

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

In the matter of the application of:

RATAUL BALBIR TR (PLN230291)

RESOLUTION NO. 24-024

Resolution by the Zoning Administrator:

1. Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; 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 100 feet of environmentally sensitive habitats.

[PLN230291, Rataul Balbir TR, 46820 Clear Ridge Road, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone (APN: 419-271-001-000)]

The Rataul Balbir TR application (PLN230291) came for a public hearing before the Monterey County Zoning Administrator on June 27, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Coastal Implementation Plan, Part 3 (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 46820 Clear Ridge Road, Big Sur (Assessor's Parcel Number [APN]: 419-271-001-000), within the Big Sur Coast Land Use Plan (BSCLUP). The parcel is zoned as Watershed and Scenic Conservation Zoning District, 40 acres per unit with a Design Control zoning overlay district in the coastal zone [WSC/40-D(CZ)], which allows for wells and small water systems serving 14 or fewer connections with approval of a Coastal Administrative Permit

(Title 20 section 20.17.040.J). The project involves drilling a test well on a residential lot (APN 419-271-001-000), which is intended for use as fire suppression and irrigation. The project does not require a Design Approval since no new structures are proposed. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The parcel is shown in its present size and configuration as Parcel 17 in the supplemental map of the B. Pfeiffer Subdivision, Minor Subdivision No. MS-78-1H to the T19 S., R1E map recorded in Volume 2 Parcel Map, Page 39. Therefore, the County recognizes it 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 in an open area that is slightly sloped. It has been confirmed that the proposed development is located on slopes that are less than 30% and is therefore exempt from a discretionary permit. The Applicant (Rataul) owns the parcel in which the test well will be drilled. The well will be situated approximately 217 feet from an existing location of a septic tank on the adjacent parcel to the south of the proposed well location, and approximately 130 feet from the leach field and expansion field of the adjacent parcel. The location of the well maintains the required 100-foot radius from existing septic systems and expansion leach fields in the area.
- e) Biological Resources. Consistent with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); CIP; and Title 20, a Biological Assessment (LIB240075 – see Finding 2, Evidence “b”) has been provided with the application. A site visit was conducted on October 17, 2023, and several natural communities were observed around the parcel. In order to locate a feasible potential well site, several meetings were conducted onsite with both the hydrologist and biologist. Several challenges were considered for the well site placement, including maintaining setbacks from existing septic fields, avoiding soil disturbance to existing coastal prairie grasslands, avoiding removal of indigenous and protected trees, and minimizing disturbance of existing native plant communities on the property. The proposed location has been identified as being ideal due to the location meeting setback requirements, and the ability to set up the equipment to drill the well within an already landscaped area that runs parallel to the access road. This location is adjacent to a coastal prairie grassland habitat; however, the proposed project will have minimal and temporary impact to the grassland habitat. All recommendations included in the Biological Assessment shall be implemented through the County’s standard condition for a notice of report.
- f) Tree Removal. There are five boxed Monterey Cypress trees that are proposed to be removed; however, pursuant to Big Sur Coast Land Use Plan Policy 5.4.2.13.a and CIP section 20.145.140.A.12, a Coastal Development Permit is not necessary for trees that have been planted. A Biological Assessment (LIB240075 – see Finding 2, Evidence “b”) has confirmed that the five trees identified for removal are not native grown and therefore do not need a permit. The Biological Assessment has also

- confirmed that the Monterey cypress trees are not indigenous to the Big Sur area and recommends removal without replacement of new trees.
- g) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a high archaeological sensitivity for cultural resources. The Big Sur Coast Land Use Plan requires that impacts to archaeological resources be avoided or minimized to the extent feasible. On May 18, 2023, archaeologist Susan Morley conducted a physical survey at the site in areas that would be impacted by construction of the test well (see Finding 2, Evidence “b”). Reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological site in the region. The report also states that there are no known archaeological sites, either historic or prehistoric, within at least a half mile radius of the project parcel. The Archaeological Assessment confirmed that a previous cultural resources assessment conducted in 1994 yielded negative results. Consistent with BSC LUP Key Policy 3.11.1, the scope of the project is minimized to avoid excessive ground disturbance. Minimal grading and no imported fill is needed to perform the test well installation. The proposed location for staging and construction of the well, including spoils retention, has been designated within an area that was previously disturbed and landscaping installed. In addition, the County standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.
 - 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 does not require Design Approval where the appropriate authority is the Zoning Administrator, Planning Commission, or Board of Supervisors and/or the project does not require environmental review.
 - i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230291.

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 Fire Protection Associates. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological and cultural resources and geological hazards. The following reports have been prepared:

- “Biological Resource Review” (LIB240075) prepared by Fred Ballerini, Pacific Grove, California, October 25, 2023.
- “Phase I Archaeological Assessment” (LIB240025) prepared by Achasta Archaeological Services, Marina, California, October, 2023.
- “Geologic Evaluation (Supplemental)” (LIB240076) prepared by Craig Harwood, Ben Lomond, December 19, 2023.
 - Includes “Geologic Hazard Assessment Letter” prepared by Aaron Bierman, Aptos, CA, January 25, 2024.

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

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230291.

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 (EHB), and Carmel Fire Protection Associates. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Potable water is available via the Clear Ridge Water Association. The Environmental Health Bureau (EHB) reviewed the application and confirmed that the subject parcel shows up on Monterey County’s Public Water System List under the “Clear Ridge WA.”
 - c) The Property has an existing Onsite Wastewater Management System (OWTS) and EHB confirmed that the setbacks are met between the OWTS and the proposed well location.
 - d) Geologic Faulting. In accordance with the CIP section 20.145.080.A.1.b.4, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Pfeiffer Fault is a U-shaped fault surrounding the proposed well location. A Geologic Evaluation (LIB240076 – see Finding 2, Evidence “b”) confirmed that the fault is not active and does not pose a threat to the proposed development.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230291.

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) The Biological Assessment (LIB240075 – see Finding 2, Evidence “b”) identified that ESHA had been converted without permits over the years. Although no violations were identified prior to this application, removal of ESHA without permits is a violation of the code. A condition requiring a restoration plan has been included in this permit to assure that proper steps are followed to restore ESHA on site.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230291.

5. FINDING: BIOLOGICAL RESOURCES – The project minimizes impacts on environmentally sensitive habitat areas (ESHA) in accordance with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); Monterey County Coastal Implementation Plan, Part 3 (CIP); and the Monterey County Zoning Ordinance (Title 20).

- EVIDENCE:**
- a) Consistent with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); CIP; and Title 20, a Biological Assessment (LIB240075 – see Finding 2, Evidence “b”) has been provided with the application. A site visit was conducted on October 17, 2023, and several natural communities were observed around the parcel. In order to locate a feasible potential well site, several meetings were conducted onsite with both the hydrologist and biologist. Several challenges were considered for the well site placement, including maintaining setbacks from existing septic fields, avoiding soil disturbance to existing coastal prairie grasslands, avoiding removal of indigenous and protected trees, and minimizing disturbance of existing native plant communities on the property.
 - b) The proposed location for the well has been identified as being ideal due to the location meeting setback requirements, and the ability to set up the equipment and staging to drill the well within an already landscaped area that runs parallel to the access road. This location is adjacent to a coastal prairie grassland habitat and is not considered ESHA. The Biological Assessment addresses that any vehicles that are parked within ESHA during staging/construction will not have any short-term or long-term negative impacts to the grassland itself.
 - c) All recommendations included in the Biological Assessment shall be implemented through the County's standard condition for recordation of a notice of report.
 - d) A restoration plan (see Finding 4, Evidence “b”) shall be implemented through a non-standard condition. The restoration plan shall incorporate the recommendations included in the Biological Assessment with quarterly monitoring and reporting for the first year and yearly for the following two (2) years.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230291.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts construction of small new facilities.
 - b) The proposed project qualifies for a Class 3 categorical exemption because the project involves a test well for the purpose of determining if sufficient water supply exists onsite to support the future establishment of fire suppression and irrigation, which is a small and temporary facility.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. A Biological Assessment was provided with the project application and a careful analysis of the parcel was conducted to minimize impacts to environmentally sensitive habitats (see Finding 5 and supporting evidence). The proposed well is located within a landscaped area that runs parallel to the 30-foot access easement and will have no long-term impacts to the coastal prairie grassland adjacent to the proposed development. An Archaeological report was provided with the project application due to the project site located within an area of high archaeological sensitivity. The archaeological report concluded that there was no evidence of cultural resources within the project development area (see Finding 1, Evidence “g”). A fault was identified as being within 660 feet of the proposed development; however, staff has reviewed a geologic evaluation submitted with the development application (see Finding 3, Evidence “d”) and found that the fault is inactive and poses no threat to the proposed development. Therefore, there is no significant effect on the environment due to unusual circumstances. There are no successive projects of similar size and location and no new land use is proposed. The test well is a temporary condition to determine the feasibility of a permanent well due to the diminishing water supply of the previous fire suppression well, and the test well itself would not contribute to a cumulative impact.
 - d) The project proposes to remove trees; however the trees identified for removal are not native planted trees and are not indigenous to the Big Sur area (see Finding 1, Evidence “f”). The removal of trees will not impact visual resources. The closest scenic highway is Highway 1, which is approximately 1.7 miles east of the site. No development from this project will be visible from the scenic highway.
 - e) The project is not on a hazardous waste site compiled pursuant to section 6592.5 of the Government Code.
 - f) The project does not have the potential to affect any historical resources.
 - g) 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 PLN230291.

7. **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 20.145.150 of the Big Sur 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. The subject property is not described as an area where the Local Coastal Program requires visual or physical public access to the shoreline (Figure 2, Shoreline Access Plan, in the Big Sur Coast Land Use Plan).
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230291.
8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, the project is subject to appeal 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) California Coastal Commission. Pursuant to section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea.


DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and
2. Approve a Coastal Administrative Permit to allow a test well.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of June, 2024.

DocuSigned by:

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Mike Novo
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JULY 15, 2024.

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 JULY 25, 2024.

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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230291

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230291) allows the construction of a test well within 100 feet of environmentally sensitive habitat. The property is located at 46820 Clear Ridge Rd, Big Sur (Assessor's Parcel Number 419-271-001-000), Big Sur 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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 24-024) was approved by the Zoning Administrator for Assessor's Parcel Number 419-271-001-000 on June 27, 2024. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation 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: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent 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. (HCD- Planning)

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

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Resource Review (Library No. 240075) has been prepared by Fred Ballerini, dated October 25, 2023 and is on record in Monterey County HCD - Planning. All development shall be in accordance with this report." (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Agent shall submit proof that all development has been implemented in accordance with the report to HCD- Planning for review and approval prior to occupancy.

6. PDSP001 - RESTORATION & MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant shall submit a restoration plan for the locations where ESHA was removed without a permit in accordance with the recommendations contained in the Biological Assessment (LIB240075) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, quarterly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year and then yearly for the following 2 years.

Compliance or Monitoring Action to be Performed: Prior to issuance of a water well construction permit from Environmental Health Bureau or construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB240075 and this condition to HCD-Planning for review and approval.

Prior to issuance of a water well construction permit from Environmental Health Bureau or construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the Owner and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an ongoing basis for the duration of the required monitoring period, quarterly reports and/or yearly reports shall be submitted to HCD-Planning for review and approval detailing compliance of the approved restoration plan.

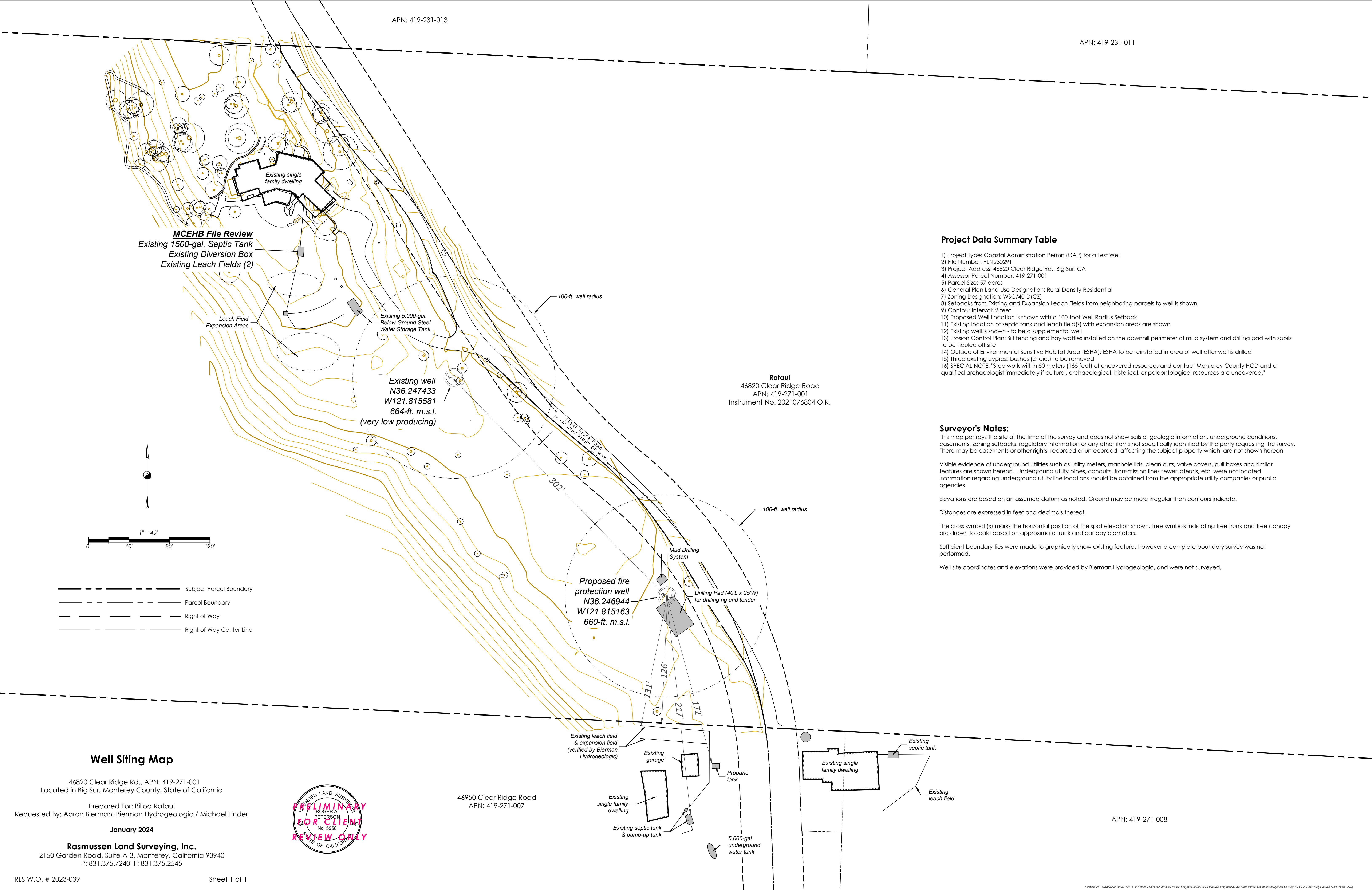
7. EHSP01- WELL CONSTRUCTION PERMIT (NON-STANDARD)

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.

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APN: 419-231-013

APN: 419-231-011

Project Data Summary Table

- 1) Project Type: Coastal Administration Permit (CAP) for a Test Well
- 2) File Number: PLN230291
- 3) Project Address: 46820 Clear Ridge Rd., Big Sur, CA
- 4) Assessor Parcel Number: 419-271-001
- 5) Parcel Size: 57 acres
- 6) General Plan Land Use Designation: Rural Density Residential
- 7) Zoning Designation: WSC/40-D(CZ)
- 8) Setbacks from Existing and Expansion Leach Fields from neighboring parcels to well is shown
- 9) Contour Interval: 2-feet
- 10) Proposed Well Location is shown with a 100-foot Well Radius Setback
- 11) Existing location of septic tank and leach field(s) with expansion areas are shown
- 12) Existing well is shown - to be a supplemental well
- 13) Erosion Control Plan: Silt fencing and hay wattles installed on the downhill perimeter of mud system and drilling pad with spoils to be hauled off site
- 14) Outside of Environmental Sensitive Habitat Area (ESHA): ESHA to be reinstalled in area of well after well is drilled
- 15) Three existing cypress bushes (2' dia.) to be removed
- 16) SPECIAL NOTE: "Stop work within 50 meters (165 feet) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered."

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Well site coordinates and elevations were provided by Bierman Hydrogeologic, and were not surveyed.

Well Siting Map

46820 Clear Ridge Rd., APN: 419-271-001
Located in Big Sur, Monterey County, State of California

Prepared For: Billoo Rataul
Requested By: Aaron Bierman, Bierman Hydrogeologic / Michael Linder

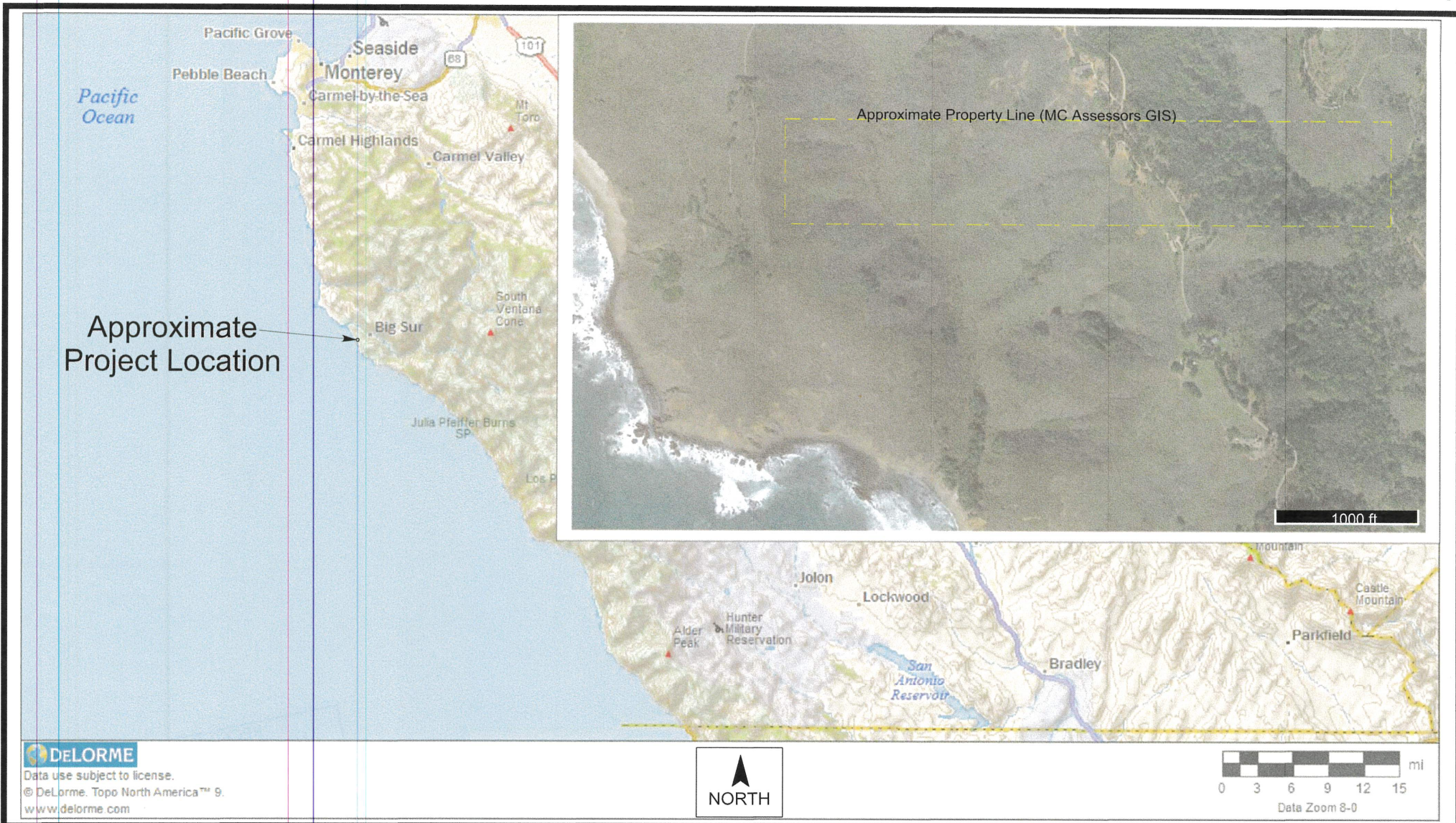
January 2024

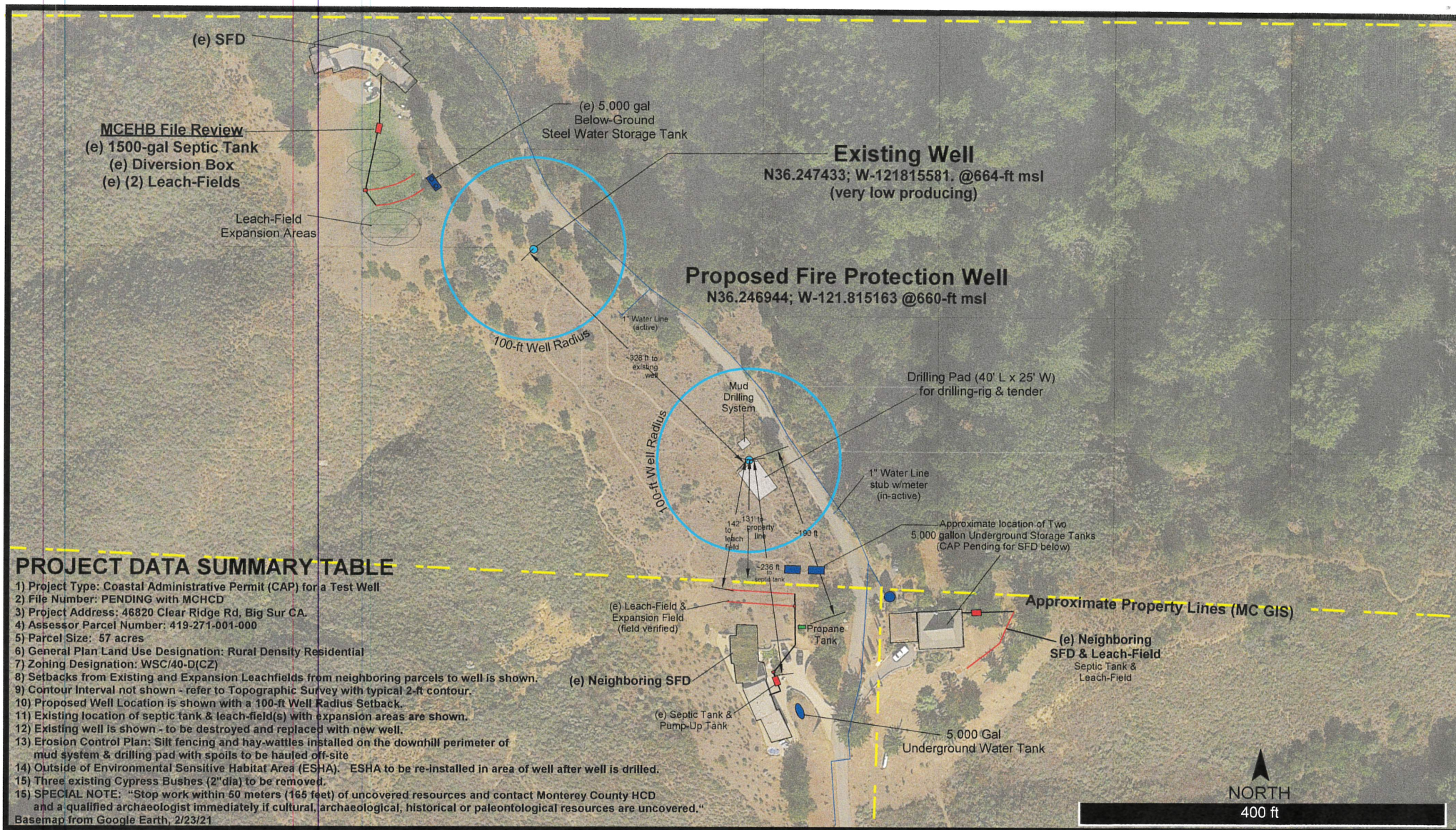
Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240 F: 831.375.2545



46950 Clear Ridge Road
APN: 419-271-007

APN: 419-271-008





BIERMAN



A Professional Company

Hydrogeologic Consulting & Water Resource Management

WELL SITING MAP

APN: 419-271-001-000

46820 CLEAR RIDGE ROAD

BIG SUR, MONTEREY COUNTY, CALIFORNIA

FIGURE
2

AB: 7/09/2023; Revised 7/31/23
 Rataul/Figures/Well Siting Map



View Looking South Showing Drilling Pad and Well Site
(Well site on other side of Cypress Tree)
3 to 4 Cypress Trees to be removed along with some vegetation
(See Biological Report for Details)



View Looking North Showing Portion of Drilling Pad and Well Site
3 to 4 Cypress Trees to be removed along with some vegetation
(See Biological Report for Details)