

Exhibit B

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

WOOD LAWRENCE E & SHARON P TRS (PLN210072)

RESOLUTION NO. 22-

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit for a test well; and
 - b. Coastal Development Permit for development within 750 feet of known archaeological resources.

[PLN210072, Wood Lawrence E & Sharon P TRS, 232 Lower Walden Road, Carmel, Carmel Area Land Use Plan (Accessor's Parcel Number: 241-241-005-000)]

The WOOD application (PLN210072) came on for a public hearing before the Monterey County Zoning Administrator on August 25, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the Monterey County 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:
 - 1982 Monterey County General Plan (General Plan);
 - Carmel Area Land Use Plan (CAR LUP);
 - Monterey County Coastal Implementation Plan, Part 4 (CIP); and
 - Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 232 Lower Walden Road, Carmel, [Assessor's Parcel Number (APN) 241-241-005-000], Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential with one unit per acre with a Design Control Overlay in the Coastal Zone or "LDR/1-D(CZ)", which allows for wells and small water systems serving 14 or fewer connections per Title 20 section 20.14.040. The project involves drilling a test well within 750 feet of known archaeological resources to secure a potable water source for future establishment of a residence on the site. The project does not require a design approval since no structures were proposed. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property was created as a portion of subdivision A of Lot 26 of the Carmel Highlands Map No. 2 recorded with the Monterey County Recorder's Office on August 24, 1959 (Volume X-2, Records of Survey, Page 34). Therefore, the County recognized the property as a legal lot of record.
- d) Development Standards. The proposed test well is required to be setback 100 feet from a septic system. The test well will be located approximately 48 feet from the edge of Lower Walden Road within the front setback. This location is needed to maintain the required 100 foot radius from existing septic systems in the area as well as the future system to serve the proposed residence. Conceptual building and septic locations on the property have been provided to demonstrate that the property can be developed for residential use while meeting required setbacks from the proposed well. Proposed locations for development avoid impacts to slopes along the west property line. Future residential development of the property will be subject to separate permitting.
- e) Biological Resources. Monterey County GIS data indicates the potential for biological resources onsite. As such, a Biological Assessment (Finding 2, Evidence "b") was submitted with the application. The report identified that the only special status species found on the site was Monterey Pine. Recommendations of the biologist include protection of pines and other trees not proposed for removal during construction. In accordance with CAR LUP Policy 2.3.2, the project has been conditioned requiring protection of trees, including Monterey pine, during well construction activities. In addition, a standard condition of approval has been incorporated requiring the applicant to file a Notice of Report (Condition No. 11) stating that all development shall be done in accordance with the Biological Assessment.
- f) Cultural Resources. County records identify that the project site is within an area of high sensitivity for cultural resources, and the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources. The Carmel Land Use Plan requires that impacts to archaeological resources be avoided or minimized to the extent feasible. On October 22, 2021, archaeologists Susan Morley and Brenna Wheeler conducted inspections and auger testing at the site in areas that would be impacted by construction of the test well and future single family dwelling. Phase II auger testing consisted of three bores within the footprint of the single family dwelling and one in the area of

the well site. According to the archaeological report (LIB220050), bedrock was found at 43 centimeters with densely compacted soil. In the area of the future residence, auger testing found that the area had been filled with topsoil to accommodate a garden decades ago, and therefore was previously disturbed. Results of the testing found no evidence of potentially significant impacts to archaeological resources for the test well. However, the nearest positive archaeological site is 450 feet east of the project parcel. The report recommended archaeological monitoring and cultural resource training during construction of the future residence. On April 5, 2022, staff received a follow up letter clarifying results of the testing performed in October 2021. The letter stated that the probability of the proposed project creating adverse impacts to cultural resources is considered low. The future residence will undergo environmental review under a separate permit. A standard condition of approval (Condition No. 3) has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.

- g) Public Access. As demonstrated in Finding No. 6, the development is consistent with public access policies of the Carmel Area LUP.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.
- i) The project planner conducted a site inspection on March 2, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210072.

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 Carmel Highlands Fire Protection District. There has been no indication from these departments/agencies that the site is not suitable for the proposed test well or for potential future residential development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological and cultural resources. The following reports have been prepared:
 - “Biological Assessment” (LIB220230) prepared by Denise Duffy and Associates, Inc., Monterey, CA, February 9, 2022.
 - “Preliminary Cultural Resource Reconnaissance and Phase II Auger Testing” (LIB220050) prepared by Susan Morley, Marina, CA, November 1, 2021.

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) Staff conducted a site inspection on March 2, 2022, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210072.

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 Carmel Highlands 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) The parcel is currently undeveloped and there are no small water systems or public water systems that provide service in the Lower Walden Road area. This permit will allow drilling of a test well on the property since this is the only means to provide a water source for future development. Water quality and quantity produced by the well will be tested to ensure safe drinking water standards. If adequate water quality and quantity can be demonstrated, it is likely that the test well will be converted to a one connection (one single family dwelling) water well. If the test well does not meet standards, it will be destroyed in accordance with Environmental Health standards. Future development of the subject property is required to show evidence of adequate areas for on-site wastewater treatment. The Environmental Health Bureau (EHB) reviewed the project site plan for placement of the future building and conceptual OWTS location. EHB concurred that the site could be developed in compliance with well and septic setbacks standards identified in Title 15 of the Monterey County Code.
 - c) Staff conducted a site inspection on March 2, 2022, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210072.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

- b) Staff conducted a site inspection on March 2, 2022, and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210072.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small new facilities. The proposed project is to allow a test well for the purpose of determining if a sufficient water supply exists on site to support future establishment of a single family dwelling. Therefore, the project qualifies for a Class 3 categorical exemption.
 - b) No adverse environmental effects were identified during staff review of the development application.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On November 1, 2021, a Preliminary Cultural Resources Reconnaissance report was submitted with the application (see Finding No. 2, Evidence “b”) since the project is located in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property. A standard condition of approval has been incorporated to assure construction work be halted if archaeological resources are accidentally uncovered.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 2, 2022.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210072.

6. FINDING: **PUBLIC ACCESS** – The project 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:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Carmel Area Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject project site is not described as an area where the Local Coastal Program requires public access (Figure 3, Local Coastal Program Public Access, in the Carmel Area Land Use Plan).

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210072.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A of Title 20, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

1. Find the test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d), and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit for a test well; and
 - b. Coastal Development Permit for development within 750 feet of known archaeological resources.

In general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of August 2022.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE _____.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH 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 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.

County of Monterey HCD Planning

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

PLN210072

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210072) allows 1) Coastal Administrative Permit for a test well; and 2) Coastal Development Permit for development within 750 feet of known archaeological resources. The property is located at 232 Lower Walden Road, Carmel, (Assessor's Parcel Number 241-241-005-000), Carmel Area 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 Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 241-241-005-000 on August 25, 2022. The permit was granted subject to 11 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. 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.

5. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

6. PD049 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: HCD-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. EHSP03 - NEW DOMESTIC WELL: WATER QUALITY

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), an EHB approved water treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of a construction permit, the applicant shall provide plans prepared by a qualified individual for a water treatment system to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall install the EHB-approved water treatment system and provide to the EHB as-built plans prepared by a qualified individual and water quality analysis of samples of raw water and treated water that demonstrate the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary drinking water standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable

9. EHSP02 - NEW WELL SOURCE CAPACITY TEST IN NON-ALLUVIAL FORMATION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells constructed in a non-alluvial formation that are proposed to serve as the sole source or be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau ("EHB"). The testing shall conform to the Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by EHB. The applicant shall pay all associated fees to the EHB.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit OR Prior to the EHB recommending that the test well being approved for conversion to a production well, contact Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure. Submit the report to EHB for review and acceptance.

10. EHSP01- WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the property owner.

11. PD016 - NOTICE OF REPORT

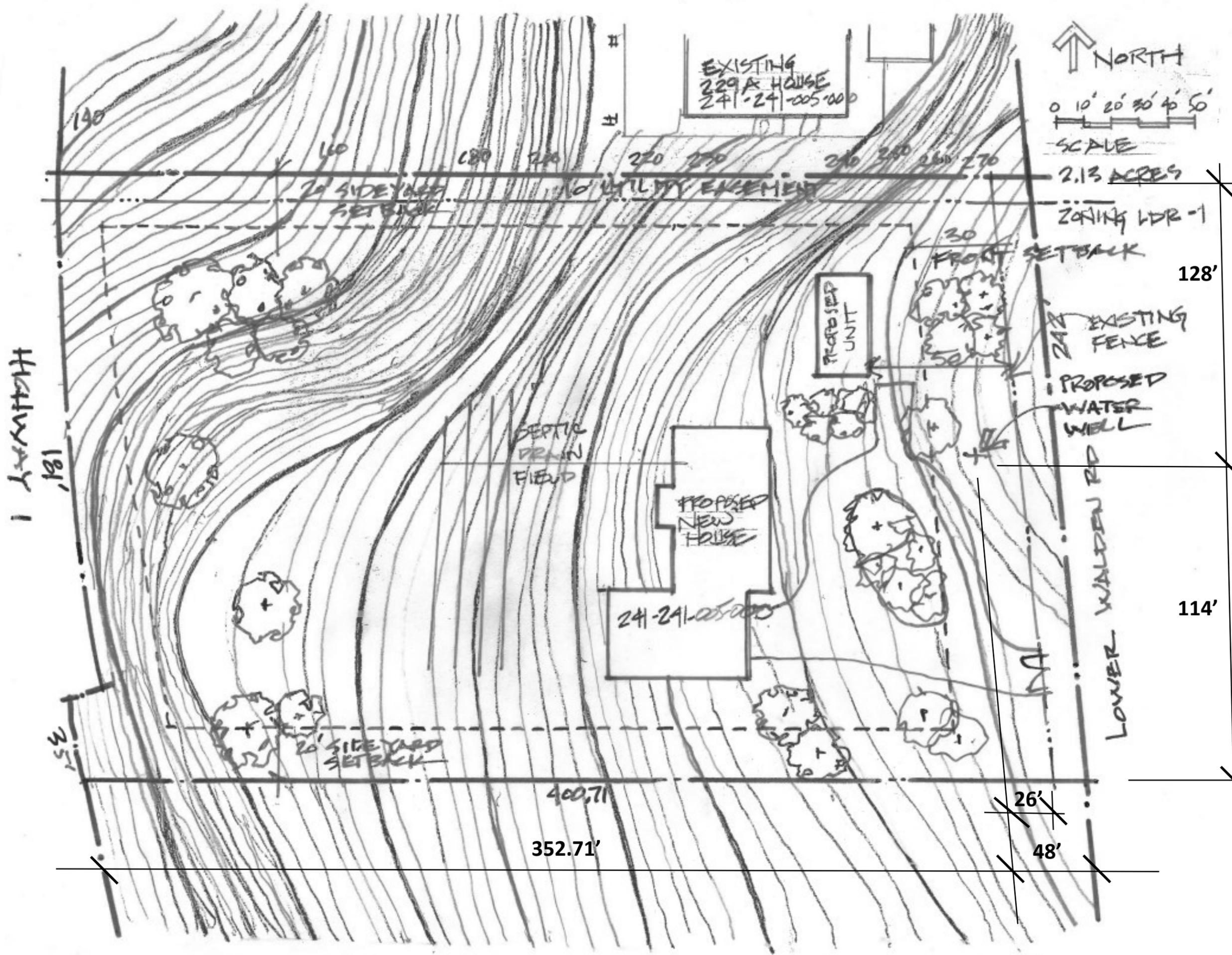
Responsible Department: HCD-Planning

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 Biological Assessment (Library No. LIB***), was prepared by Denise Duffy and Associates, Inc., on February 9, 2022; and a Preliminary Cultural Resource Reconnaissance and Phase II Auger Testing (Library No. LIB220050), was prepared by Susan Morley, on November 1, 2022 and are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports." (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 these reports to the HCD - Planning.



EXISTING
229A HOUSE
241-241-005-000

NORTH

0 10' 20' 30' 40' 50'

SCALE

2.13 ACRES

ZONING LDR-1

30' FRONT SETBACK

128'

EXISTING FENCE

PROPOSED WATER WELL

LOWER WALDEN RD

114'

26'

48'

352.71'

400.71'

241-241-05000

PROPOSED NEW HOUSE

SEPTIC DRAIN FIELD

PROPOSED UNIT

20' SIDEYARD SETBACK

20' SIDEYARD SETBACK

UTILITY EASEMENT

HIGHWAY 1

181'

152'

140

160

180

200

220

240

260

270

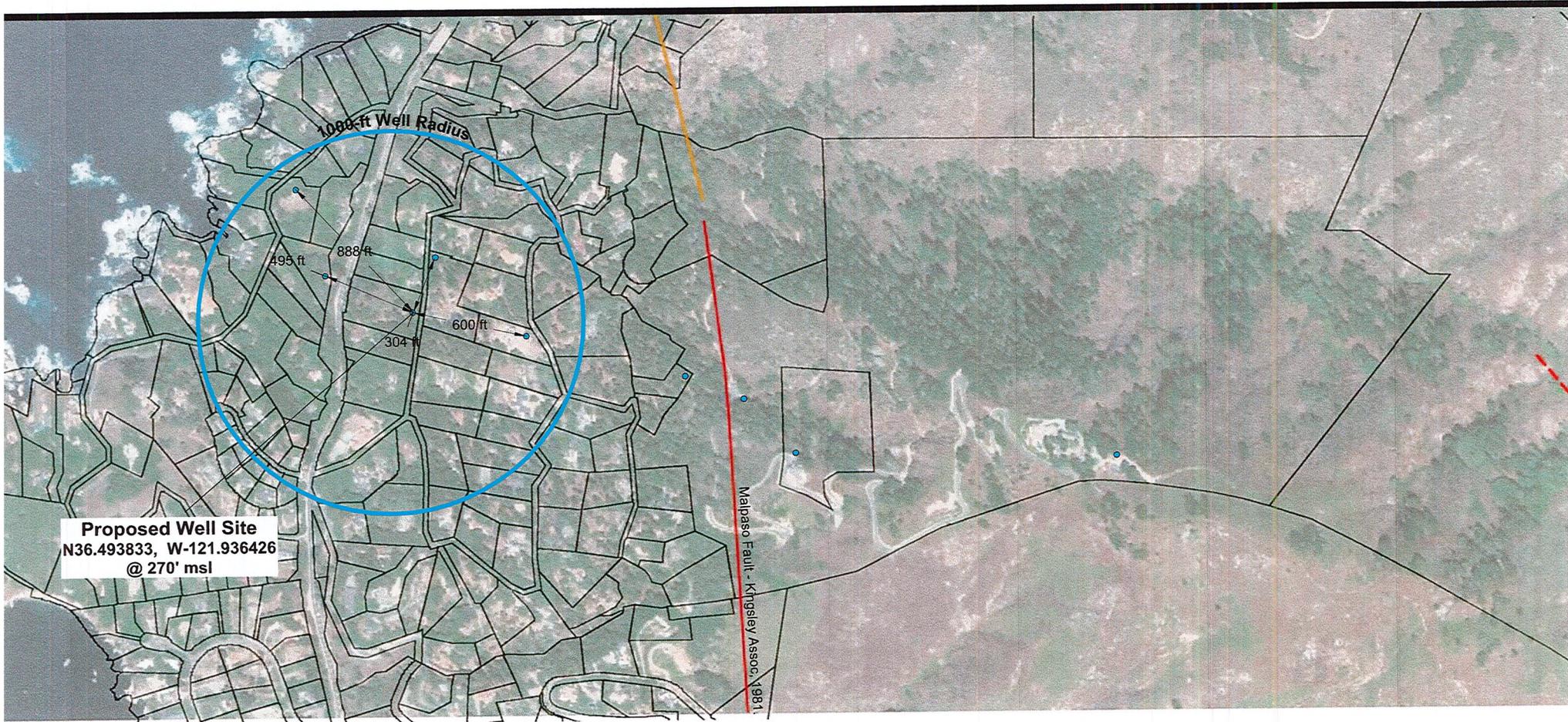
Wood Architects
229A Lower Walden Road
Carmel, California 93923
209.605.0399

Wood Residence
232 Lower Walden Road
Carmel, CA 93923
APN 241-241-005-000

Site Plan

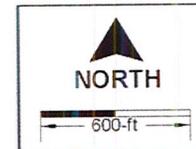
Revision 3/8/2022
Well Dimensions

February 3, 2022



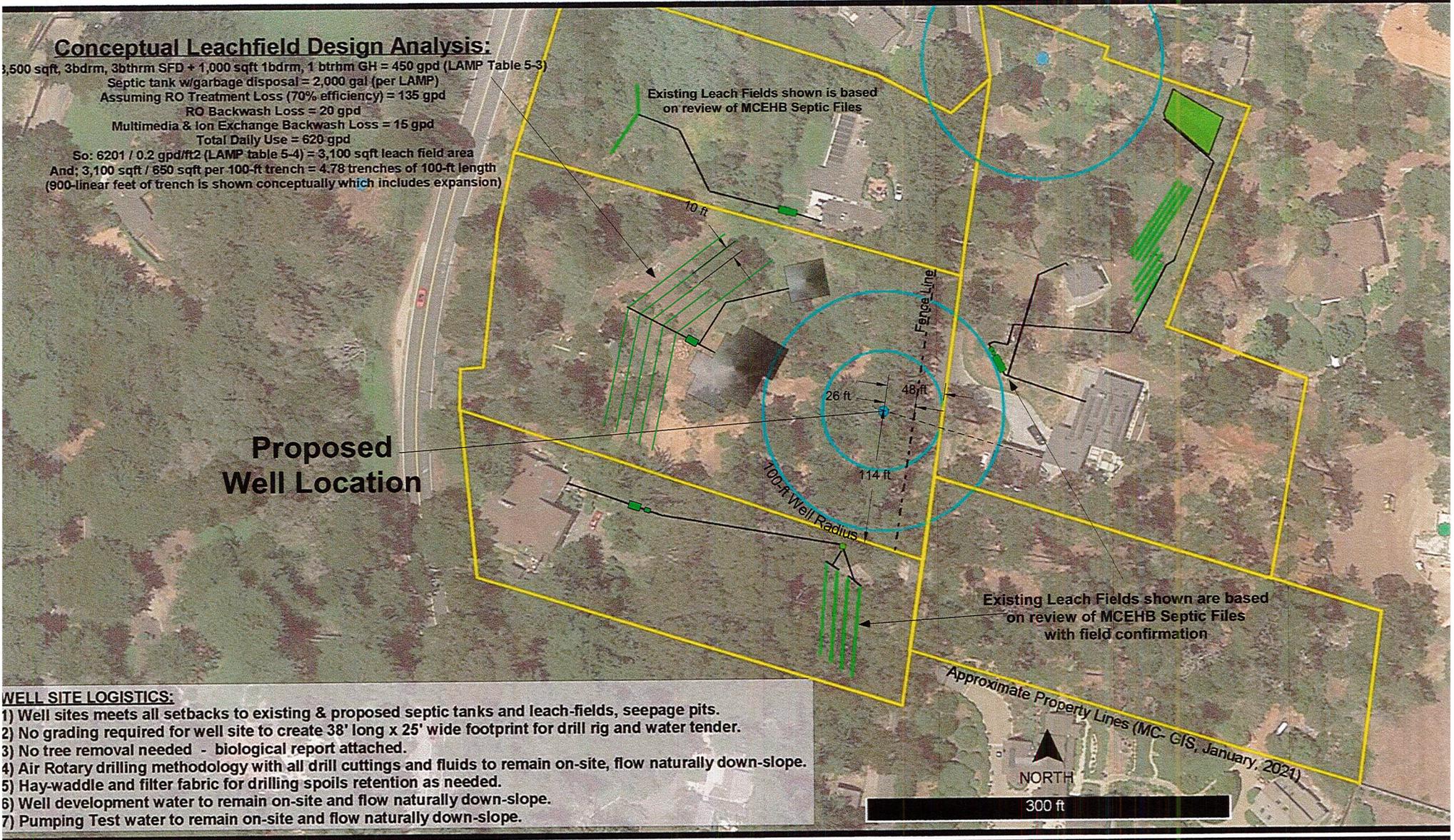
WELL SITE LOGISTICS:

- 1) Well sites meet all setbacks to septic tanks and leach-fields, seepage pits.
- 2) No grading required for drill rig access
- 3) No tree removal at well site
- 4) No native vegetation to be removed well site - Biological Report will be provided.
- 5) Air Rotary drilling at well site with all cuttings and fluids to remain on-site.
- 6) Hay-waddle and filter fabric for drilling spoils retention as needed.
- 7) Well development water to remain on-site.
- 8) Well Pumping Test water to remain on-site.



Conceptual Leachfield Design Analysis:

3,500 sqft, 3bdrm, 3bthrm SFD + 1,000 sqft 1bdrm, 1 bthrm GH = 450 gpd (LAMP Table 5-3)
 Septic tank w/garbage disposal = 2,000 gal (per LAMP)
 Assuming RO Treatment Loss (70% efficiency) = 135 gpd
 RO Backwash Loss = 20 gpd
 Multimedia & Ion Exchange Backwash Loss = 15 gpd
 Total Daily Use = 620 gpd
 So: 6201 / 0.2 gpd/ft² (LAMP table 5-4) = 3,100 sqft leach field area
 And; 3,100 sqft / 850 sqft per 100-ft trench = 4.78 trenches of 100-ft length
 (900-linear feet of trench is shown conceptually which includes expansion)



- WELL SITE LOGISTICS:**
- 1) Well sites meets all setbacks to existing & proposed septic tanks and leach-fields, seepage pits.
 - 2) No grading required for well site to create 38' long x 25' wide footprint for drill rig and water tender.
 - 3) No tree removal needed - biological report attached.
 - 4) Air Rotary drilling methodology with all drill cuttings and fluids to remain on-site, flow naturally down-slope.
 - 5) Hay-waddle and filter fabric for drilling spoils retention as needed.
 - 6) Well development water to remain on-site and flow naturally down-slope.
 - 7) Pumping Test water to remain on-site and flow naturally down-slope.



WELL SITING MAP - DETAIL
 APN: 241-241-005-000
 Monterey County, California

FIGURE 3
 AB: 1/16/21
 Wood/Figures/WellSite_Detail

WOOD Architects

232 Lower Walden Road
Carmel, CA 93923
209 605 0399

www.woodarchitects.com

Architecture
[Accessibility](#)

Construction Management Plan 232 Lower Walden Test Well Application PLN 210072

Names and Contact information for Responsible Parties

Responsibility	Name	Address	Phone and Email
Owner/Architect/ Project Management	Larry Wood AIA	Wood Architects 232 Lower Walden Rd Carmel, CA 93923	209 605 0399 wood@woodarchitects.com
Well Drilling	Mike Grachek	Granite Drilling 21920 Rosehart Way Salinas, CA 93908	831 751 6300 mike@granitedrilling.com

Summary Table

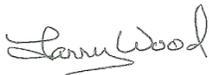
Types of construction vehicles and number of truck and/or vehicle trips/day	Only well drilling truck and limited workmen crew parking which will be provided on site.
Amount of grading per day (Air Quality Management District Standards).	None
Hours of operation.	7:30 am – 5:30 pm
Project scheduling (dates)	To be determined when test well permit issues. Approximately 2 weeks of work once it commences.

Map Illustration

Please see the next page. Well digging workman parking is provided on site, behind a fence near Lower Walden Road, where there are no sensitive areas where the well digging or well digging crew parking parking will take place.

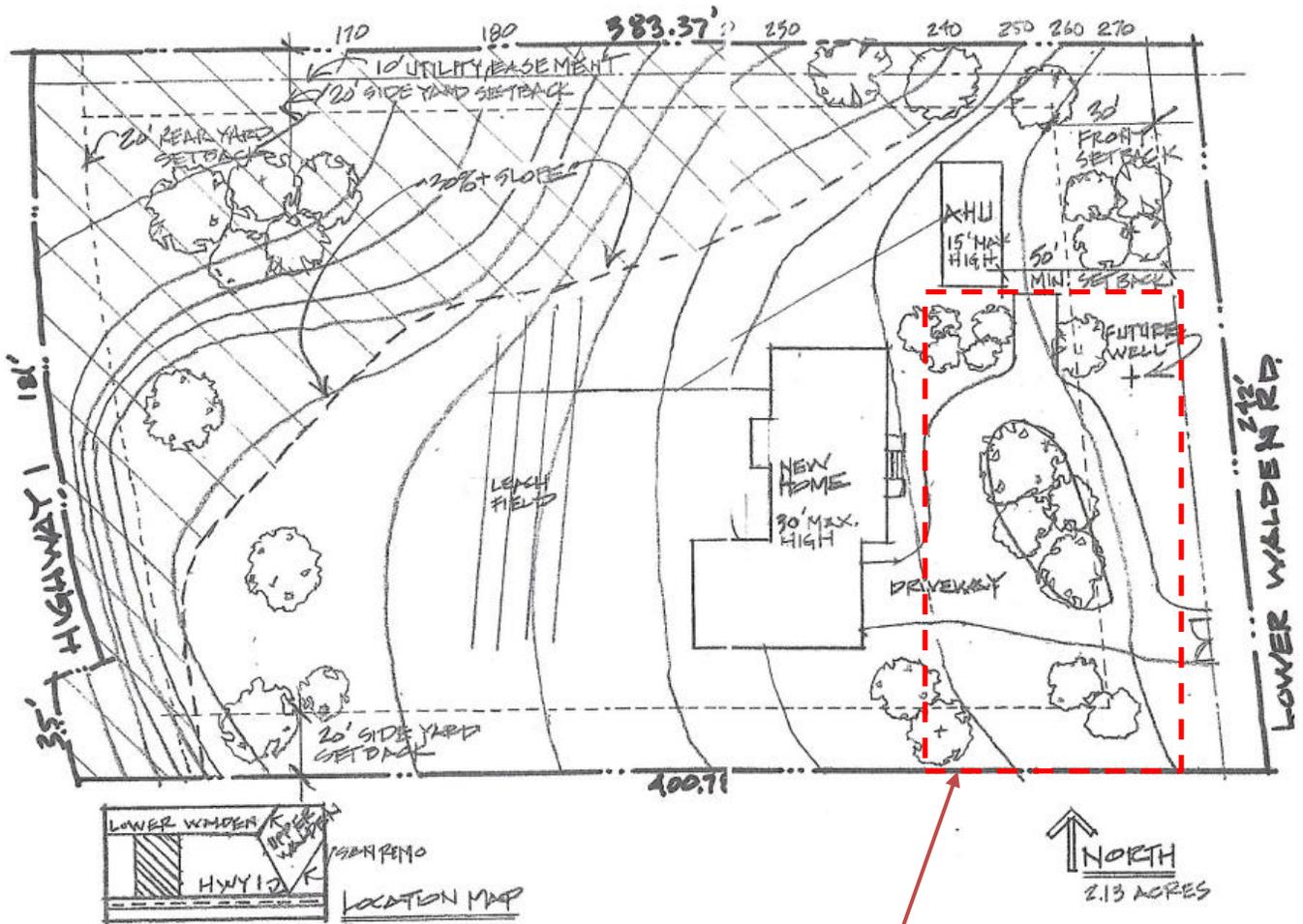
No material is to be removed from the property so there is no off site hauling.

Sincerely,



Larry Wood, AIA





Area for Well drilling equipment and crew parking
 Fence gate shown is existing.

Note: This is a Conceptual Plan for building a new house on the site. The site is currently vacant.