

Exhibit A

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DRAFT RESOLUTION

Before the HCD Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

Gurries (AKA California American Water Co.) (PLN200266-AMD1)

RESOLUTION NO. 23 -

Resolution by the Monterey County HCD Chief of Planning:

1. Finding the project categorically exempt per Sections 15302 of the CEQA Guidelines for replacing previously destroyed water line, and minor amendment to a previously-approved project and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
2. Approving previously-approved Combined Development Permit (Planning Commission Resolution No. 21-037) allowing the installation of approximately 1,400 linear feet of water line within 100 feet of environmentally sensitive habitat area, the Big Sur Critical Viewshed, on slopes 30% or greater; and within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow approximately 200 linear feet of 2-inch water line above ground up to 1,100 linear feet of it undergrounded and in a modified alignment. Other development of the water system is as previously described in PLN200266.

[35681 Highway 1, Big Sur (Assessor's Parcel Number 243-301-029-000), Big Sur Coast Land Use Plan]

The Gurries (AKA California American Water Co.) application (PLN200266-AMD1) came on for an administrative hearing before the Monterey County HCD Chief of Planning on February 15, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** - The County has received and processed this permit as a minor amendment to HCD-Planning File No. PLN200266.
EVIDENCE: a) An application for a Minor and Trivial Amendment was submitted to HCD-Planning on August 26, 2022.
b) On October 27, 2021, the Monterey County Planning Commission approved a Combined Development Permit (HCD-Planning File No. PLN200266, Planning Commission Resolution No. 21-037) consisting of: a Coastal Administrative Permit and

Design Approval to allow installation of approximately 1,400 linear feet of water line; Coastal Development Permits to allow development within 100 feet of environmentally sensitive habitat area, development within the Big Sur critical viewshed, development on slopes 30% or greater; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. This minor and trivial amendment would adjust the length and alignment of water line that is undergrounded with no substantial change in development site location on the parcel.

- c) The proposed minor and trivial amendment would bury the southern 2/3rds of the 2-inch water pipe and move it roughly 10 to forty feet eastward and way from the toe of the hillside onto the alignment of an existing dirt road. The amendment would not result in new impacts not previously considered in the original approval. Therefore, the amendment is of a minor and trivial nature.
- d) Pursuant to Monterey County Code (MCC) sections 20.70.105.A and 20.76.115.A, the County has determined that the proposed project qualifies as a minor amendment to the previously-approved Combined Development Permit. The amendment is minor in nature as follows:
 - The project would not create new environmental impacts;
 - The project would not increase the severity of environmental impacts identified in the original Permit;
 - The project is in keeping with the action of the appropriate authority regarding replacement of previously destroyed water line;
 - The project would have an inconsequential effect on land in relation to the approved permit; andThe project meets all relevant site development standards.
- e) All applicable findings, evidence, and conditions of approval from the original entitlement (HCD-Planning File No. PLN200266) have been carried forward to the amended entitlement and are incorporated herein by reference. As approved and amended, the Minor and Trivial Amendment under HCD-Planning File No. PLN200266-AMD1 will become the operative entitlement, and all conditions of approval will be cleared under PLN200266-AMD1.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the original project and the proposed amendment found in Project File Nos. PLN200266 and PLN200266-AMD1.

- 2. FINDING: CONSISTENCY/SITE SUITABILITY/NO VIOLATIONS** - The proposed project and use, as conditioned, is consistent with the previously-approved permit, as well as policies of the applicable Local Coastal Program (LCP) and other County health, safety, and welfare ordinances related to land use development. Additionally, as amended, the proposed project is consistent with the previously-approved permit pursuant to Monterey County Code (MCC) sections 20.70.105.A and 20.76.115.A, and does not cause impacts not already assessed in the original permit action. The site is physically suitable for the use proposed, and no violations exist on the property.

- EVIDENCE:**
- a) The proposed minor amendment is consistent with the original permit action in that both involve the construction of a water pipe. Pursuant to MCC sections 20.70.105.A and 20.76.115.A, the proposed minor amendment is in keeping with the previous action of the Planning Commission (Resolution No. 21-037; HCD-Planning File No. PLN200266) and is minor and trivial in nature. All potential impacts were already assessed in the original permit action, and the amendment is in keeping with the action of the appropriate authority.
 - b) The property is located at 35681 Highway 1, Big Sur (Assessor's Parcel Number 243-301-029-000), Big Sur Coast LUP. The parcel is zoned Watershed and Scenic Conservation, 40 acres/unit within a Design Control overlay district, coastal zone or "WSC/40-D(CZ)". Replacement of previously damaged water system facilities is a principal use allowed within this zone. In this case, the County determined that a Minor and Trivial Amendment to the previously approved Combined Development Permit (HCD-Planning File No. PLN200266, Planning Commission Resolution No. 21-037) is the applicable and appropriate entitlement to consider for an adjustment to the lengths of water line which are conveyed above and underground and minor change in alignment. Therefore, the proposed project is an allowed land use for this site.
 - c) Environmentally Sensitive Habitat Area (ESHA). This amendment reduces potential impacts to ESHA because most of the 2-inch pipe that was previously entitled to be above ground on undisturbed ground is proposed to be routed under an existing dirt road in the subject property (for a length of up to 1,100 linear feet). The amendment allows 200 linear feet to be above ground but a Biologist's letter on the subject attests that the amendment will not have the potential to ESHA (Jeffrey B. Froke, May 5, 2021, LIB210096 with July 7, 2022 addendum). Therefore, the proposed project, which reduces the potential impacts to ESHA. Furthermore, as the operative permit PLN200266-AMD1 carries forth three conditions protecting natural resources.
 - d) Development on slopes. There is not a substantial increase to the development on slopes with this amendment. The Geological Evaluation that was prepared for PLN200266 by Pacific Crest Engineering Inc. (July 19, 2021, LIB210154) was updated by the same geological team in July, 2022 for this amendment. The update concluded that there is a low risk that land sliding or surface fault ground rupture will occur which would significantly impact the water pipe. All other potential impacts were assessed in the original permit action, and the amendment is in keeping with the action of the appropriate authority.
 - e) Design Control overlay. There is a decrease to the potential visibility of the water pipe with this amendment because most of the pipe that was previously approved to be above ground (and black in color) is now underground. Thus, all potential impacts were assessed and found the same as or less than the original permit action, and the amendment is in keeping with the action of the appropriate authority.
 - f) Archaeological Resources. Because the project amendment proposes additional undergrounding of water pipe, a supplemental report on

Archaeological Evaluation was prepared by the project Archaeologist, Dana E. Supernowicz (July 10, 2022, update to LIB210095). The Archaeologist concluded that the revised project will have little or no potential to impact significant cultural resources along the proposed alignment. Thus, potential impacts were assessed and found the same as the original permit action, and the amendment is in keeping with the action of the appropriate authority.

- g) The technical reports bearing the same Planning Library numbers as updated in 2022 that were prepared by independent consultants for this permit indicated that there are no physical or environmental constraints that render the site unsuitable for the use proposed. Staff has independently reviewed the reports and concurs with their conclusions. Condition No. 8 requires notice of the Geological Report prior to construction permits.
- h) 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/or regulations in the applicable MCC or Land Use Plan Policies.
- i) Lot Legality was reviewed as part of the original permit. Therefore, the County recognizes the subject property as a legal lot of record as incorporated by reference to Planning Commission Resolution No. 21-037.
- j) Under the original permit review, the project planner conducted a site inspection on June 17, 2021, to verify that the project on the subject parcel conforms to applicable plans and MCC, and to verify that the site is suitable for the proposed use. The proposed minor amendment does not change that determination.
- k) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- l) The project was not referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the original project and the proposed amendment found in Project File Nos. PLN200266 and PLN200266-AMD1.

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 originally reviewed by HCD-Planning, CalFire Coastal, HCD-Engineering Services on behalf of Public Works, HCD-Environmental Services, and Environmental Health Bureau, and conditions were included in the entitlement to ensure that the PLN200266 project will not have an adverse effect on the health,

safety, and welfare of persons either residing or working in the neighborhood.

- b) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the original project and the proposed amendment found in Project File Nos. PLN200266 and PLN200266-AMD1.

4. **FINDING:** **ENVIRONMENTAL REVIEW (Categorically Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) The original project (PLN200266, Planning Commission Resolution No. 21-037) was found Categorically Exempt pursuant to CEQA Guidelines Section 15302. This minor amendment involves no substantial changes no new information of substantial importance has been identified.
 - b) The proposed project involves a minor change in alignment and additional undergrounding of the previously approved project. Based on review of the current application and plans, no new potentially significant issues were identified for the proposed minor amendment. The current proposal does not alter the analysis or conclusions reached under the original permit. The minor amendment is consistent with the previous CEQA determination.
 - c) Per California Environmental Quality Act (CEQA) Guidelines Section 15302, this amendment involves replacement of a previously destroyed water line and no exceptions were identified pursuant to Section 15300.2 of the CEQA Guidelines.
 - d) No adverse environmental effects were identified during staff review of the development application.

5. **FINDING:** **PUBLIC ACCESS** – The proposed minor amendment is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: This minor amendment does not raise any access impacts not already assessed in the original permit action. The project was found consistent with the ordinances related to public trust and public use and in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.145.150 of Monterey County Code Title 20, Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan. This proposed minor amendment does not change that determination.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) MCC section 20.86.030 states that the proposed project is appealable to the Board of Supervisors.
 - b) Pursuant to MCC section 20.86.080, this minor and trivial amendment is not appealable to the California Coastal Commission because it is not

between the sea and the first public road, not on tideland, submerged lands, public trust land, within 100 feet of a wetland, estuary, stream or within 300 feet of the top of a coastal bluff, it does not include new and unentitled conditional use in the underlying zoning district, and it is not a major public work.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project categorically exempt per Sections 15302 of the CEQA Guidelines for replacing previously destroyed water line, and minor amendment to a previously approved project and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
2. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN200266) to allow up to 1,100 linear feet of the 2-inch water line to be undergrounded and 200 linear feet above ground. Other development of the water system is as previously described in PLN200266.

All development shall be in general conformance with the attached plans and 15 conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of February, 2023.

Craig Spencer, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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 may 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 offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

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

PLN200266-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment permit (PLN200266-AMD1) allows Amendment to an approved Combined Development permit allowing the installation of water pipe (1,400 Linear Feet) within 100 feet of environmentally sensitive habitat area, 750 feet of a known archaeological resource, and in the Big Sur Critical Viewshed. Project will modify such that 70 linear feet of the pipe is 4-inches in diameter and 200 linear feet of the pipe is 2-inches in diameter above ground. The remaining pipe will be underground.. The property is located at 35681 Hwy 1, Carmel, CA 93923 (Assessor's Parcel Number 243-301-029-000), Big Sur Coast Land Use 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment Permit (Resolution Number _____) was approved by the HCD - Chief of Planning for Assessor's Parcel Number 243-301-029-000 on February 15, 2023. The permit was granted subject to 15 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: HCD-Planning

Condition/Mitigation Monitoring Measure: 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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

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

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

5. OTHER AGENCY PERMITS

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide proof of coverage for all required State and Federal permits, including the California Department of Fish and Wildlife, to HCD-Environmental Services. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the owner/applicant shall provide proof of coverage for all required permits from other agencies to HCD-Environmental Services for review.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-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.

8. PD016 - NOTICE OF REPORT

Responsible Department: HCD-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 Summary of Geologic Evaluation (Library No. LIB200099), was prepared by Soma Goresky on 19 July 2021 and updated on July 21, 2022 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.

9. PDSP001 – NESTING BIRDS

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall ensure there is no disturbance of nesting birds in accordance with the US Migratory Bird Treaty Act of 1918 and California Fish and Wildlife Code Sections 3503 and 3503.5. This legislation requires compliance whenever nesting birds are encountered and does not recognize calendar-based limitations. The Biotic Survey and Assessment (File No. LIB210096) recommends that to accurately capture local nesting birds (e.g., Anna's Hummingbirds and Great Horned Owls), a biologically-sound nesting "season" is December through July.

Project-related ground clearance or vegetation trimming during the months December through July of any year should be avoided.

If project-related ground clearance or vegetation trimming must be scheduled during the months December through July of any year, applicant/owner shall authorize a nesting bird survey conducted by a qualified wildlife ecologist or biologist specialized in ornithology. The survey shall be conducted no more than 5 days before the start of any work at the site.

If during the survey, nesting birds, adult pairs, their nests, eggs, nestlings, or fledglings are encountered, HCD-Planning shall be notified, and a plan shall be prepared for protection of the birds and/or nests prior to any project-related ground disturbance or vegetation trimming. The plan shall be prepared by the qualified wildlife ecologist or biologist specialized in ornithology, and submitted to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of permits from HCD-Building Services during the months December through July, applicant/owner shall submit to HCD-Planning a bird-nesting survey.

If the survey indicates that nesting birds are present, applicant/owner shall submit to HCD-Planning a plan for protection of the birds and/or nests.

The months August through November are exempt from this condition.

10. EHSP01- Approved Meter Location

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: CalAm will obtain an approved meter location and service connection point from property owner of 35681 Hwy 1.

Compliance or Monitoring Action to be Performed: This will be shown on a forthcoming design plan. CalAm and the property owner of 35681 Hwy 1 will indicate concurrence of the location of the meter and acknowledge in writing each entity's responsibility for all piping and operations on their "side" of the meter.

11. EHSP02 – Chlorine Analyzer Installation

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A chlorine analyzer will be installed at the treatment plant to monitor the chlorine dose. This monitor will shut down the well pump in the event that the dose falls below the required amount. As long as the required chlorine dose is injected at the plant, contact time will be met in the pipeline.

Compliance or Monitoring Action to be Performed: A chlorine analyzer will be installed at the treatment plant to monitor the chlorine dose.

12. EHSP03 – Reduced Pressure Backflow Device Inspection

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The RP backflow device on the tank discharge line will be inspected monthly and will be tested quarterly.

Compliance or Monitoring Action to be Performed: Cal Am shall amend the operations plan to include monthly inspections and quarterly testing. Submit the first quarterly test.

13. EHSP04 – Sample Tap Installation

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A sample tap will be installed at the meter for CalAm to monitor for a chlorine residual per the current sampling frequency for the Garrapata water system.

Compliance or Monitoring Action to be Performed: A sample tap will be installed at the meter, CalAm will update the Operations Plan for the Garrapata SWTP to include any additional operational actions for the CalAm portion of the pipeline up to the Kearns meter. A blow off tap will also be installed on the CalAm side of the meter in order to flush the service line if a chlorine residual is not detected.

14. EHSP05 – Updating Account Holder on Water Quality

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The account holder and residents of the property will be informed in writing of any steps that they need to take when returning to the property after an absence.

Compliance or Monitoring Action to be Performed: Develop and distribute a document to inform the account holder for 35681 Hwy 1th of any steps that residents/users need to take when returning to the property after an absence (i.e. to reestablish a chlorine residual if there isn't a residual.) The notification needs to include directions to notify residents if they are not the account holder. Redistribute a copy to the account holder at least annually and whenever there is a change of account holder.

15. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-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.

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PROPERTY BOUNDARY
SCALE: 1"=100'

NOTES:

Property APN: 243-301-029

Property zoning: WSC/40-D (CZ)

Lot: size 17.55 Ac

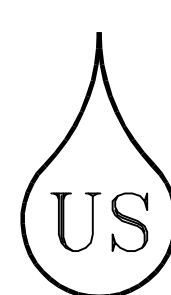
Grading: No cut or fill. Approx. 10 CY of imported sand for pipe bedding. No excavation on slopes.

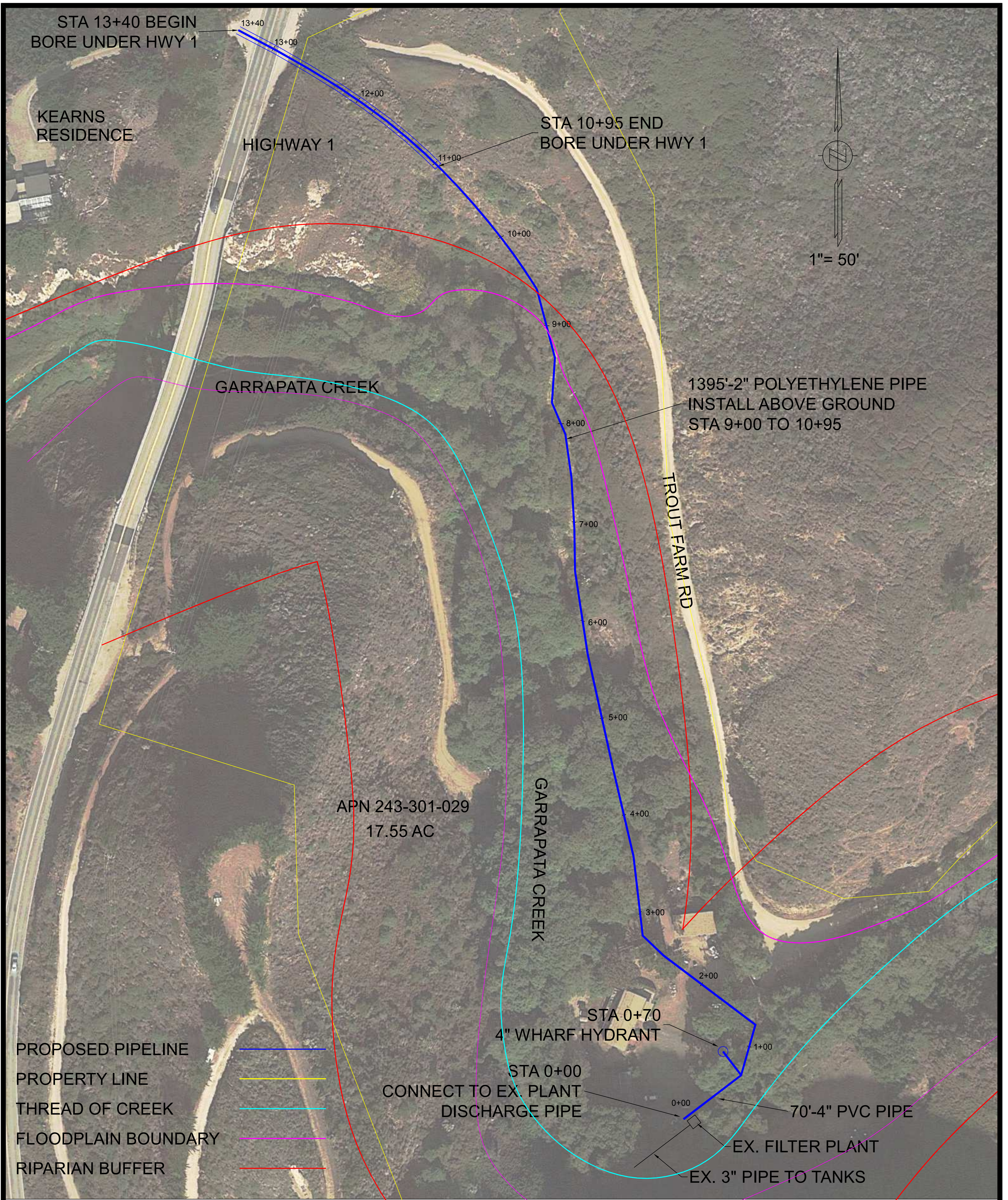
Tree removal: none

Additional pervious and imperious area: none

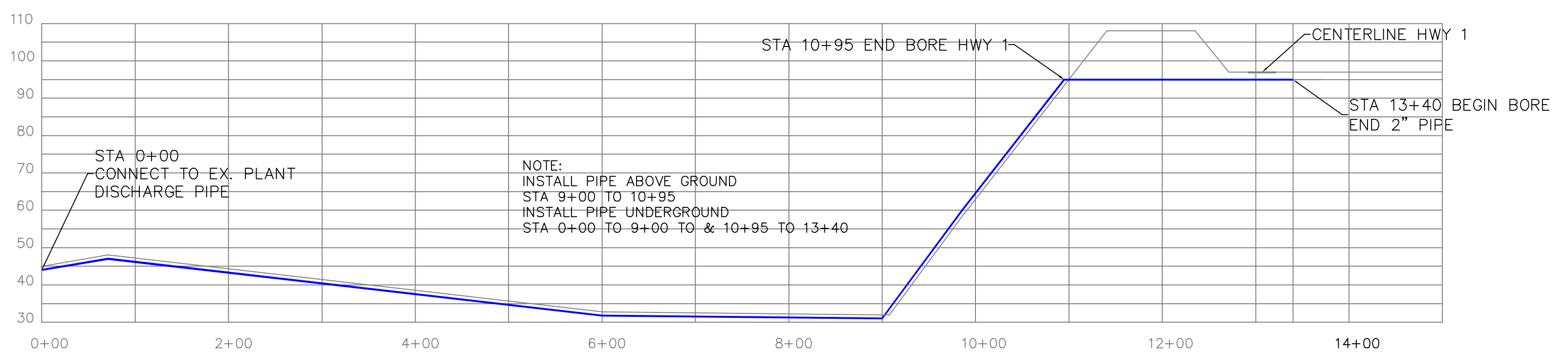
Pipe installation: In subject parcel: 1075 feet underground with 40" cover, 195 feet above ground,

In Caltrans ROW: 70' underground

SHEET 2 OF 2 SHEETS	<h2>2" Water Service Pipeline</h2>	BY	DATE	REVISIONS	JOB NO:	PREPARED BY OR UNDER THE DIRECTION OF:	
					DATE: 8/15/2022		
	PROJECT: Water Service Pipeline to Kearns Property OWNER: California-American Water Co. LOCATION: Garrapata Creek, Monterey County, CA				DRAWN: Wiegand		UTILITY SERVICES 50 Miramonte Road Carmel Valley, CA TEL: (831) 238-6236
					CHECKED:		

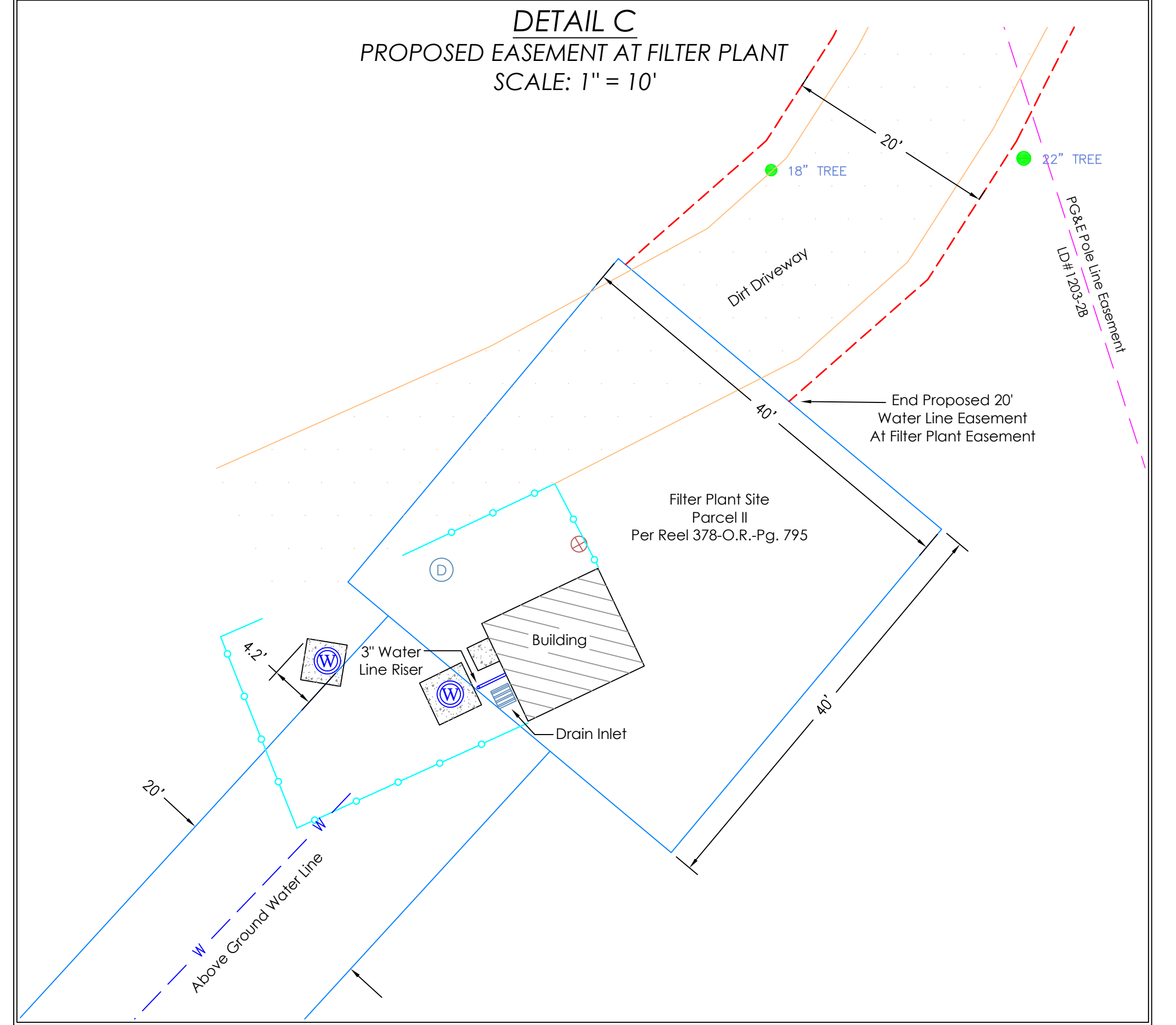
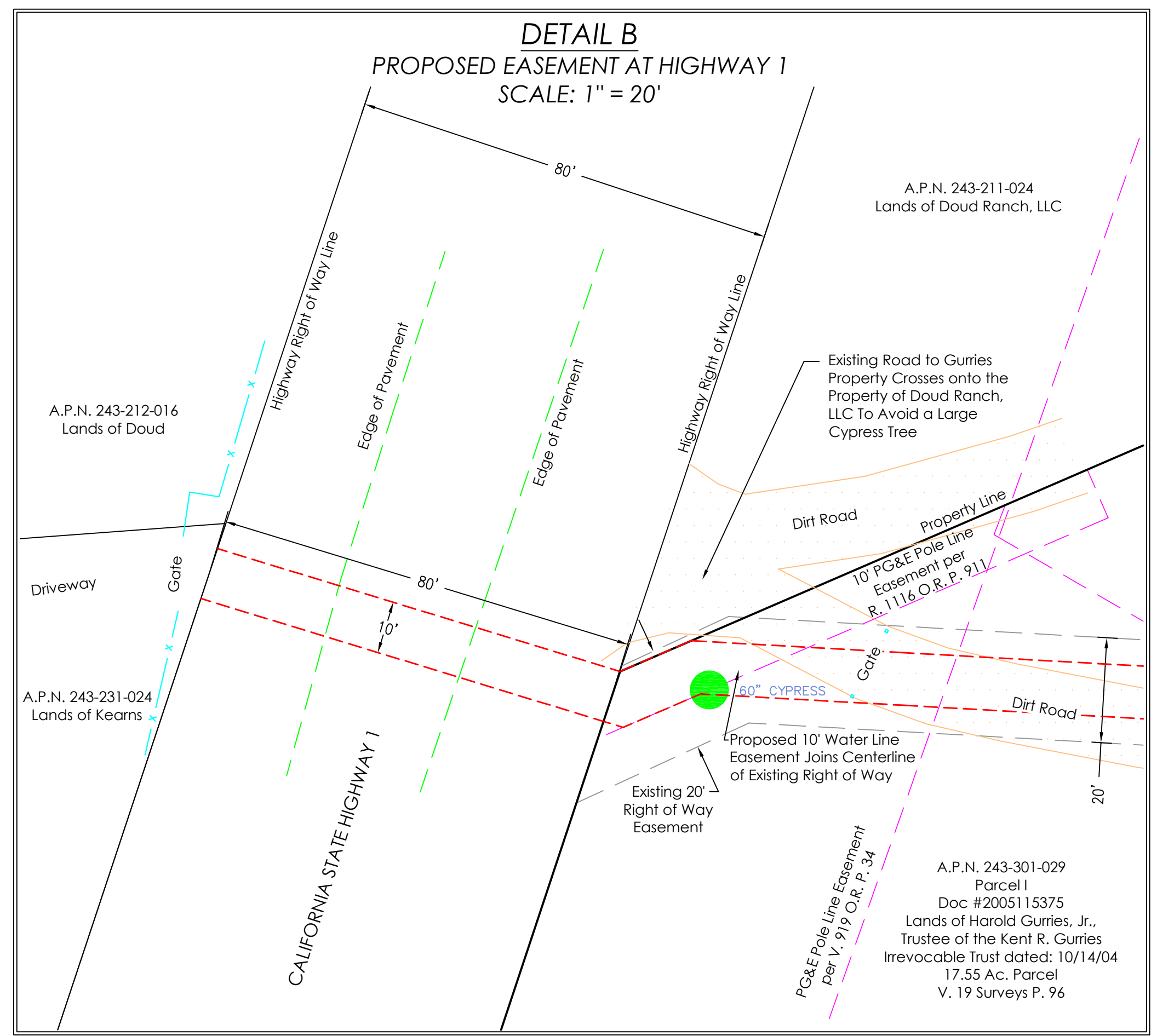
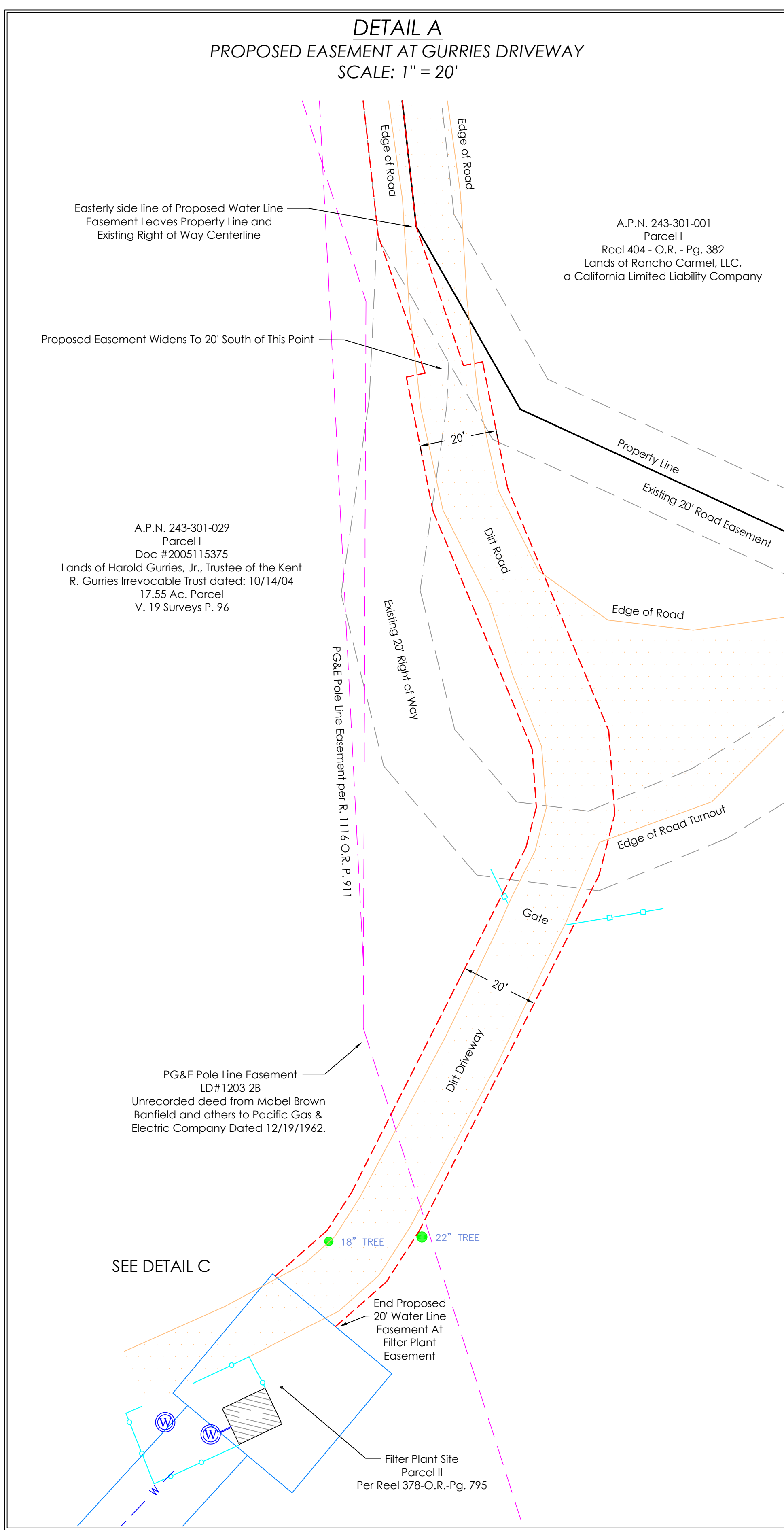
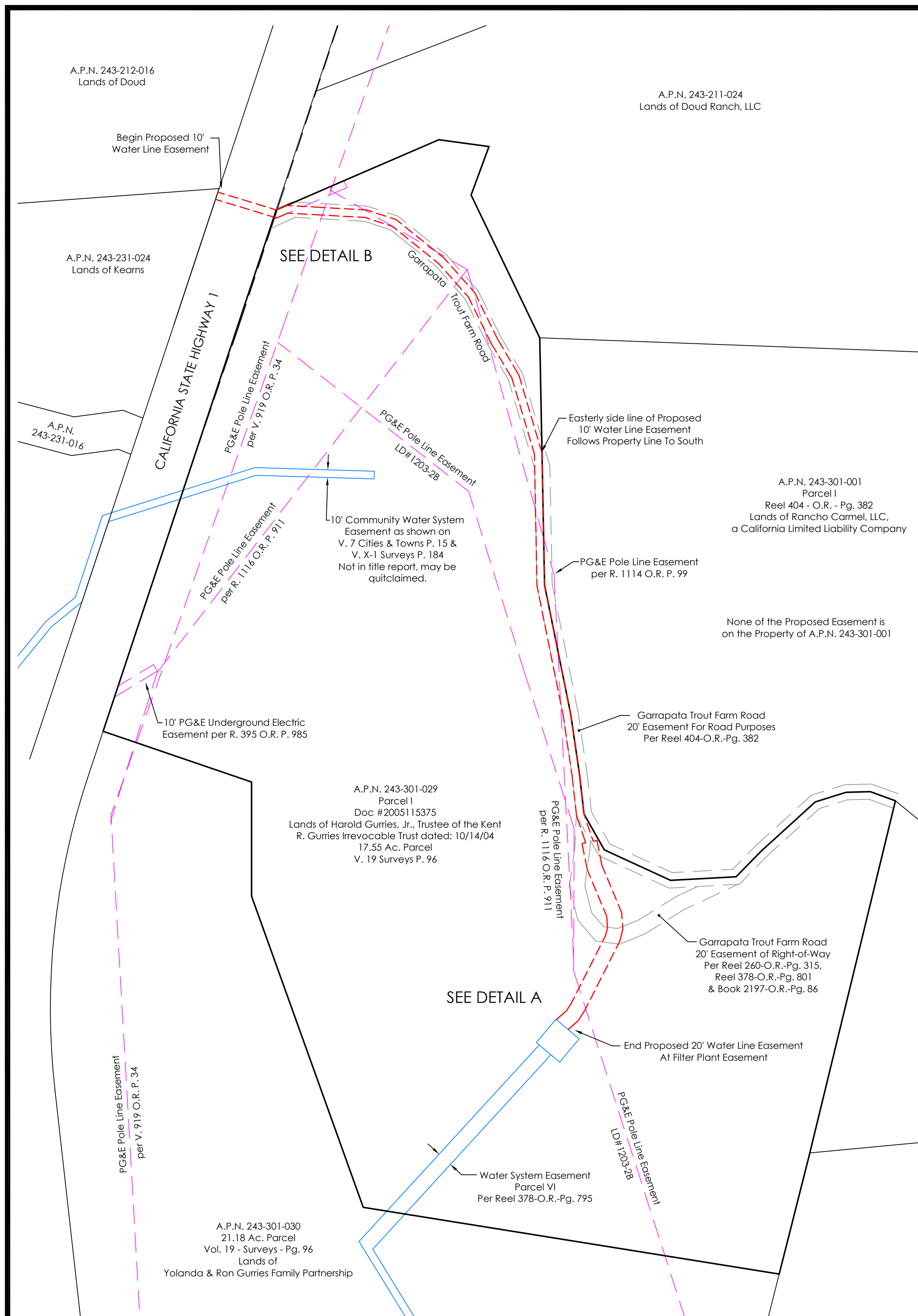


PIPE PLAN
SCALE: 1"=50'



PIPE PROFILE
SCALE: 1"=100' HORIZ.
SCALE: 1"= 25'

SHEET 1 OF 2 SHEETS	2" Water Service Pipeline	BY: _____ DATE: _____ REVISIONS: _____	JOB NO: _____ DATE: 8/15/2022 SCALE: 1"=50' DESIGNED: G. Wiegand DRAWN: Wiegand CHECKED: _____	PREPARED BY OR UNDER THE DIRECTION OF: _____	 UTILITY SERVICES 50 Miramonte Road Carmel Valley, CA TEL: (831) 238-6236
	PROJECT: Water Service Pipeline to Kearns Property OWNER: California-American Water Co. LOCATION: Garrapata Creek, Monterey County, CA				



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CALIFORNIA AMERICAN WATER, IN NOVEMBER, 2019.

DATED: 6/21/2021
 LYNNA A. KOVACH
 P.L.S. 5321



NOTES

1. PG&E POLE LINE EASEMENTS DO NOT HAVE A DEFINED WIDTH.
2. POWER POLES WERE NOT SURVEYED, THERE MAY BE POLES OUTSIDE OF THE EASEMENTS SHOWN HEREON.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

PROPOSED EASEMENT AREA

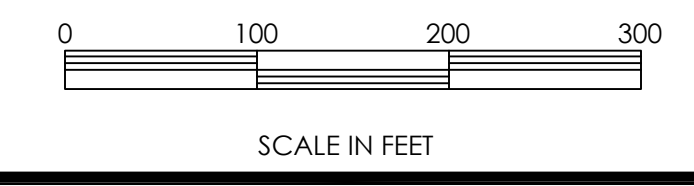
AREA WITHIN STATE HIGHWAY 1	800 FT ²
AREA WITHIN A.P.N. 243-301-029 (WITHIN EXISTING EASEMENT)	10,733 FT ²
AREA WITHIN A.P.N. 243-301-029 (OUTSIDE EXISTING EASEMENT)	5,009 FT ²
TOTAL AREA OF PROPOSED EASEMENT	16,542 FT²

LEGEND

- WELL
- STORM DRAIN MANHOLE
- UTILITY POLE
- TREE, TYPE AND DIAMETER SPECIFIED
- PROPERTY LINE
- PROPOSED WATER LINE EASEMENT LINE
- EXISTING RIGHT OF WAY EASEMENT LINE
- EXISTING WATER SYSTEM EASEMENT LINE
- EXISTING PG&E ELECTRIC EASEMENT LINE
- WIRE FENCE LINE
- CHAINLINK FENCE LINE
- BUILDING
- CONCRETE
- EXISTING DIRT ROAD

PREPARED FOR: CALIFORNIA AMERICAN WATER
 SURVEYED BY: POLARIS CONSULTING
 P. O. BOX 1378
 CARMEL VALLEY, CA 93924
 831-659-9564

REVISION 3
 SCALE: 1" = 100' VIEW: ARCH D DATE: June 21, 2021
 FILE NAME: Trout Farm Rd Survey JOB #19109 Sheet 1 of 1



SURVEY OF PROPOSED WATER LINE EASEMENT ON GARRAPATA TROUT FARM ROAD
 MONTEREY COUNTY, CALIFORNIA