



CROSSROADS WEST COMMERCIAL
City of Riverbank Development Services Department
Planning Application
 6707 Third Street, Riverbank, CA 95367
 Office (209) 863-7128 FAX (209) 869-7126

OFFICE USE ONLY

Date Received: _____

Dept. File No(s): _____

PLEASE PRINT BLUE OR BLACK INK ONLY

Applicant: _____

Name of Contact: _____

Email Address: _____

Applicant's Address: _____

City _____ State _____ Zip _____ Day Phone _____

Representative (if any): _____

Name of Contact: _____

Email Address: _____

Representative's Address: _____

City _____ State _____ Zip _____ Day Phone _____

Property Owner (if other than applicant): _____

Email Address: _____

Owner's Address: _____

City _____ State _____ Zip _____ Day Phone _____

- Please check all for which you are applying:**
- Annexation
 - General Plan Amendment
 - Rezone
 - Conditional Use Permit
 - Architectural & Site Plan Review**
 - Parcel Map
 - Other _____
 - Tentative/Subdivision Map
 - Vesting Tentative Map
 - Variance
 - Lot Line Adjustment
 - Temp Mobile Home
 - Cell Tower
 - Time Extension

Please indicate if all correspondence is to be sent to: The Applicant The Representative The Property Owner

Description of Request (please be specific): _____

Project Location: Crossroads West Current General Plan Designation: Specific Plan

Assessor's Parcel Number: _____ Current Zone District: Specific Plan - 4

(ATTACH SEPARATE LEGAL DESCRIPTION)

APPLICANT/REPRESENTATIVE: I have reviewed this completed application and the attached material. The information provided is accurate. I understand the city might not approve this request, or might set conditions of approval.

Sign _____ Date _____

PROPERTY OWNER/AUTHORIZED AGENT: I have read this completed application and consent to its filing. (Notarized letter of Agency may be required)

Sign _____ Date _____

SIGNATURE PAGE

Consent of Applicant and Property Owner(s):

The consent of the applicant and property owner, if not the applicant, is required for filing an application for a land use development permit within the City of Riverbank. The signatures of the applicant and property owner(s) below constitutes consent for filing of this application. *Applicants shall be responsible for all costs and fees associated with their application.* The applicant shall be responsible for maintaining a zero balance with the Services Development Department for the City of Riverbank. If a negative balance occurs, it may cause the application to become incomplete until sufficient funds are paid to the City of Riverbank.

1. _____

Property Owner(s) Signature(s)

Print Name

2. _____

Property Owner(s) Signature(s)

Print Name

Date

Applicants Signature

Print Name

Date

APPLICANTS ENVIRONMENTAL INFORMATION FORM

PROPERTY OWNER'S NAME: _____

Mailing Address: _____

Phone: Business: () _____

Home: () _____

Fax: () _____

APPLICANTS NAME: _____

Mailing Address: _____

Phone: Business: () _____

Home: () _____

This document will assist the Community Development Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the required environmental assessment and review and will minimize future requests for additional information. Please contact the Community Development Department at (209) 863-7128 if there are any questions you may have in responding to the following issues.

PROJECT SITE INFORMATION

Property Address or Location: _____

Property Assessor's Parcel Number: _____

Property Dimensions: _____

Property Area: Square Footage: _____ Acreage: _____

Site Land Use: **Undeveloped**/Vacant: _____ Developed: N/A

If developed, give building(s) square footage: N/A

Existing Zoning of Project Site: Specific Plan - 4

General Plan Designation: Specific Plan

Proposed General Plan Designation (if applicable) N/A

YES NO

- | | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | 1. Change in existing features of any bays, tidelands, beaches, lakes of hills, or substantial alteration of ground contours. |
| <input checked="" type="checkbox"/> | 2. Change in scenic views of vistas from existing residential areas or public lands or roads. |
| <input checked="" type="checkbox"/> | 3. Change in pattern, scale or character of general area of project |
| <input checked="" type="checkbox"/> | 4. Significant amounts of solid waste or litter. |
| <input checked="" type="checkbox"/> | 5. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input checked="" type="checkbox"/> | 6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input checked="" type="checkbox"/> | 7. Substantial change in existing noise or vibration levels in the vicinity. |
| <input checked="" type="checkbox"/> | 8. Site of filed land or on slope of 10 percent (10%) or more. |
| <input checked="" type="checkbox"/> | 9. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives. |
| <input type="checkbox"/> | 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| <input type="checkbox"/> | 11. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | 12. Relationship to a larger project or series of projects. |

ENVIRONMENTAL SETTING

Briefly describe the project site as it exists before the project, including information on topography, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

Attach additional pages if necessary.

CWSP EIR

Briefly describe the surrounding properties, including information on plants and animals, any cultural, historical or scenic aspects and the type of land use. Attach additional pages if necessary. **N/A**

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE- EXISTING LAND USE (i.e. residential, commercial, industrial) **N/A**

North _____
South _____
East _____
West _____

Describe the project site as it exists before the project, including information on topography, soil, stability, plants and animals, and any cultural, historical or scenic aspects (if applicable) **N/A**

Are there any trees, bushes or shrubs on the project site? _____. Are any to be removed?

If yes, attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal (or show clearly on project site plan.) Will the project change any water body or ground water quality of quantity, or alter existing drainage patterns? Yes No If yes, explain on a separate sheet of paper.

PROJECT CHARACTERISTICS
Site Conditions

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

- Present Use of Existing Structure(s) **N/A**
- Proposed Use of Existing Structure(s) **N/A**
- Are any structures to be moved or demolished? Yes No If yes, indicate on site plan which structures are proposed to be moved or demolished. **N/A**
- Describe age, condition, size and architectural style of all existing on-site structures (include photos):

PROPOSED BUILDING CHARACTERISTICS

- Size of new structure(s) or Building addition(s) in gross square feet.
- Building heights in feet (measured from ground to highest point): _____
- Height of other accessory structures, excluding buildings measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc): _____
- Project Site Coverage:

Building Coverage:	_____ Sq Ft.	_____ %
Landscaped Area:	_____ Sq Ft.	_____ %
Paved Surface Area:	_____ Sq Ft.	_____ %
Total:	_____	Sq. Ft _____

- Exterior Building Materials: _____
- Exterior Building Colors: _____
- Roof Materials: _____
- Describe the type of exterior lighting proposed for the project (heights, intensity):

Building: _____

Parking: _____

Estimated Construction Starting Date: _____

Estimated Completion Date: _____

If the proposed is a component of an overall larger project described the phases and show them on the site plan.

RESIDENTIAL PROJECTS

(As Applicable to Proposal)

Total Lots _____ Total Dwelling Units _____ Total Acreage _____

New Density/Acre _____ Gross Density/Acre _____

Single Family	Two Family Duplex	Multi-Family Apartments	Multi- Family Conominiums
_____	_____	_____	_____

Number of Acreage: _____

Square feet/Unit: _____

For Sale or Rent: _____

Price Range: _____

Type of Unit:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4+ Bedroom

COMMERCIAL, INDUSTRIAL, MANUFACTURING OR OTHER

(Complete as Applicable to Proposal)

Type of Use(s) _____
Expected Influence: Regional _____ Citywide: _____ Neighborhood: _____
Days and Hours of Operation: _____
Total Occupancy/Capacity of Building(s): _____
Total Number of Fixed Seats: _____ Total Number of Employees: _____
Anticipated Number of Employees Per Shift: _____

Square Footage of:

Office Area: _____

Warehouse Area: _____

Sales Area: _____

Storage Area: _____

Loading Area: _____

Total Number of Visitor/Customers on site at any one time: _____

Other occupants (If applicable): _____

Will the proposed use involve any toxic or hazardous material or waste? If yes explain:

List any permits or approvals required for the project by State or Federal agencies:

WATER

Land Use (gal/day) Estimated Water Consumption Rates

Single Family Residential _____ gallons/day per unit

Multi-Family Residential _____ 3bd unit; _____ 2bd unit; _____ 1bd unit

Offices _____ gallons/day 1,000 sq ft floor area

Retail Commercial _____ gallons/day 1,000 sq ft floor area

Service Commercial/industrial Variable – Please describe the water requirements for any service commercial or industrial uses in your project.

Number of Estimated gallons per day: _____

Source of water: _____

SEWAGE

Land Use _____ Estimated Sewage Generation Rates (gal/day) _____

- Single Family Residential _____ gallons/day/unit
Multi-Family Residential _____ gallons/day/unit or ____ gallons/day/resident
Commercial _____ gallons/day/1,000 sq ft floor area
Office _____ gallons/day/1,000 sq ft floor area
Industrial: Variable – Please describe the sewage requirements for any industrial uses in your project.
(General Project = 2,500 gallons/day/acre)

Estimate the amount (gallons/day) sewage to be generated: _____

Describe the type of sewage to be generated: _____

Will any special or unique sewage wastes be generated by this development? _____

SOLID WASTE

Land Use _____ Estimated Solid Waste Generation (lb/day) _____

- Single Family Residential _____ lbs/day/res.
Multi-Family Residential _____ lbs/day/unit
Commercial _____ lbs/500 sq ft floor area
Industrial: Variable – Please describe the projected solid waste to be generated by you project.

Type: _____ Amount: _____

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE PLANNING DEPARTMENT AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

CERTIFICATION

We, as the Applicant/Agent for this proposal, I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone

STANISLAUS COUNTY CAL/EPA

Facility Inventory Data Base Hazardous Waste and Substances Sites List

City of Riverbank

Stop-N-Save LTNKA 50021	3701 Atchison Street INV-ID 50-000142
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Silgan Containers LTNKA 500033	3250 Patterson Road INV-ID 50-000025
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Contadina Cannery (Gangi) LTNKA 500093	2906 Santa Fe Street INV-ID 50-000073
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The Plan Review Process is required for all **commercial**, industrial, institutional structures and residential projects, which require Planning Commission or Site Plan and Architectural Review Committee (SPARC) review.

SECTION 1: Application Procedure and Filing Requirements

A) *Initial Submittal for Plan Review*

- 1. Uniform Application - **Crossroads West Commercial Application**
- 2. Environmental Assessment Form, if applicable. **N/A**
- 3. Three (3) sets of construction plans (see Section 3, pages 2 through 4 for content) to be reviewed by staff for completeness and accuracy. Plans should be fan-folded to an 8 ½" X 14" size.
- 4. Summary Development Table (Residential and Nonresidential)
- 5. Filing fees: \$ 1,563.93

B) *Final Submittal for Planning Commission and/or SPARC.* **N/A**

- 1. Ten (10) sets of construction plans that incorporate all necessary revisions and changes (**19 sets for Parcel or Tentative Maps**).
- 2. For SPARC review, **fifteen (15)** sets of plans to include a detailed site plan, conceptual landscape plan (see Section 3, D, page 2), floor plan, and architectural elevations. An 8 ½"x 11" color and materials board (larger if necessary). One set of colored elevations or rendering.

SECTION 2: Plan Preparation Guidelines

- A) All plans shall be drawn on uniform size sheets no greater than 30" x 42" (Subdivision map sheets shall not exceed 24" x 36").
- B) All plans shall be drawn to an engineering scale not to exceed 1" = 40', with the north arrow oriented towards the top of the sheet if possible.
- C) Plans shall be assembled and stapled together into sets, and all sets must be fan-folded.
- D) If the entire project site plan cannot fit on one sheet, split the site plan onto two or more sheets, and provide a reduced scale master sheet of the entire site.

SECTION 3: Contents of Total Development Package

The items as listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- A) **Subdivision Map:** This map shall be prepared in accordance with the State Subdivision Map Act and the City Subdivision Ordinance. **N/A**
- B) **Site Utilization Map:** This map shall show the location of the site and its relationship to existing surrounding uses. The map should indicate all structures, street names, and zoning within a 600-foot radius of the proposed project. **N/A**
- C) **Detailed Site Plan** shall include the following:
 - 1) Name, address, and phone numbers of applicant, engineer, and/or architect.

- 2) Property lines and lot dimensions.
- 3) Dimension locations of:
 - a) Access (both pedestrian and vehicular), showing service areas and points of ingress and egress.
 - b) Off-street parking and loading areas showing location, number, and typical dimension of spaces, including handicap & bicycle. (see Public Works Standard Plan 134).
- 4) Truck turning radius for industrial and commercial projects.
- 5) Distances between buildings and/or structures.
- 6) Building setbacks to property lines.
- 7) Location, height, and materials for walls and fences.
- 8) Location of light fixtures.
- 9) Street dedications and improvements.
- 10) Location of utility poles and fire hydrants.
- 11) Indicate locations of trash enclosures and electric transformers.
- 12) Location of proposed monument signs.
- 13) Proposed outdoor storage areas, if any, and required screening.
- 14) Label proposed use(s) for all buildings on site.
- D) *Conceptual Landscape Plan* shall include the following:
 - 1) All proposed and existing improvements as shown on the detailed site plan; however, dimensions, such as setbacks and street width, may be excluded from this plan.
 - 2) Roof outlines including eave overhangs.
 - 3) Conceptual landscape and irrigation plans showing locations and planting legend which identifies:
 - a) Plant materials by botanical and common names.
 - b) Size and spacing of plants.
 - c) Private walkways, walls, courtyards, and patios and their treatment (textured paving, security gates, special landscape.)
 - d) Berming and/or mounded areas, turf and ground cover areas, shrub locations, accent trees, street trees, slope planting materials, private yard areas.
 - e) Location of community amenities identifying: Common or public recreation areas (tot lots, open play areas, barbecue area, pool, spa, recreation building, etc.), primary and secondary entry point areas and their treatment (textured paving, security gates, accent planting or special planting, entry walls, signs), emergency vehicle access, and public walkways.

E) *Illustrative Building Elevations:*

- 1) Show all sides of buildings and clearly label architectural scale.
- 2) Label proposed colors, materials, building height of each elevation, and indicate location and size of building signs.
- 3) Provide details for architectural elements, walls, and fences, as needed.
- 4) All accessory fixtures visible on a building when it is completed shall be shown, (i.e. electrical, gas meters, exposed mechanical equipment, air conditioners, fans, vents, etc.) as well as their method of screening from view.

F) *Preliminary Floor Plan:*

- 1) Indicate proposed use of area, i.e. living room, bedroom, den, garage, office, retail, warehouse, manufacturing, etc.
- 2) Label all loading doors, entries, and exits.

SECTION 4: Detailed Landscape & Irrigation Checklist & Guidelines.

The following shall be used to establish FINAL landscape and irrigation plans. Conceptual landscape plan guidelines are found in Section 3-D above.

A) *Landscape Plan:*

- 1) The location of all existing and proposed trees, shrubs, areas of ground cover and lawn are to be illustrated on the plan.
- 2) A list/legend of plant materials with the botanical name, common name, and the total number of each shall be included.
- 3) All trees and shrubs drawn to scale reflecting the average range of spread of the mature plant.
- 4) Disposition and fate of all existing trees.
- 5) Tree planting and staking details.
- 6) Grading plans of all planter areas with heights and contours of mounds shown.
- 7) Botanical and common names for all lawn areas and methods of installation shown (seed, sod, etc.).
- 8) Identify areas of ground cover including lawn by shading or crosshatching the area. Provide spacing of ground cover as a distance "on-center".

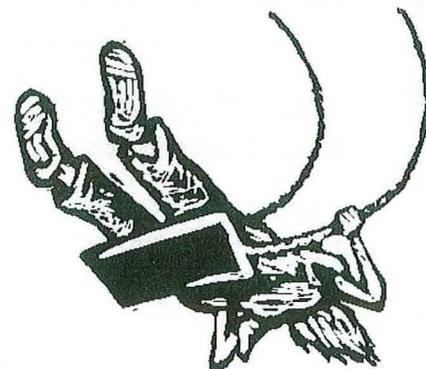
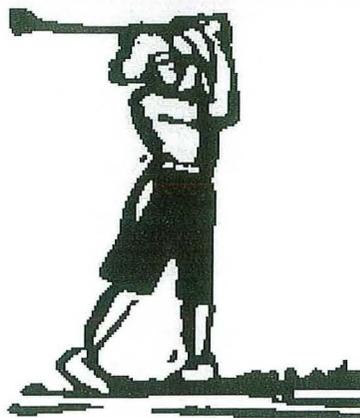
B) *Landscape Requirements:*

- 1) One tree planted onsite for each 500 square feet of open space. Existing on site trees to remain may be counted towards this requirement.
- 2) One shade tree for each 4 parking spaces. To be planted within the parking lot end stall islands, tree wells, and perimeter planters to maximize shade on the paved areas. This is in addition to the open space tree requirements.

- 3) One shade tree at 25-30' on-center (depending on the species) within all street frontage planters and required setbacks. This is in addition to the open space tree requirements.
- 4) All landscaped areas adjoining parking and drive area(s) are to bordered by a 6-inch continuous vertical concrete curbing.
- 5) A minimum inside planter width of five (5) feet.
- 6) 25% of all trees are 15 gal. or larger.
25% of all shrubs are 5 gal. or larger.
- 7) No shrubs over 30" high in interior of parking lot or within 15-feet of parking lot entrance where sight distance could be a problem.
- 8) No trees shall be planted within 5-feet of the back of a public sidewalk.
- C) *Irrigation Plan:*
- 1) Irrigation systems shall be provided for all landscaping.
- 2) Automatic sprinkler systems shall be required unless otherwise specified by SPARC.
- 3) Sprinkler spacing does not exceed the manufacturer's recommended spacing, or if no spacing is recommended, spacing does not exceed 70% of the diameter of throw.
- 4) Locations of all irrigation components, such as sprinkler heads, valves, pipes, backflow prevention devices and water taps, automatic controllers, quick couplers and hose bibs shown. Symbols for each component shown in legend on irrigation sheets. Item descriptions may be places on the sprinkler legend or in the irrigation specifications.
- 5) Sprinkler Heads: Manufacturer, type, model number and nozzle number or size shown. Proposed radius or diameter of throw at a stated pressure (PSI) for each head indicated. Other pertinent information such as low angle spray, adjustable spray diameter, etc. shown. Details of installation for each type of head shown.
- 6) Valves: Manufacturer, type, model number and size shown.
- 7) Pipes: Size, type, grade, class or schedule for both mains and laterals shown. Pipe depths in trench indicated.
- 8) Main lines shall be a minimum of Class 200 and places at least 12" deep. Lateral lines shall be a minimum of Class 160 and places at least 6" deep.
- 9) Backflow Prevention Devices: Manufacturer, type, size, model number and detail of installation shown. Back-flow installations shall be made at all points of service not already controlled. The backflow prevention device shall be a pressure vacuum breaker.
- 10) Water Taps: Points of connection to City mains, size of taps and meter size, if applicable, shown.
- 11) Automatic Controller: Manufacturer, type, model number, number of stations and electrical connections indicated.

- D) *Landscape Guidelines Size and Type of Planting:*
- 1) Plants should be of a type that is proven successful in Riverbank's climate and soils.
- 2) Ground cover or other surfacing shall be provided in all areas not covered by shrubs at time of planting in order to control dust and erosion.
- 3) Plant type should be adaptable to the size and location of the space it is to occupy.
- 4) Plastic/faux landscape materials shall not be used.
- 5) Wood chips shall not be used as a substitute for ground cover; it may be used in conjunction with ground cover until the ground cover takes over.
- 6) Rock/cobbles shall not be used as a substitute for ground cover; rocks absorb and hold heat that can quickly dry out or kill plants and increase water consumption.
- 7) Preserve existing healthy trees where in the best interest of the development.
- 8) Plant size should be such that the likelihood of survival is high and that the plant will be of reasonable size in a relatively short time.
- 9) Large areas of landscaping shall not be planted with only one species of tree to reduce the loss of all trees if disease strikes.
- 10) Trees planted under overhead lines or over underground pipes shall be a species that will not conflict with these utilities.
- 11) Maintenance necessary for various types of plants should be considered in determining the appropriateness of landscaping.
- 12) Plants that drop seedpods or fruit should not be located where such droppings would cause maintenance or safety problems.
- E) *Location:*
- 1) Landscaping should not be located where it will block visibility and create sight distance problems.
- 2) Landscaping should be used to "break up" and soften the appearance of areas of paving, building wall, and fences where possible.
- 3) Landscaping should be used as a buffer between uses where possible.
- 4) Place landscaping to provide summer shade on walls, windows, roofs, walks, parking areas and driveways, to reduce temperatures.
- 5) "Extra" areas not used for drives and parking or buildings shall be landscaped.
- F) *Fencing, Hedges, and Other Buffer Landscaping*
- 1) Fencing, hedges or other landscaping shall be used as a buffer between land uses.
- 2) Landscaping shall be used to screen off-street parking areas when possible.
- 3) Fencing, hedges or other landscaping shall be compatible with materials and design of other structures.

WATER USE EFFICIENCY IDEAS



GENERAL SUGGESTIONS

Increase employee awareness of water use efficiency.

Install signs encouraging water conservation in employee and customer restrooms.

When cleaning with water is necessary, use budgeted amounts.

Install sub-meters and read water meters weekly to monitor success of water use efficiency efforts and to help detect leaks.

Assign an employee to monitor water use and waste.

Seek employee suggestions on water use efficiency; locate suggestion boxes in prominent areas.

Determine the quantity and purpose of water being used.

SURVEY THE FACILITY

Identify water source points.

Develop a schematic of all water entry points. Know where your faucets, time clocks, solenoids, booster pumps, sprinklers and bubblers are located.

Determine specific use for each entry source.

Identify capacity of each water-carrying unit and frequency of use.

DESIGN CRITERIA

Contact the Department of Water Resources or your local water supplier about possible landscape water auditor classes for your golf course managers.

Hire a golf course or landscape architect with water use efficiency experience.

Use turf only in immediate picnic areas, outside lunch areas and golf course target areas (greens, tees, landing areas). Limit or exclude turf from roughs.

Mow turf at higher mower settings.

Use native, drought-tolerant plants in nonturf areas.

Design dual watering systems with sprinklers for turf and low-volume irrigation for flowers, trees, and shrubs.

Use automatic irrigation systems. Water only during the late afternoon, night, and early mornings to minimize evaporation.

Use evapotranspiration-based water budgeting, adjusted monthly. Amount of irrigation can be determined by the evapotranspiration rate available online at: www.cimis.water.ca.gov.

MAINTENANCE

Sweep materials from floor instead of washing down whenever possible. Discontinue using water to clean sidewalks, tennis courts, pool decks, driveways, and parking lots.

Instruct clean-up crews to use less water where appropriate.

Check water supply system for leaks.

Repair dripping faucets and running or leaking toilets.

Avoid runoff.

If necessary, use multiple stop/start irrigation setting to allow sufficient soak-in time.

Inspect irrigation system regularly for leaks, broken pipes and heads, and needed adjustments—once a week in traffic areas, once a month in non-traffic areas. Repair and adjust within 24 hours with the correct parts.

Keep sprinkler heads vertical and at the correct height for good coverage and keep the spray pattern uniform.

Use a soil probe to check moisture level.

Use properly treated recycled water for irrigation where available.

Mulch around trees and shrubs.

PARKS & COMMERCIAL LANDSCAPES

INTERIOR

Use ponded water instead of running water.

Adjust water flows to reduce discharge.

Install water-saving devices such as ultra-low-flush toilets and faucet aerators.

Use recycling systems for chillers and cooling towers.

Install energy and water efficient air conditioning equipment.

Conservation suggestions for clubhouse areas are contained in the *Restaurants and Hotels and Motels* checklists.

FOR FURTHER INFORMATION

And to request this brochure in an alternate format, contact:

**California Department of
Water Resources**

Office of Water Use Efficiency

901 P Street, Third Floor

P.O. Box 942836

Sacramento, California

94236-0001

seching@water.ca.gov

(916) 651-9667

