

Exhibit B  
Environmental Health  
Memo  
Dated 6/29/2010

Michael Moeller  
PLN060251

Board of Supervisors  
July 27, 2010



# COUNTY OF MONTEREY HEALTH DEPARTMENT

MEMORANDUM

ENVIRONMENTAL HEALTH BUREAU

**DATE:** June 29, 2010

**TO:** Carl Holm, Project Planner, Assistant Planning Director

**FROM:** Richard LeWarne, Assistant Director *R.L.*

**SUBJECT:** Moeller Appeal (PLN 060251)  
BioSphere Consulting Letter dated June 8, 2010 regarding existing Parcel -005

Environmental Health has reviewed Andrew Brownstone's (BioSphere Consulting) letter of June 8, 2010. Mr. Brownstone concludes his letter by stating that "no OWTS can be designed on the existing parcel (-005) that meets current regulatory requirements". The following comments reflect Environmental Health's analysis of the referenced letter:

1. Conventional OWTS: Staff agrees that a conventional OWTS (septic system) cannot be designed on the existing parcel 5. A conventional OWTS could not be approved due to very limited suitable area (<30% slope), steep slopes in excess of 30%, setbacks from a natural watercourse even if the proposed single family dwelling was significantly reduced in floor size, number of bedrooms, or change of location of house.
2. Alternative OWTS: Staff does not have sufficient information to make a determination regarding the feasibility of an alternative OWTS. Due to the very limited suitable area on existing parcel -005, the applicant would have to apply for a variance to the prohibition install an OWTS on slopes greater than 30%. The variance procedure is allowed for existing lots of record in accordance with the Central Basin Plan of the RQWCB Region 3 and Monterey County Code 15.20. Information needed for EH staff to make a determination are soils tests (i.e. percolation tests, logs of borings, etc.); slope stability (i.e. impacts due to effluent and irrigation, rain events, seismic events); determination of possible sewage breakout on slopes >30%; possible impacts to water resources.

Reduced sewage generation (e.g. reduced bedrooms) should also be examined regarding feasibility of a reduced project.

It should be noted however, that from a public health perspective Environmental Health would prefer an option in which a variance to the prohibition on slopes >30% could be avoided. Therefore, from a public health perspective the lot line adjustment is a preferred alternative, which does not preclude a reduction in the size of the house including reduction in bedrooms.