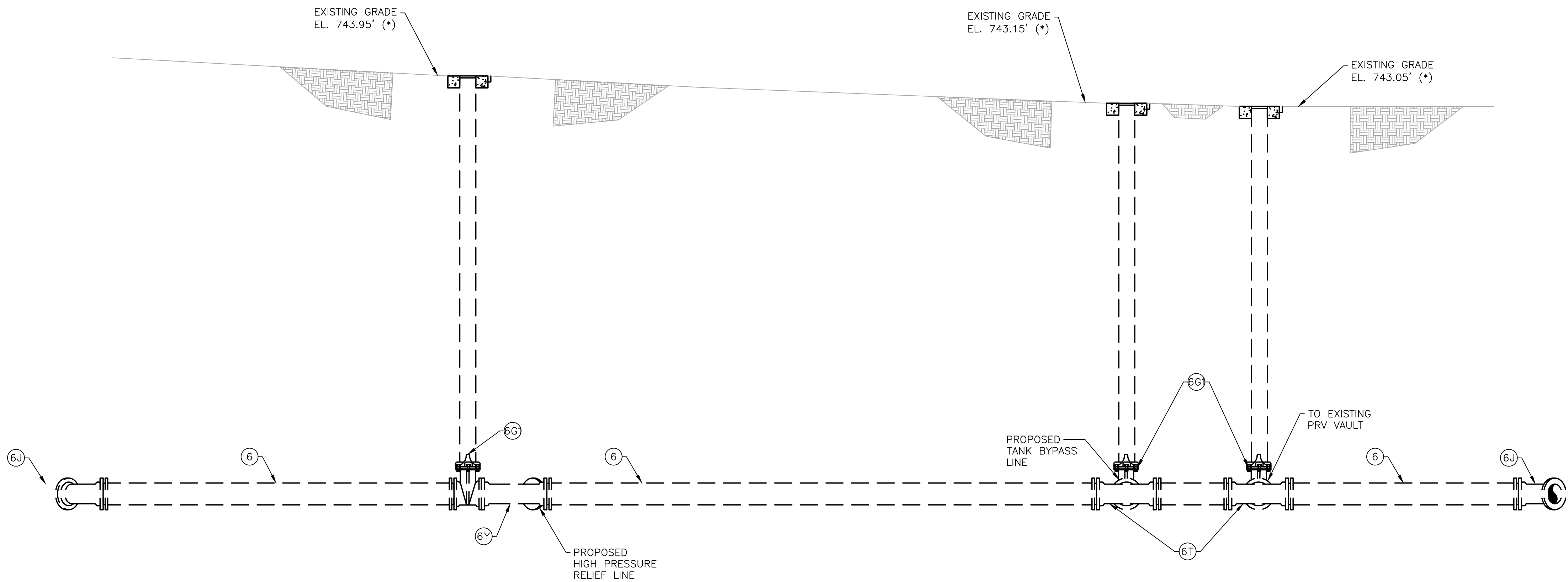
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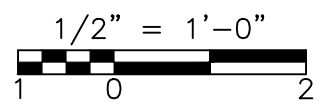


VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723	
CALIFORNIA AMERICAN WATER	
DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE	
DATE OCTOBER 2023	
PROJECT -----	

RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL LOWER TANK AND PP#62 VAULT SECTIONS III			
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED	
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M7.0	



NEW BOOSTER PUMP DISCHARGE
LINE SECTION (8 M1.0)
SCALE: 1/2" = 1'-0"



- CONSTRUCTION NOTES:
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
 - (6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X
 - (6J) PROVIDE 6" 45' BEND (MJxMJ)
 - (6T) PROVIDE 6" x 6" x 6" TEE (MJxMJxMJ)
 - (6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)

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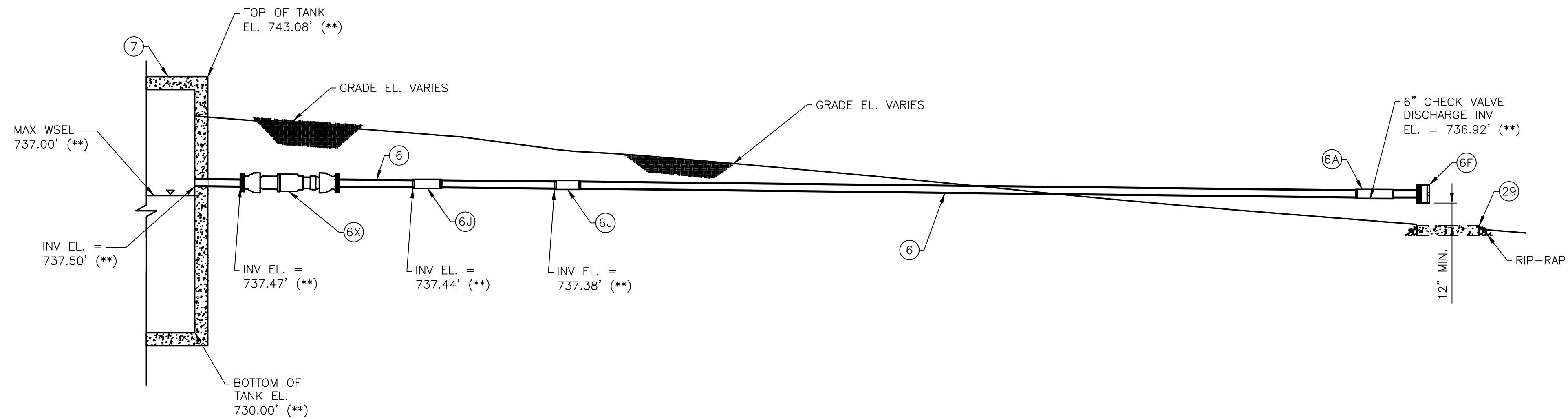
1500 Palma Drive, Suite 257
Ventura, California 93003
Phone: (480) 283 - 8991 Fax: (480) 283 - 0082
Website: <http://www.valentineengineers.com>



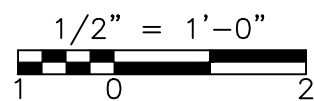
VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723	
DRAWN BY PROJECT ENG'R	R.OMALIA T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK AND PP#62 VAULT SECTIONS IV

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M8.0



LOWER TANK OVERFLOW SECTION
SCALE: 1/2" = 1'-0"



- CONSTRUCTION NOTES:
- 6 PROVIDE 6" DUCTILE IRON WATERLINE
 - 6A PROVIDE 6" CHECK VALVE
 - 6D PROVIDE 6" 90° BEND (FLGxFLG)
 - 6F PROVIDE 6" FLAPPER CHECK VALVE
 - 6J PROVIDE 6" 45° BEND (MJxMJ)
 - 6X PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - 7 PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK
 - 29 PROVIDE 18"x30" SPLASH PAD

- GENERAL NOTES:
- (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
 - (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.
 - N.C.— NORMALLY CLOSED



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Environmental Engineers, LLC

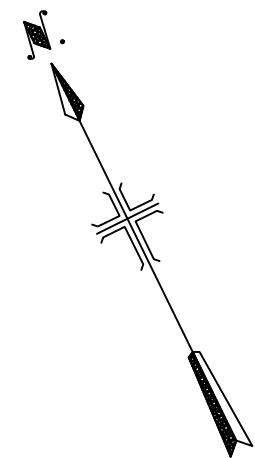
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Ventura, California 93003
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Website: <http://www.valentineengineers.com>



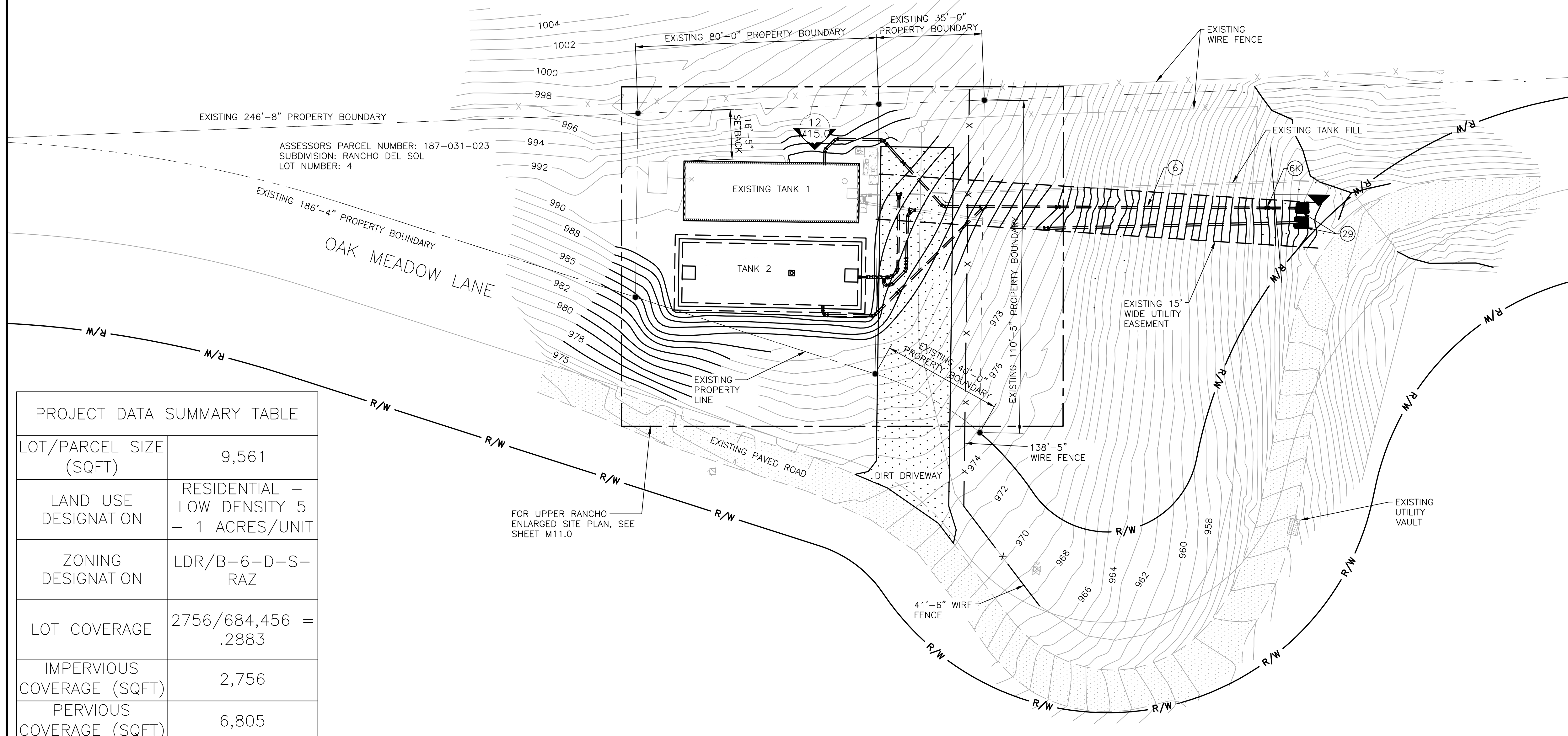
VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723	
DRAWN BY	R.OMALIA
PROJECT ENG'R	T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK OVERFLOW SECTION

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M9.0



- CONSTRUCTION NOTES:
- ⑥ PROVIDE 6" DUCTILE IRON WATERLINE
 - ⑥F PROVIDE 6" FLAPPER CHECK VALVE
 - ⑥K PROVIDE 6" 22.5' BEND (MxMJ)
 - ②9 PROVIDE SPLASH PAD



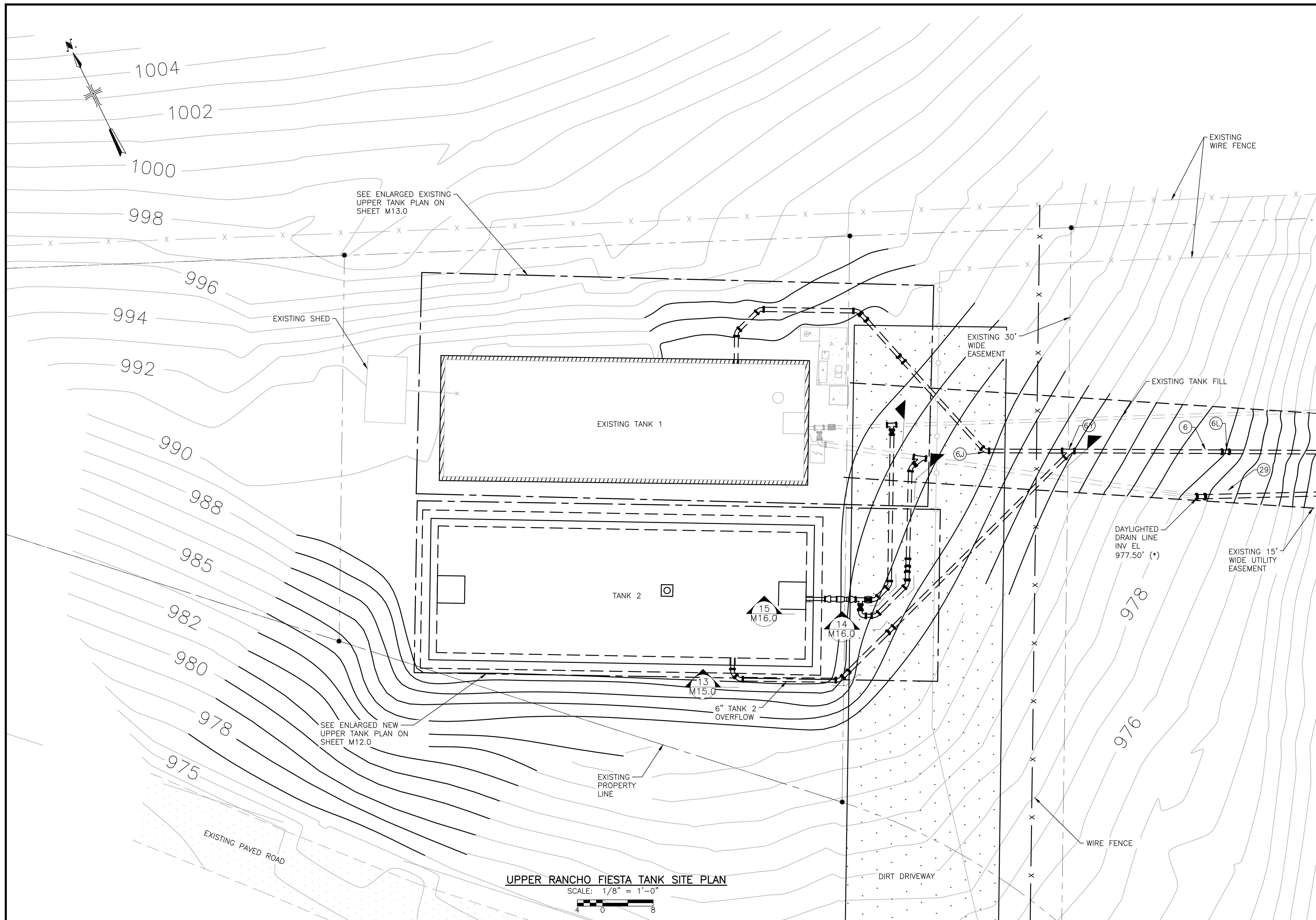
PROJECT DATA SUMMARY TABLE	
LOT/PARCEL SIZE (SQFT)	9,561
LAND USE DESIGNATION	RESIDENTIAL – LOW DENSITY 5 – 1 ACRES/UNIT
ZONING DESIGNATION	LDR/B-6-D-S-RAZ
LOT COVERAGE	2756/684,456 = .2883
IMPERVIOUS COVERAGE (SQFT)	2,756
PERVIOUS COVERAGE (SQFT)	6,805

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- N.C.— NORMALLY CLOSED



UPPER RANCHO FIESTA OVERALL SITE PLAN
SCALE: 1/20" = 1'-0"
10 0 20

	REVISIONS	REVISIONS	 200 Clock Tower Pl Building B, Suite B200 Carmel, California 93923-8723 Phone: (831) 200 - 9093 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com		VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723	RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL UPPER RANCHO FIESTA OVERALL SITE PLAN		
					DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE			
					DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
					PROJECT -----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M10.0



- CONSTRUCTION NOTES:**
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
 - (6J) PROVIDE 6" 45° BEND (MJxMJ)
 - (6L) PROVIDE 6" 11.25° BEND (MJxMJ)
 - (6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)
 - (29) PROVIDE SPLASH PAD

GENERAL NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.

(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

N.C.— NORMALLY CLOSED

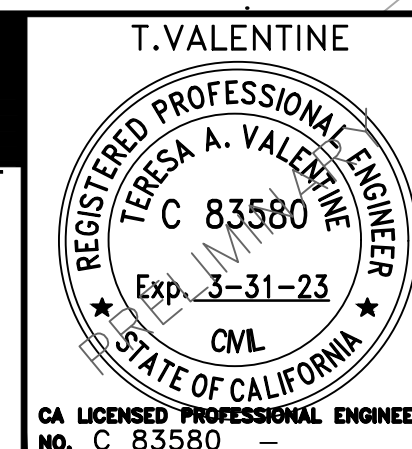


UPPER RANCHO FIESTA TANK SITE PLAN

SCALE: 1/8" = 1'-0"

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VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

CALIFORNIA
AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

PROJECT -----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO ENLARGED SITE PLAN

CALIFORNIA AMERICAN WATER CO.

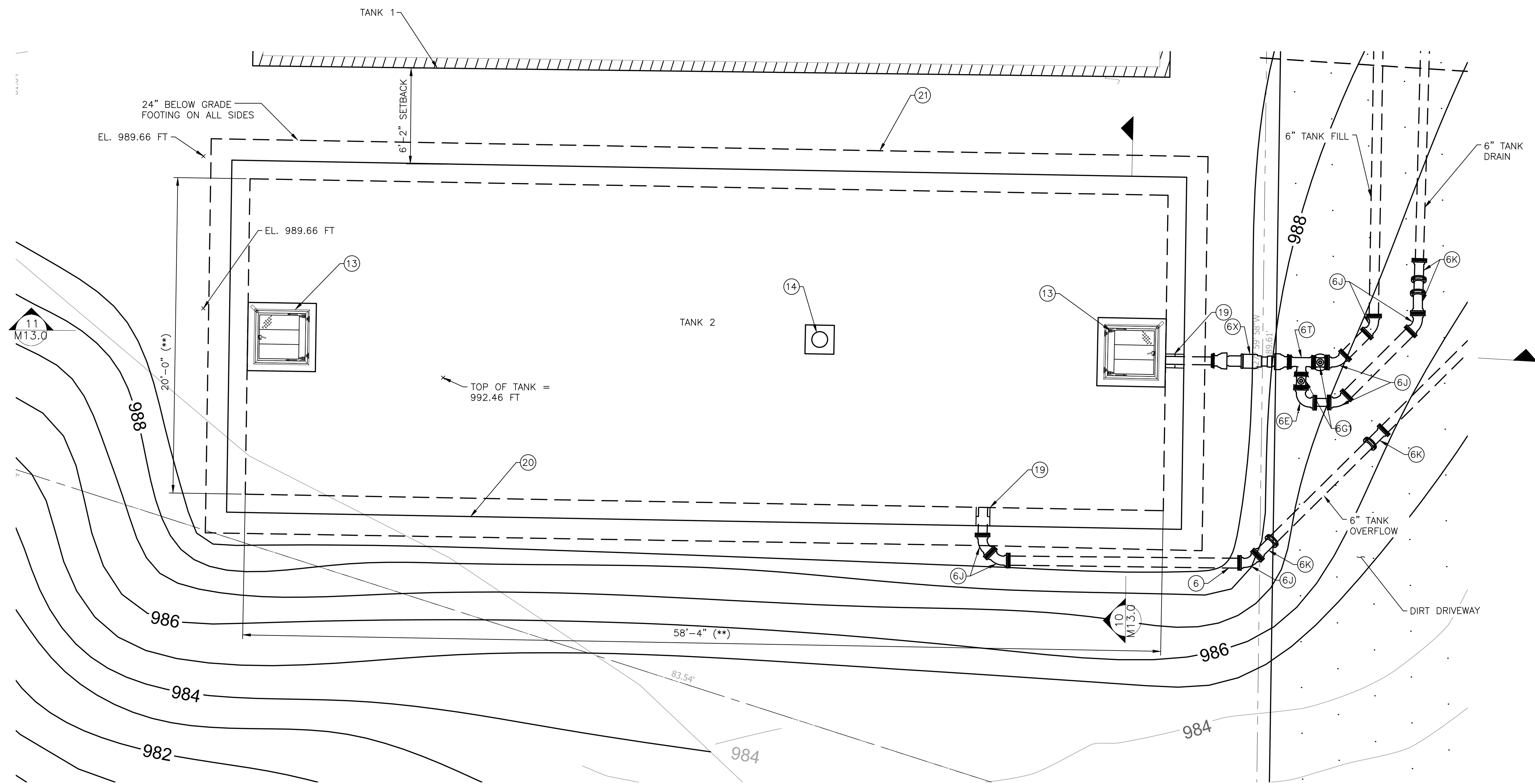
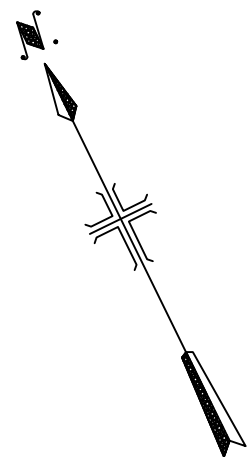
USE APPROVED DRAWINGS ONLY
FOR CONSTRUCTION PURPOSES

CENTRAL COAST DIVISION

90% DESIGN

USE DIMENSIONS ONLY
SCALE AS NOTED

M11.0



ENLARGED TANK 2 PLAN
SCALE: 1/4" = 1'-0"
2 0 4

- CONSTRUCTION NOTES:**
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
 - (6E) PROVIDE 6" 90° BEND (MJxMJ)
 - (6G) PROVIDE 6" GATE VALVE (MJxMJ) W/ FRAME AND COVER PER DETAIL X ON SHEET X.
 - (6J) PROVIDE 6" 45° BEND (MJxMJ)
 - (6K) PROVIDE 6" 22.5° BEND (MJxMJ)
 - (6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
 - (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - (13) PROVIDE 36"x36" ACCESS HATCH
 - (14) PROVIDE 12" VENT
 - (19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
 - (20) PROVIDE 70,000-GALLON CONCRETE TANK, SEE STRUCTURAL SHEETS
 - (21) PROVIDE BELOW GRADE TANK FOOTING

- GENERAL NOTES:**
- (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
 - (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.
- N.C.— NORMALLY CLOSED



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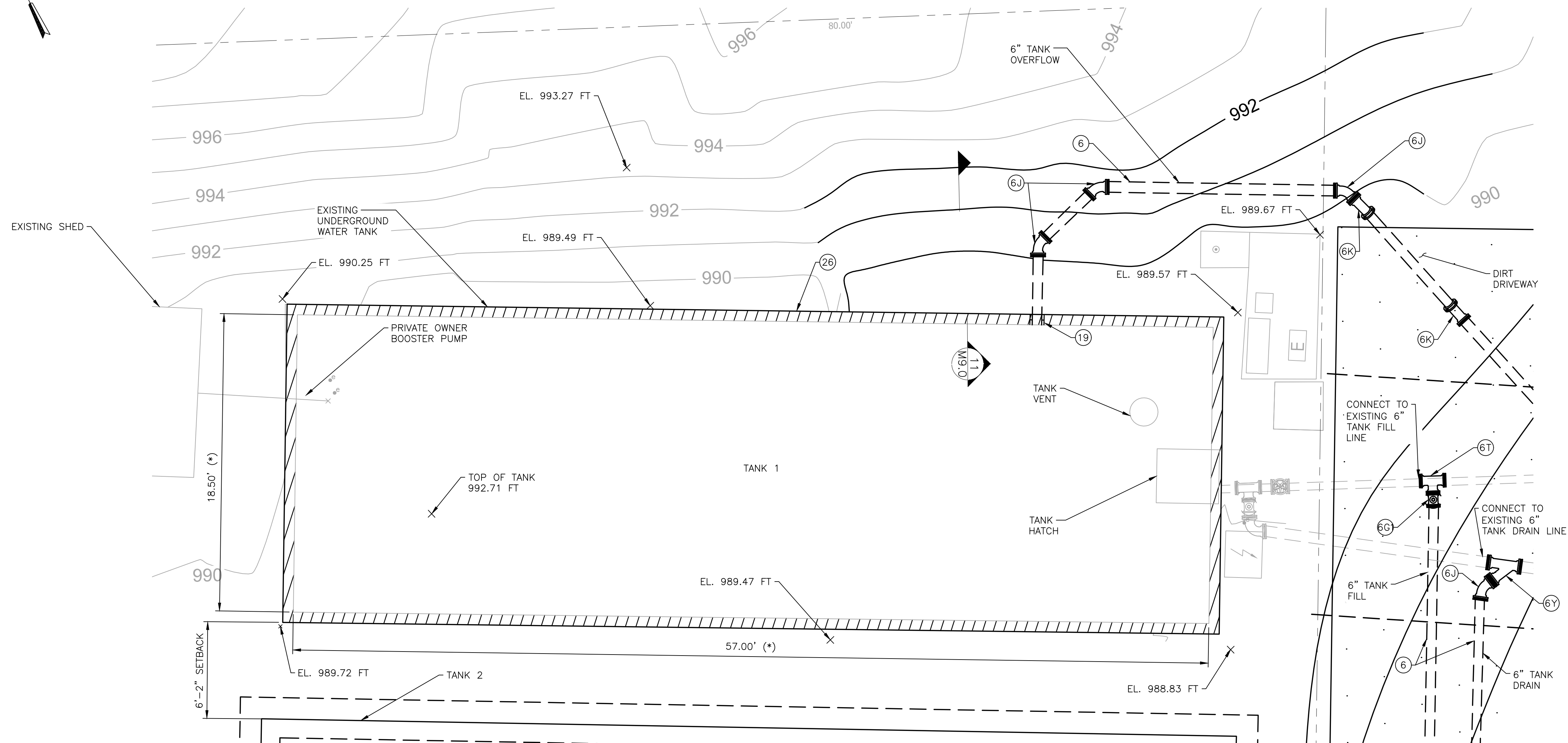
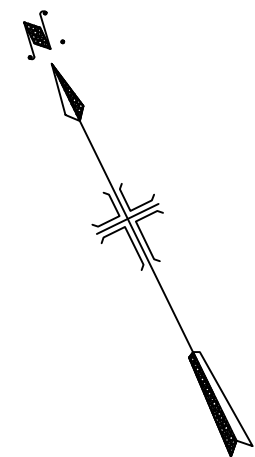
200 Clock Tower PL Building B, Suite B200
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VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723	
DRAWN BY	R.OMALIA
PROJECT ENG'R	T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO FIESTA TANK 2 ENLARGED PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M12.0



TANK 1 PLAN
SCALE: 1/4" = 1'-0"
2 0 4

- CONSTRUCTION NOTES:**
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
 - (6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X
 - (6J) PROVIDE 6" 45' BEND (MJxMJ)
 - (6K) PROVIDE 6" 22.5' BEND (MJxMJ)
 - (6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
 - (6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)
 - (19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
 - (26) REMOVE EXISTING TANK ROOF AND APPURTENANCES AND STORE IN AN APPROVED LOCATION. RAISE TANK HEIGHT IN ACCORDANCE WITH THE STRUCTURAL SHEETS. REINSTALL TANK ROOF AND APPURTENANCES AFTER WORK IS COMPLETED.

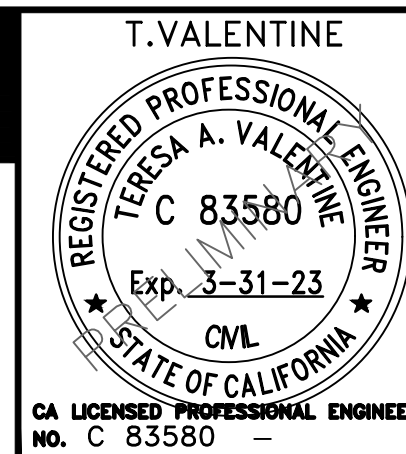
- GENERAL NOTES:**
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 - (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.
- N.C.— NORMALLY CLOSED



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200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

CALIFORNIA AMERICAN WATER

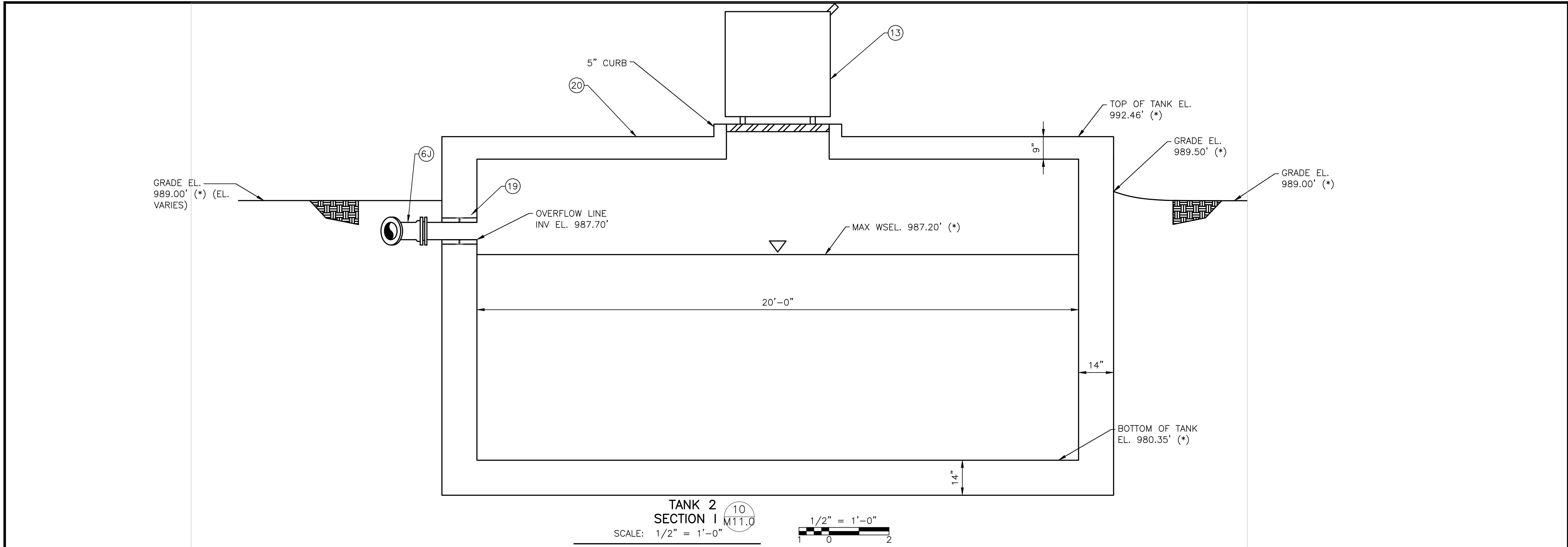
DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

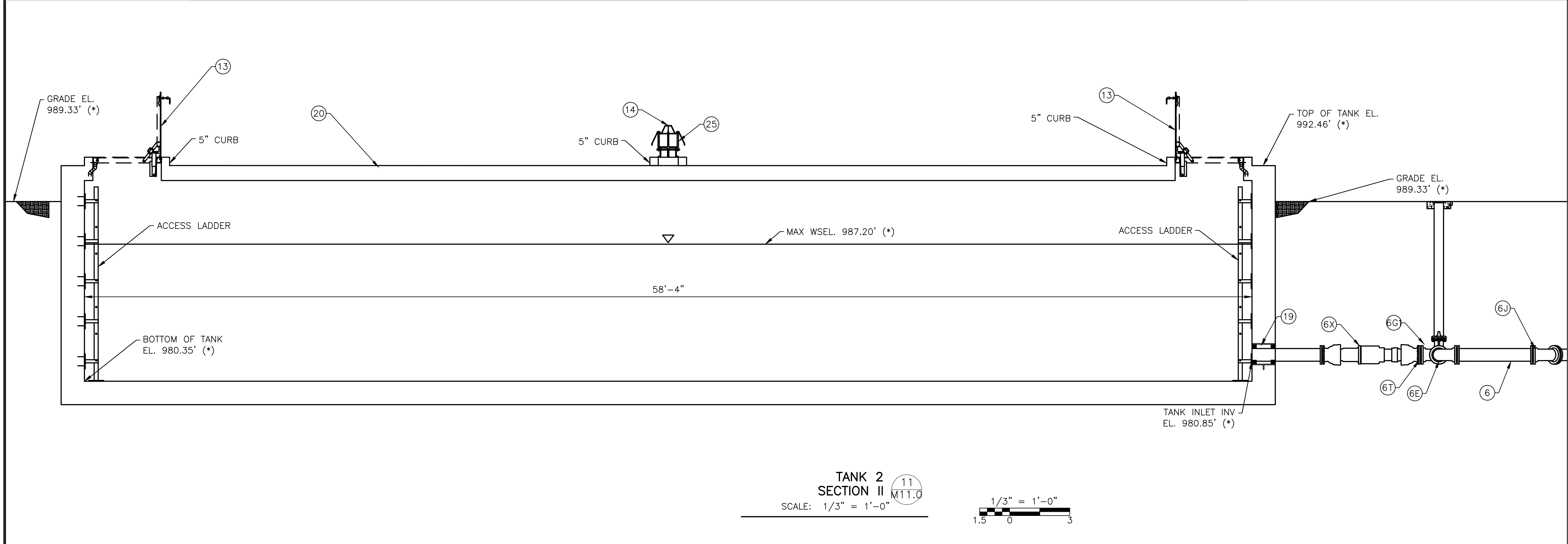
PROJECT -----

**RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO FIESTA TANK 1 ENLARGED PLAN**

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M13.0



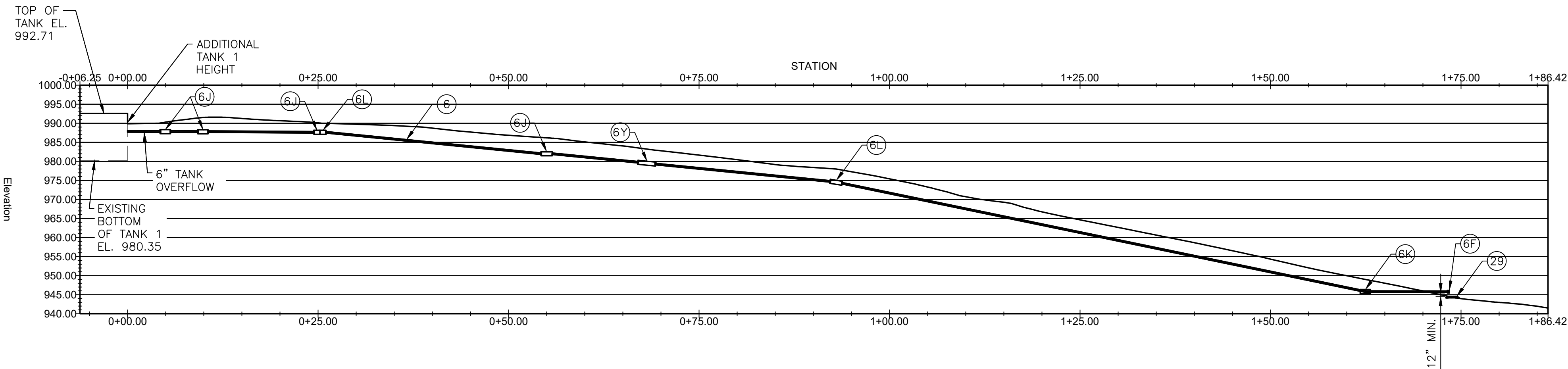
- CONSTRUCTION NOTES:**
- ⑥ PROVIDE 6" DUCTILE IRON WATERLINE
 - ⑥E PROVIDE 6" 90° BEND (MJxMJ)
 - ⑥G PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X
 - ⑥J PROVIDE 6" 45° BEND (MJxMJ)
 - ⑥T PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
 - ⑥X PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - ⑬ PROVIDE 36"x36" BILCO ACCESS HATCH
 - ⑭ PROVIDE 6" VENT
 - ⑰ PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
 - ⑳ PROVIDE 70,000-GALLON CONCRETE TANK, SEE ELECTRICAL SHEETS
 - ㉕ PROVIDE 16 MESH 316 STAINLESS STEEL INSECT SCREEN



- GENERAL NOTES:**
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 - N.C.— NORMALLY CLOSED

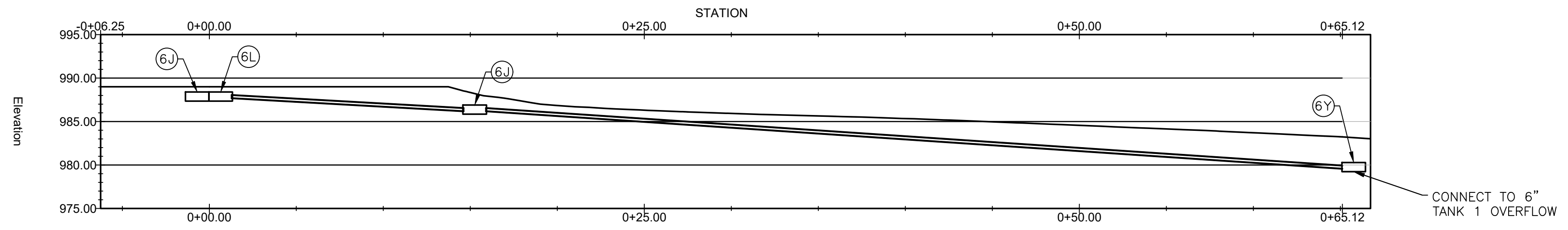


	REVISIONS		REVISIONS		 1500 Palma Drive, Suite 257 Ventura, California 93003 Phone: (480) 283 - 8991 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com		VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723		RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL UPPER RANCHO FIESTA TANK 2 SECTIONS		
	DRAWN BY R.OMALIA		CALIFORNIA AMERICAN WATER								
	PROJECT ENG'R T.VALENTINE		DATE OCTOBER 2023				CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED		
	PROJECT -----		USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES				90% DESIGN		M14.0		



TANK 1 OVERFLOW SECTION 12 M10.0

HORIZONTAL SCALE: 1/10" = 1'-0" VERTICAL SCALE: 1/20" = 1'-0"



TANK 2 OVERFLOW SECTION 13 M10.0

HORIZONTAL SCALE: 1/5" = 1'-0" VERTICAL SCALE: 1/10" = 1'-0"

- CONSTRUCTION NOTES:
- 6 PROVIDE 6" DUCTILE IRON WATERLINE
 - 6E PROVIDE 6" 90° BEND (MJxMJ)
 - 6J PROVIDE 6" 45° BEND (MJxMJ)
 - 6K PROVIDE 6" 22.5° BEND (MJxMJ)
 - 6L PROVIDE 6" 11.25° BEND (MJxMJ)
 - 6Y PROVIDE 6"x6"x6" WYE (MJxMJxMJ)
 - 29 PROVIDE SPLASH PAD

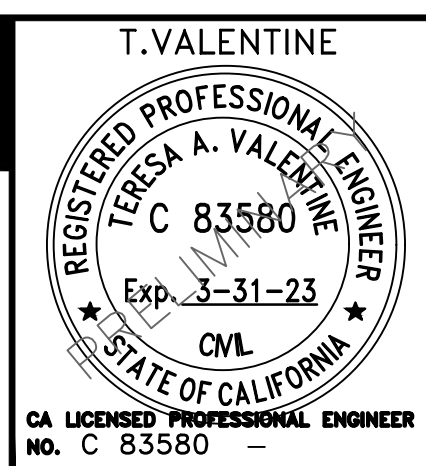
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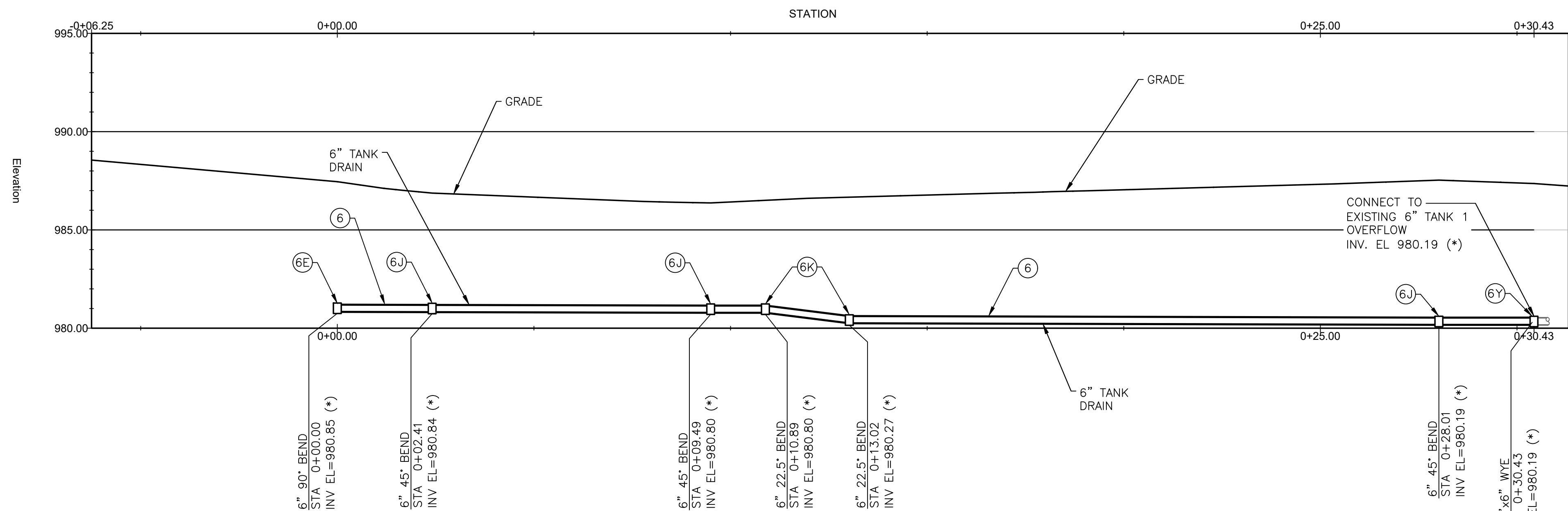
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Website: <http://www.valentineengineers.com>



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DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE	
DATE OCTOBER 2023	
PROJECT ----	

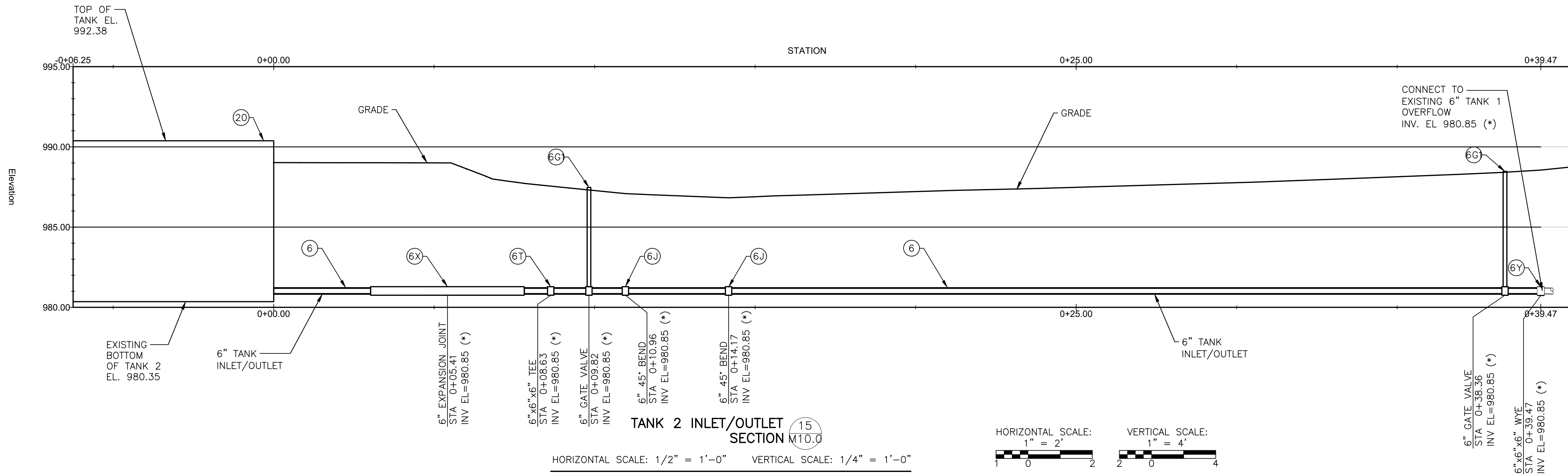
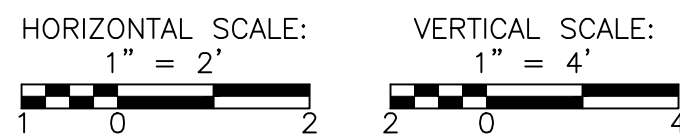
RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER TANKS PIPING SECTIONS I

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M15.0



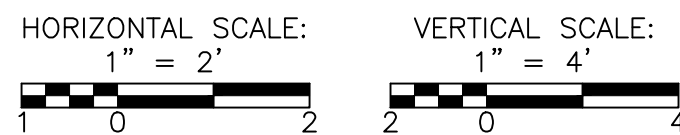
TANK 2 DRAIN SECTION 14

HORIZONTAL SCALE: 1/2" = 1'-0" VERTICAL SCALE: 1/4" = 1'-0"



TANK 2 INLET/OUTLET SECTION 15

HORIZONTAL SCALE: 1/2" = 1'-0" VERTICAL SCALE: 1/4" = 1'-0"



- CONSTRUCTION NOTES:
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
 - (6E) PROVIDE 6" 90° BEND (MJxMJ)
 - (6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X
 - (6J) PROVIDE 6" 45° BEND (MJxMJ)
 - (6K) PROVIDE 6" 22.5° BEND (MJxMJ)
 - (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
 - (6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)
 - (20) PROVIDE 70,000-GALLON ENGINEERED CONCRETE TANK

- GENERAL NOTES:
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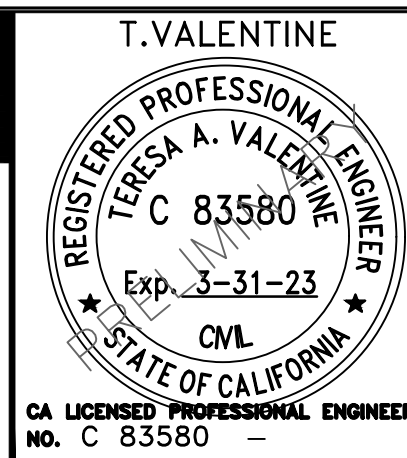


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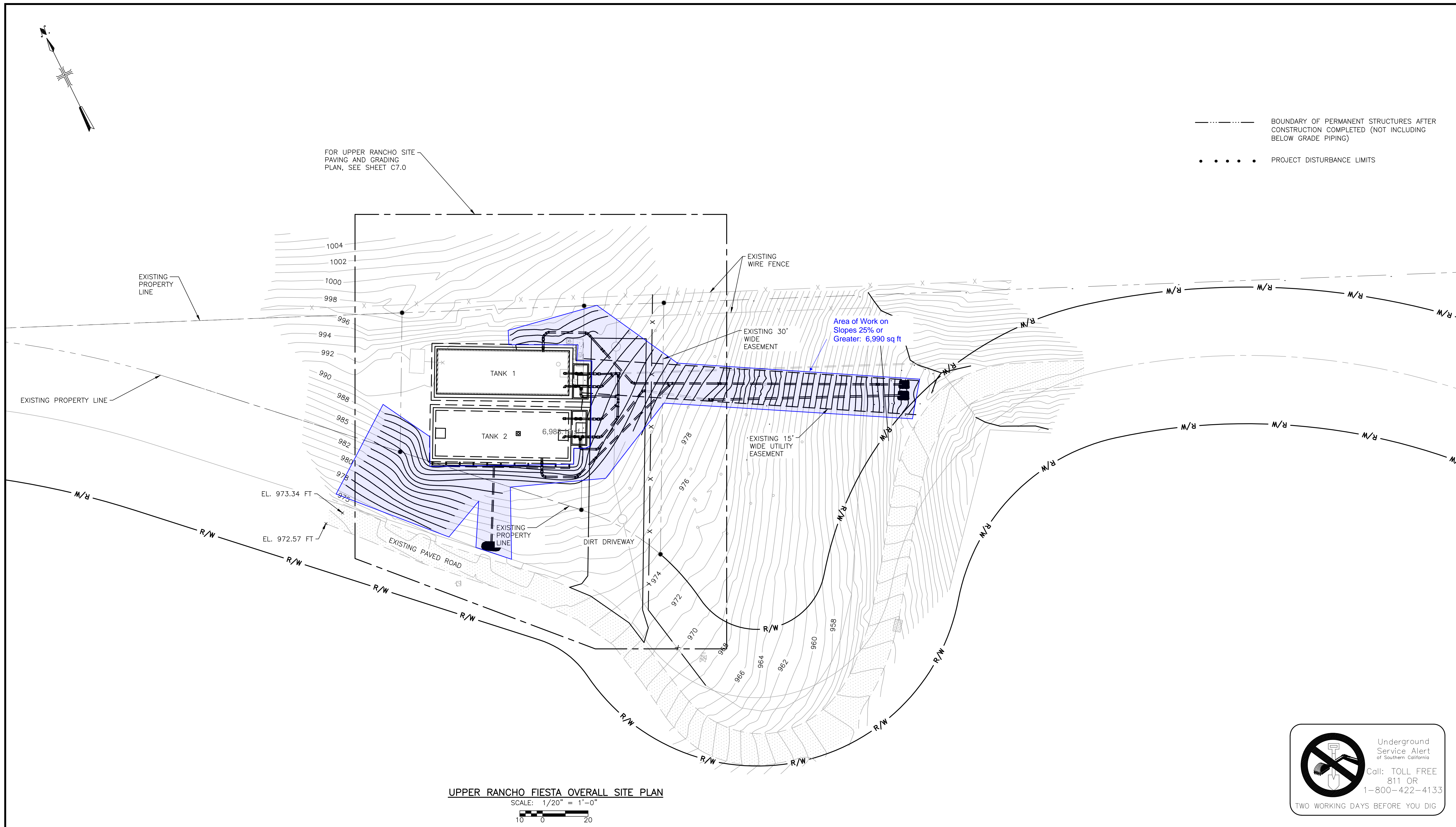
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Website: <http://www.valentineengineers.com>



VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93823-8723	
DRAWN BY PROJECT ENG'R	R.OMALIA T.VALENTINE
DATE	OCTOBER 2023
PROJECT	----

RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL UPPER TANKS PIPING SECTIONS II			
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED	
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		90% DESIGN	M16.0



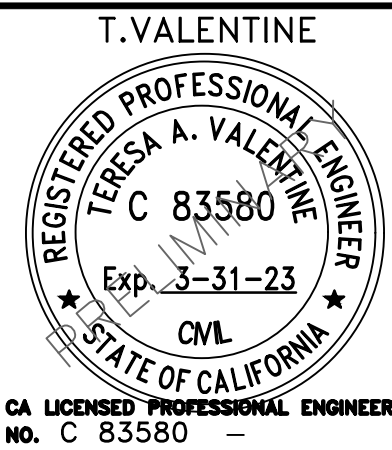
UPPER RANCHO FIESTA OVERALL SITE PLAN

SCALE: 1/20" = 1'-0"
10 0 20



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Carmel, California 93923-8723
Phone: (831) 200 - 9093 Fax: (480) 283 - 0082
Website: <http://www.valentineengineers.com>



VALENTINE ENVIRONMENTAL ENGINEERS, LLC 200 CLOCK TOWER PL BUILDING B, SUITE B200 CARMEL, CA 93923-8723	
DRAWN BY R.OMALIA PROJECT ENG'R T.VALENTINE	
DATE JANUARY 2024	
PROJECT -----	

RANCHO FIESTA STORAGE IMPROVEMENTS CIVIL UPPER RANCHO FIESTA OVERALL SITE PLAN			
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED	
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		90% DESIGN	C6.0

CONSTRUCTION MANAGEMENT PLAN

CONSTRUCTION ACTIVITY:

CONSTRUCTION DURATION	8 MONTHS, BEGINNING UPON PERMIT ISSUANCE
CONSTRUCTION HOURS	MONDAY – FRIDAY, 8 AM – 5 PM
CONSTRUCTION WORKERS	8
REGULAR CONSTRUCTION TRAFFIC	4 CONTRACTOR PICK-UP TRUCKS, 1 THIRD PARTY INSPECTOR TRUCK

ESTIMATED NUMBER OF REGULAR CONSTRUCTION TRUCK TRIPS THAT WILL BE GENERATED	800 TRUCK TRIPS
ESTIMATED CONCRETE TRAFFIC	1 REGULAR CONCRETE TRUCK
ESTIMATED NUMBER OF CONCRETE TRUCK TRIPS THAT WILL BE GENERATED	24 TRUCK TRIPS
MATERIALS STAGING AREA	1,920 SQ. FT.
PARKING AREA FOR TRUCKS AND WORKERS	4,110 SQ. FT.
CONSTRUCTION GRADING	CUT = 2,674 CY FILL = 1,976 CY

CONSTRUCTION SITE PLAN:

1. PROPOSED BELOW GRADE POTABLE WATER BOOSTER PUMP STATION
2. PROPOSED PARTIALLY BURIED CONCRETE STORAGE TANK
3. SITE YARD PIPING IMPROVEMENTS
4. TEMPORARY VEHICULAR PARKING AND/OR MATERIALS STAGING
5. TEMPORARY PORTA POTTY
6. TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
7. TEMPORARY CONSTRUCTION MATERIALS STAGING AND STOCKPILE AREA

CONSTRUCTION COORDINATION:

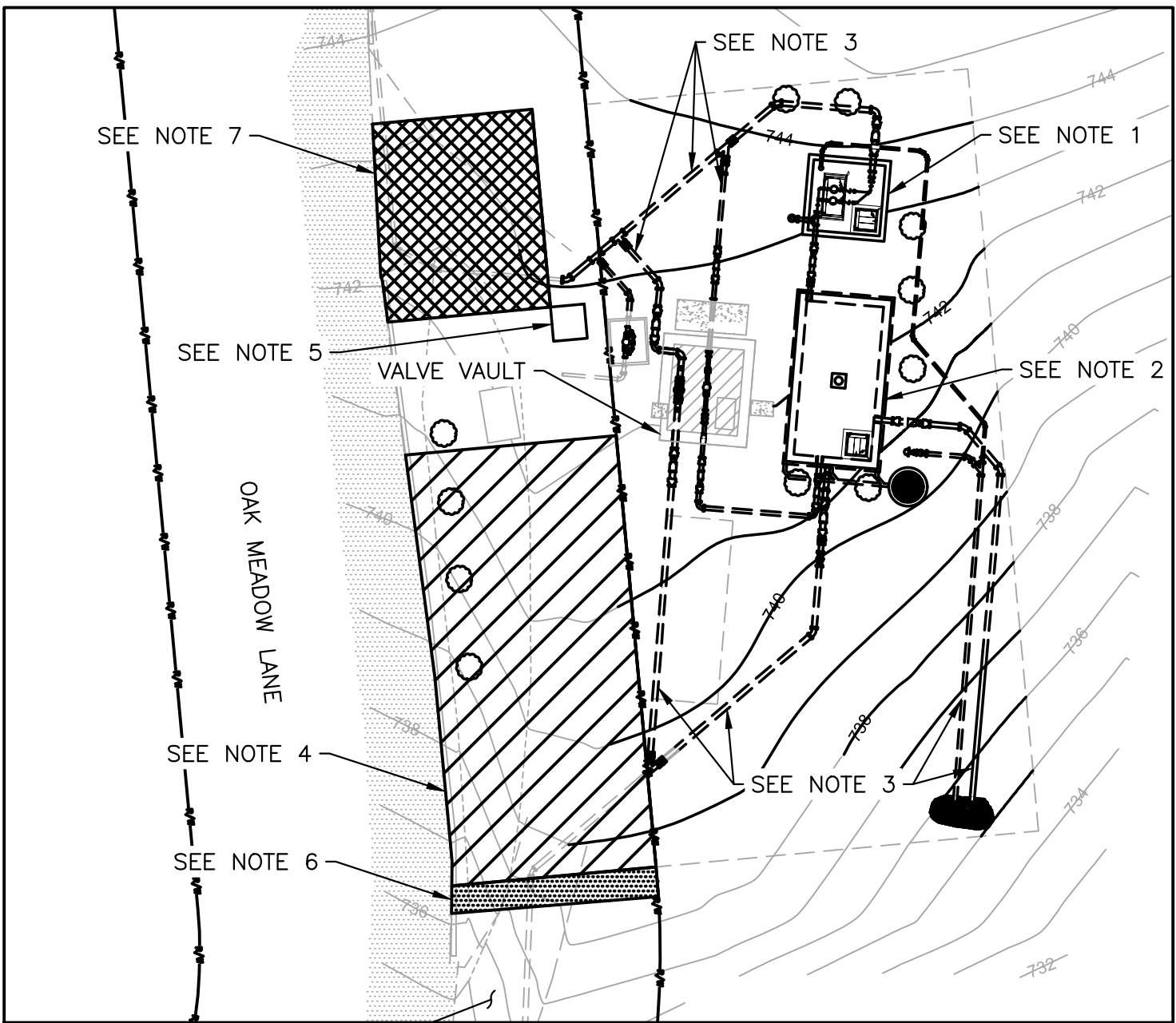
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER, AND NATURE OF COMPLAINTS AND TAKE REMEDIAL ACTIONS IF NECESSARY, WITHIN 24 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

PROJECT DATA:

PROJECT ADDRESS:	16-15 OAK MEADOW LN, CARMEL VALLEY, CA 93924
PRIMARY CONTRACTOR:	TO BE DETERMINED
OWNER:	CALIFORNIA-AMERICAN WATER CO.
SCOPE OF WORK:	CONSTRUCTION OF A 10,000 GALLON CONCRETE STORAGE TANK AND BELOW GRADE BOOSTER PUMP STATION AT LOWER SITE, CONSTRUCTION OF 60,000 GALLON CONCRETE STORAGE TANK AT THE UPPER SITE. ASSOCIATED YARD PIPING ADDITIONS AT EACH SITE.
A.P.N.:	LOWER SITE: 187-031-025-000 UPPER SITE: 187-031-023-000

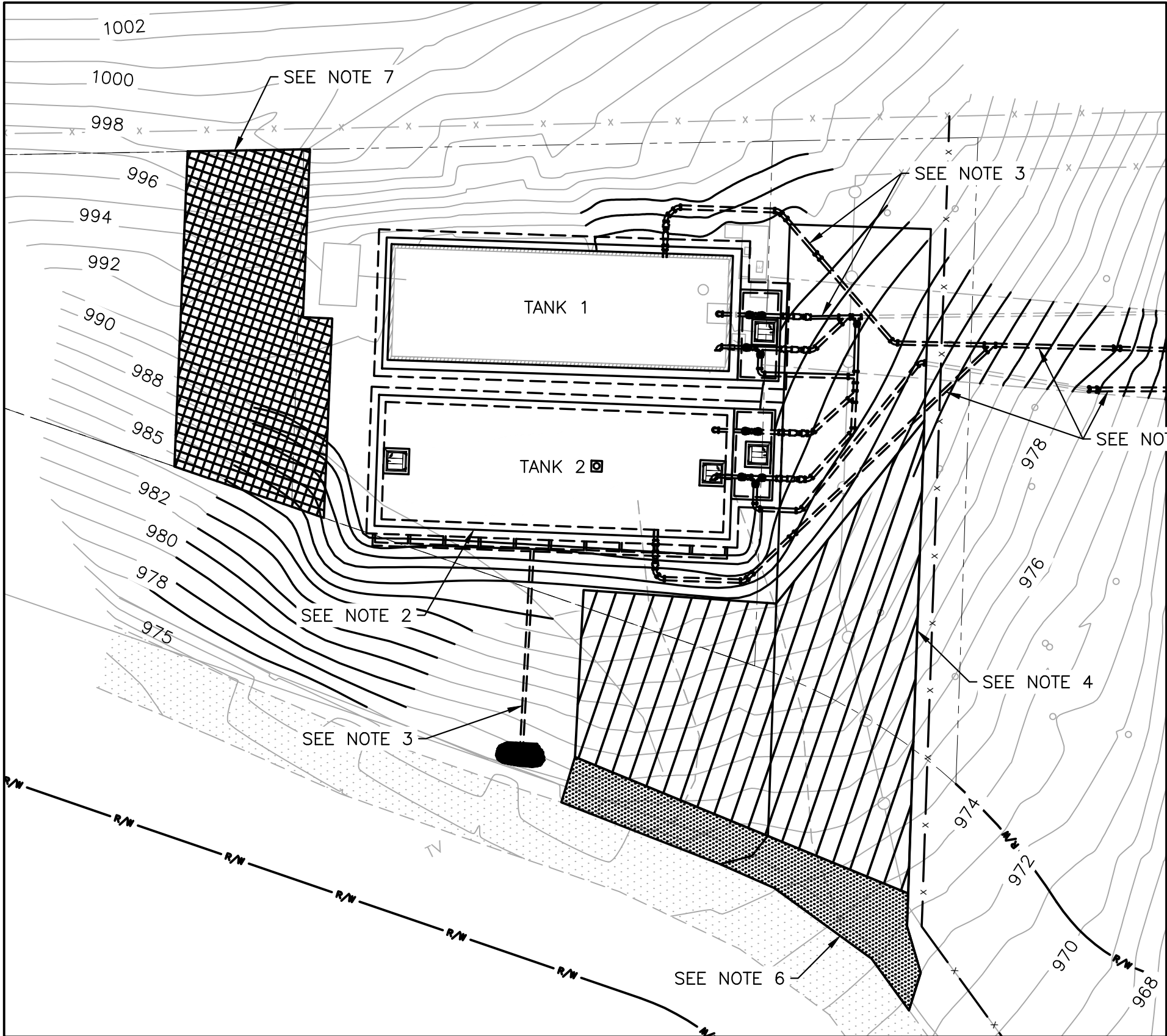


VICINITY MAP
SCALE: NTS



LOWER TANK SITE OVERALL PLAN

SCALE:
1" = 20'-0"
10 0 20

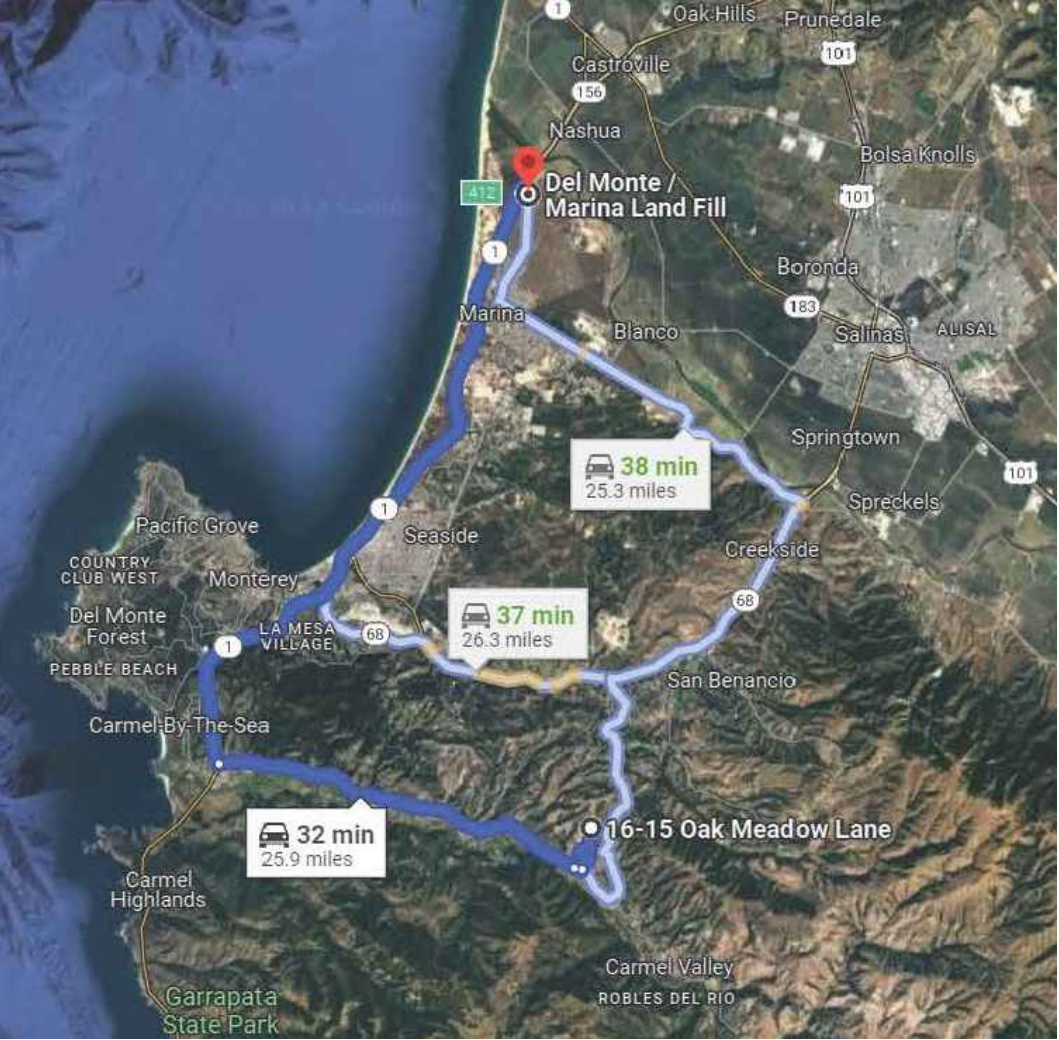


UPPER TANK SITE OVERALL PLAN

SCALE:
1" = 20'-0"
10 0 20



CONSTRUCTION WASTE HAULING ROUTE:



16-15 Oak Meadow Ln
Carmel Valley, CA 93924

1. Head southeast on Oak Meadow Ln toward Bobcat Canyon Rd 1.4 mi
2. Turn left onto Rancho Fiesta Rd 144 ft
3. Turn right onto Miramonte Rd 0.2 mi
4. Turn right onto W Carmel Valley Rd 8.4 mi
5. Use any lane to turn right onto CA-1 N 15.4 mi
6. Take exit 412 for Del Monte Blvd 0.3 mi
7. Turn right onto Del Monte Blvd 0.2 mi

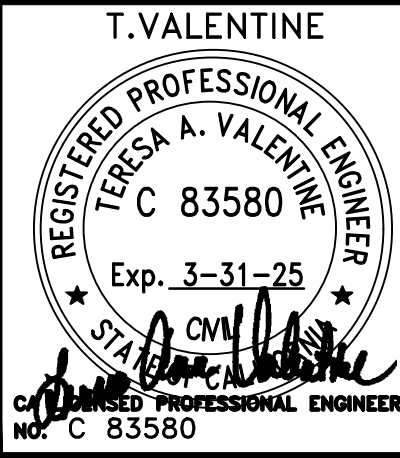
Del Monte / Marina Land Fill
California



REVISIONS	REVISIONS
△	△
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△	△
△	△

VALENTINE
Environmental Engineers, LLC

1500 Palma Drive, Suite 257
Ventura, CA 93003
Phone: (480) 283 - 8991 Fax: (480) 283 - 0082
Website: <http://www.valentineengineers.com>



VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

CALIFORNIA
AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE DECEMBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
CONSTRUCTION MANAGEMENT PLAN (CMP)

CALIFORNIA AMERICAN WATER CO.

CENTRAL COAST DIVISION

USE APPROVED DRAWINGS ONLY
FOR CONSTRUCTION PURPOSES

USE DIMENSIONS ONLY
SCALE AS NOTED

CM1.0

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