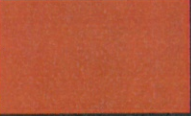


Greer (Glass)

PLN170624

- ▶ Board of Supervisors
January 29, 2019
R. Craig Smith
Associate Planner
- ▶ Agenda Item No. 39

Received by Clerk to the Board	
Additional Material for	
Board Agenda Date of:	Item No:
1-29-19	39
Dist 1	CAO
Dist 2	County Counsel
Dist 3	
Dist 4	
Dist 5	



BACKGROUND

- Test Well approved 2004
- Permanent well approved by the Zoning Administrator August 9, 2018
- August 20, 2018: Appealed by Andres Czerwiak
 - Water Agreement
- Presented to Board of Supervisors December 6, 2018
- Item continued at request of Appellant & Applicant as discussion about distribution of water was underway

Revised Project

- Project is a permanent production well with two-connections.
- Applicant has priority of delivery of water should the well's production not be sufficient enough to meet the agreed upon distribution of water.
- One connection would deliver a portion of the well's production to the Appellant's property.



ERATTA

- Cross-connection facilities including but not limited to a connecting pipe and two separate water meters shall be installed to deliver water to 124 Fern Canyon Road and 125 Cypress Way. Water delivered to 125 Cypress Way shall be restricted to landscape irrigation, fire suppression, and non-potable uses only.
- Revise Condition # 2 to reflect the number of Conditions associated with this project to 7 Conditions.

RECOMMENDATION



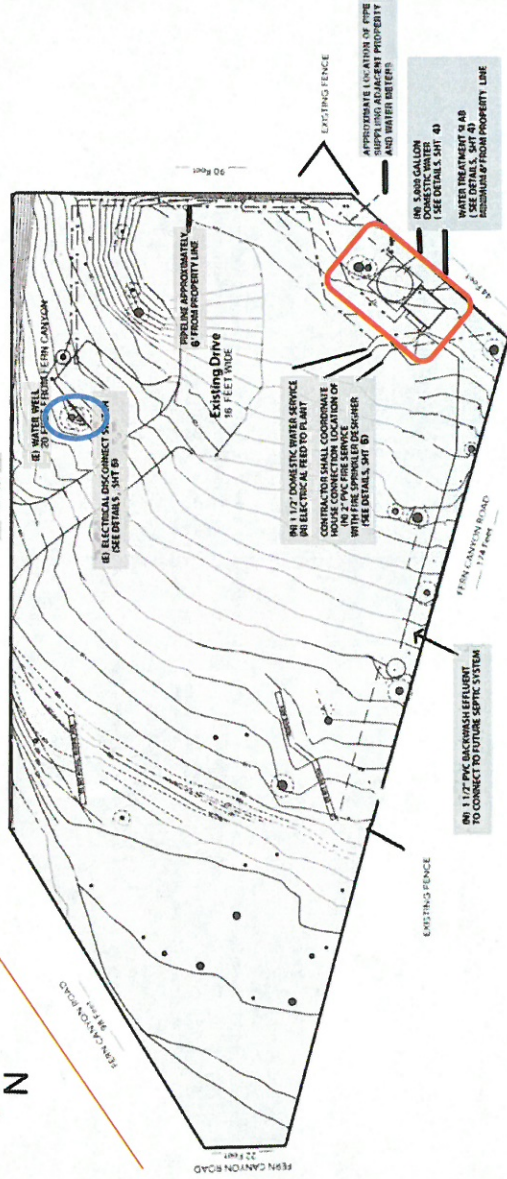
1. Find that the appeal has been resolved by minor revisions to the project that both parties find mutually satisfactory; and,
2. Find the project is Categorically Exempt per Section 15303(e) of the CEQA Guidelines; and
3. Approve a Coastal Administrative Permit for the Conversion of the existing Test Well to a Permanent Well; and,
4. Approve a Design Approval for the appurtenant components of the well (an electric powered pump, 2 119-gallon bladder tanks, 2 water meters, a transfer pipe, water filtration system, and 5,000 gallon storage tank).

SITE PLAN



Fern Canyon Rd.

FERN CANYON ROAD
132 Feet



Conversion of Existing Test Well to a Permanent Well
PLN170624

PROJECT INFORMATION

Project Owner: Timothy and Constance Glass
Apn: 241-131-024-000
Zoning: Low Density Residential, 1 unit per acre, Design Control Overlay (LDH1-D (CZ))
Parcel Size: 0.75 acre (21,072.34 square feet)
Flagged and Staked: N/A
Contour Intervals: 1 foot
Set Backs: Front 50-foot, Side 6-foot, Rear 1-foot
 No Tree Removal
 No Grading

SITE CONDITIONS

Vantage points from Fern Canyon Road



Looking East



Looking South West



Appellant's Contentions

- Water Agreement, February 25, 2008, precludes permit regarding distribution of the well's production was not considered in the Zoning Administrator's deliberations and ultimate approval.

WATER CHARACTERISTICS

- ▶ Underlying surface is characterized by fractured granite.
- ▶ Delivery of 4.98 gallons per minute.
 - ▶ Sufficient for one connection to a single-family development.
- ▶ Water filtration system is an aesthetic process to remove offensive odors and taste from the water.
- ▶ EHB considers this an elective feature of a water system.

PROJECT SPECIFICS

- ▶ 124 Fern Canyon Road
Carmel Highlands
- ▶ Coastal Administrative Permit:
Conversion of test well to production well and related support equipment.

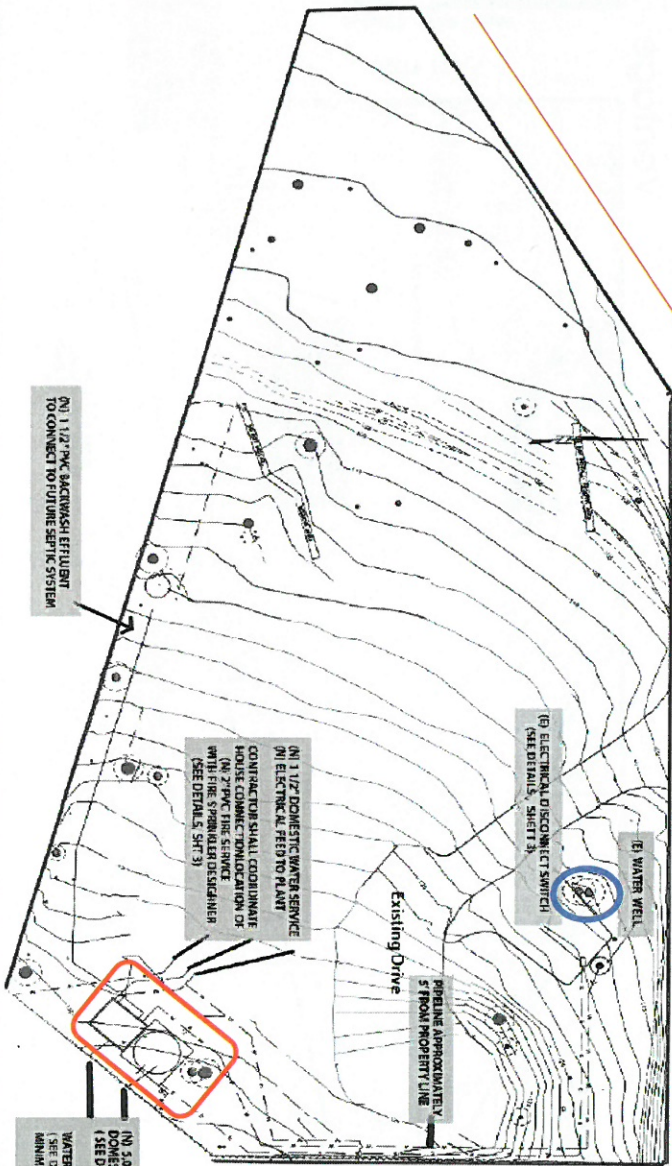
Design Approval:

- ▶ Design considerations regarding the screening of the support equipment from Fern Canyon Road.



SITE PLAN

Fern Canyon Rd.



SITE PLAN

PROJECT: Fern Canyon
 OWNER: Timothy and Constance Glass
 LOCATION: 124 Fern Canyon Drive
 APN: 241-131-005
 DATE: August 1, 2018

NO 1 1/2" PVC BACKWASH EFFLUENT TO CONNECT TO OTHER SITE'S SYSTEM

NO 1 1/2" DOMESTIC WATER SERVICE
 CONTRACTOR SHALL COORDINATE HOUSE CONNECTION LOCATION OF THE FIRE SPRINKLER DISBURSER (SEE DETAIL, SFT 3)

NO ELECTRICAL DISCONNECT SWITCH (SEE DETAIL, SFT 3)

WATER WELL

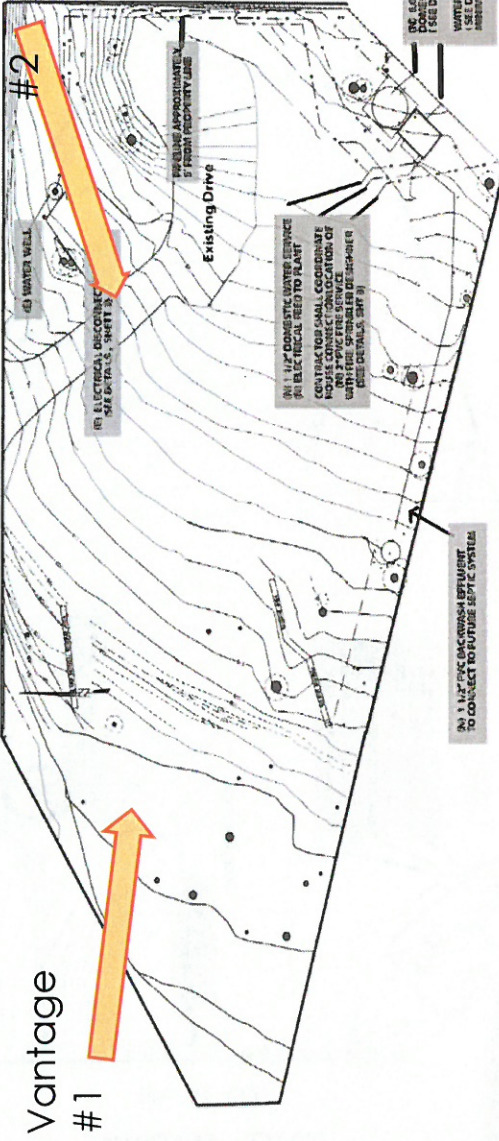
Existing Drive

PIPELINE APPROXIMATELY 5' FROM PROPERTY LINE

NO 5,000 GALLON WATER TREATMENT SLAB (SEE DETAIL, SFT 2) MINIMUM 5' FROM PROPERTY LINE

VANTAGE POINTS

Vantage



Vantage #1

SITE PLAN

PROJECT: Fern Canyon
OWNER: Timothy and Constance Glass
LOCATION: 124 Fern Canyon Drive
APN: 241-131-005
DATE: August 1, 2018

Conversion of Existing Test Well to a Permanent Well
PLAN 170624

BACKGROUND

TEST WELL

- December 15, 2003: Application submitted
- July 8, 2004: Approved by Zoning Administrator
- July 26, 2004: Appealed by Monte R. Davis, Jr.
- September 14, 2004 : Approved by Board of Supervisors

PRODUCTION WELL

- March 15, 2018: Application submitted
- June 18, 2018: Request for Public Hearing
- August 9, 2018: Approved by Zoning Administrator
- August 20, 2018: Appealed by Andres Czerwiak