

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

In the matter of the application of:

County of Monterey (Victorine Ranch) (PLN150266)

RESOLUTION NO. 16-028

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt per CEQA Section 15304; and
- 2) Approving a Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA), based on the findings and evidence and subject to 10 conditions of approval **(Exhibit B)**.

[31447 Highway 1, Carmel (Assessor's Parcel Number's 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone.]

The County of Monterey (Victorine Ranch) (PLN150266) came on for public hearing before the Monterey County Zoning Administrator on August 11, 2016. 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;
 - Monterey County Coastal Implementation Plan Part 3;
 - 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) The property is located at 31447 Highway 1, Carmel (Assessor's Parcel Numbers 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned "WSC/40 (CZ)" [Watershed and Scenic Conservation/ 40 acres per unit in the Coastal Zone]. This zoning district allows for water system facilities including

- wells and storage tanks serving 14 or fewer service connections.
- c) The Victorine Ranch Mutual Water Company (VRMWC) currently provides domestic water supply to 5 residential homes and is permitted for up to 9 connections. The VRMWC is currently served by one well located on privately owned property (APN243-221-026-000) and utilizes water utility easements on property owned by the County of Monterey (APNs 243-221-018-000 and 243-221-019-000) for distribution lines and a 50,000 gallon water storage tank. The application seeks to replace the existing well and install a secondary well to ensure adequate supply for up to 9 connections. The first replacement well will be installed at the "Upper Well Site" near the existing water storage tank. Depending on the quality of the water supply of this well, a second new well will be installed near the existing well at the "Lower Well Site" when the existing well fails.
 - d) The subject property is in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
 - e) There is evidence of environmentally sensitive habitat (ESHA) on the property. Native grassland was identified within the well site locations. Native grassland is listed as sensitive on the Department of Fish and Wildlife's list of high priority and rare natural communities. A biological report was prepared and stated that impacts to grassland can be easily mitigated by replanting or hydro seeding all disturbed areas with locally-occurring native grassland species. A Condition of Approval will require the applicant to replant or hydro seed the disturbed areas with locally-occurring native grassland species once the wells have been installed. (Condition #6)
 - f) The proposed project was reviewed by the Big Sur Land Use Advisory Committee on November 10, 2015. The LUAC recommended approval of the project as proposed by a vote of (4-0 vote). They recommended to Monterey County that they remove invasive species from County land.
 - g) The project planner conducted a site inspection on November 10, 2015, to verify that the project on the subject parcel conforms to the plans listed above.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, CDF-Coastal Fire, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources and Archaeological Resources. The following report and research have been prepared:
 - "Preliminary Cultural Resources Reconnaissance" prepared by Archaeological Consulting, Salinas, CA, dated October 23, 2013;

- “Biological Assessments” prepared by Denise Duffy & Associates, Monterey, CA, dated May 21, 2015.
- “Hydrogeologic Assessment and Erosion Control Plan” prepared by Aaron Bierman, Aptos, CA, dated September 29, 2015.
- “Video Survey Analysis” prepared by Newman Well Surveys, Salinas, CA, dated September 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The current well, which is 440 feet deep, was put in service in 1989. A video survey analysis revealed that there was light to moderate scaling throughout the well. Perforations were lightly plugged to 390 feet, mostly plugged from 390 feet to 420 feet and mostly open from 420 feet to 440 feet. In short, the well has approximately 20 feet of viable perforations remaining. Two new pumps have been installed over the last five years as the well casing became more plugged which is further evidence of eventual failure of the existing well equipment. Professional assessments by various parties agree that the well will fail in the near future.
- d) Alternative locations were suggested on private property within the Victorine Ranch subdivision. However, the hydro-geologist analyzed the alternative locations and determined they were not viable. The “upper” and “lower” well site locations were chosen because 1) the structural hydrogeology favors groundwater for these two well sites, 2) the well sites do not require any tree or native vegetation removal and are outside of biological and archaeological areas, 3) the well sites meet necessary setbacks from sanitary lines, septic tanks, and leach fields; and 4) the well sites are located as close as feasible to the existing easements while ensuring that the well locations would maintain the ability to obtain fractured groundwater while minimizing environmental impacts.
- e) Installation of the replacement and secondary wells will require minor modifications to the existing easements – both for permanent well pads (225 square feet for the upper site and 284 square feet for the lower site) and for temporary construction work (under 3,000 square feet per site). An amendment to the existing water utility easements on property owned by the County of Monterey (APNs 243-221-018-000 and 243-221-019-000) for distribution lines and a 50,000 gallon water storage tank will be required prior to commencement of any work on the properties. A Condition of Approval will require the applicants to revise the easements prior to commencement of installation of any new wells. If the Easement Amendment is not approved, this permit is voided.
(Condition # 5)

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, and 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 the RMA-Planning, CDF Coastal Fire, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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 project was review by the Environmental Health Bureau. They have added conditions to ensure that the project provides a source capacity test, a well construction permit and an amended water system permit.

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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No 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 Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2 in the Big Sur Coast Land Use Plan).

7. **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) CEQA Guidelines Section 15304 allows a Categorical Exemption of projects for minor trenching and backfilling where the surface is restored. Digging a well will involve some disruption to the surface including a well head and trenching for installation of water lines. The surface area will be restored, and the native grassland can be completely restored in areas of disturbance. The area of the wellhead itself will be the only area that will remain un-restored. This is only several square feet in area which is *de minimis*. Therefore it is found that this project is consistent with CEQA Guidelines Section 15304(f).
 - b) The development proposed will require drilling of two permanent well pads (225 square feet for the upper site and 284 square feet for the lower site) and for temporary construction work (under 3,000 square feet per site) within utility easements once secured. Once installed, the area will be restored to its natural state.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 10, 2015.
 - d) 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.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150266.

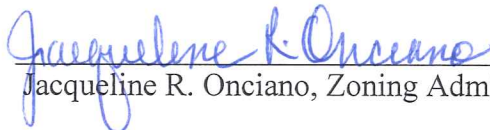
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** Section 20.86.070.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors. Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because approved projects in County jurisdiction located within 100 feet of any wetland and is nonexempt development is subject to appeal.

DECISION

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

- 1) Categorically Exempt per CEQA Section 15304; and
- 2) Approve a Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA), based on the findings and evidence and subject to 10 conditions of approval.

PASSED AND ADOPTED this 11th day of August, 2016 by:


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 11 2016**

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUG 22 2016**

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 RMA-Planning and RMA-Building Services' office in Salinas.

Monterey County RMA Planning

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

PLN150266

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA). The property is located at 31447 Highway 1, Carmel (Assessor's Parcel Number's 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone. 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 RMA - 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. (RMA - 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: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Combined Development Permit (Resolution No, 16-028) was approved by the Zoning Administrator for Assessor's Parcel Numbers 243-221-018-000 and 243-211-019-000 on August 11, 2016. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

Responsible Department: RMA-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 RMA - 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.
(RMA - 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 RMA - 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

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)

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 County Counsel 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.

5. SPPD001 - AMEND WATER UTILITY EASEMENT (NON STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Installation of the replacement and secondary wells will require minor modifications to the existing easements – both for permanent well pads (225 square feet for the upper site and 284 square feet for the lower site) and for temporary construction work (under 3,000 square feet per site). The applicant shall amend the existing water utility easements on property owned by the County of Monterey (APNs 243-221-018-000 and 243-221-019-000) for distribution lines and a 50,000 gallon water storage tank, for the purpose of installing water wells located on the "Upper Well Site" located near the existing water storage tank and a second new well near the existing well "Lower Well Site" when the current well fails. Permitting for these new well sites will be contingent on amending the easement document. If the Board of Supervisors does not approve the Easement Amendment, this Combined Development Permit shall be void. (RMA Planning)

Compliance or Monitoring Action to be Performed: The applicants shall secure approved and recorded revised easement documents prior to commencement of any work. Evidence of the amended easements shall be submitted to the RMA Planning Department prior to commencement of any work.

6. SPPD002 - REPLANT OR HYDROSEED ALL DISTURBED AREAS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Native grassland was identified within the well site locations. Native grassland is listed as sensitive on the Department of Fish and Wildlife's list of high priority and rare natural communities. A biological report was prepared and stated that impacts to grassland can be easily mitigated by replanting or hydro seeding all disturbed areas with locally-occurring native grassland species. The applicant shall submit evidence in the form of receipts of purchased seeding and photos that reseeding of the disturbed areas was done once the wells have been installed. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: Prior to clearing of this permit, the applicant shall submit evidence of replanting or hydro seeding all disturbed areas with locally-occurring native grassland species once the wells have been installed. Evidence shall be in the form of receipts of purchased seeding and photos.

7. EHSP001 - WATER 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 owner.

8. EHSP002 - NEW WELL SOURCE CAPACITY TEST IN BEDROCK FORMATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All new or rehabilitated wells, completed in bedrock formations, to 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), to determine the yield of the well in order to demonstrate compliance with Section 601.1 of the Uniform Plumbing Code. The test shall conform to Source Capacity Test Procedure, available from the EHB. The source capacity test must yield a sufficient quantity (determined by EHB) to support the proposed development. The source capacity test(s) shall be made no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season or Oct 31st. The source capacity test report shall include all information as specified by procedure guidelines. The applicant shall pay all associated fees to the EHB.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, the applicant shall contact Drinking Water Protection Services of EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test, prepare a comprehensive Source Capacity Test Report as detailed in the procedure guidelines and submit the report to EHB for review and approval.

9. EHSP003 - AMENDED WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a amended water system permit from the Environmental Health Bureau when the new replacement wells come on line

Compliance or Monitoring Action to be Performed: Prior to the replacement wells coming on line water , submit necessary application, plans, specification, reports and testing results to Environmental Health Bureau for review and approval. After completion obtain an amended permit

10. EHSP004 - NEW WELL WATER QUALITY ANALYSIS

Responsible Department: Health Department

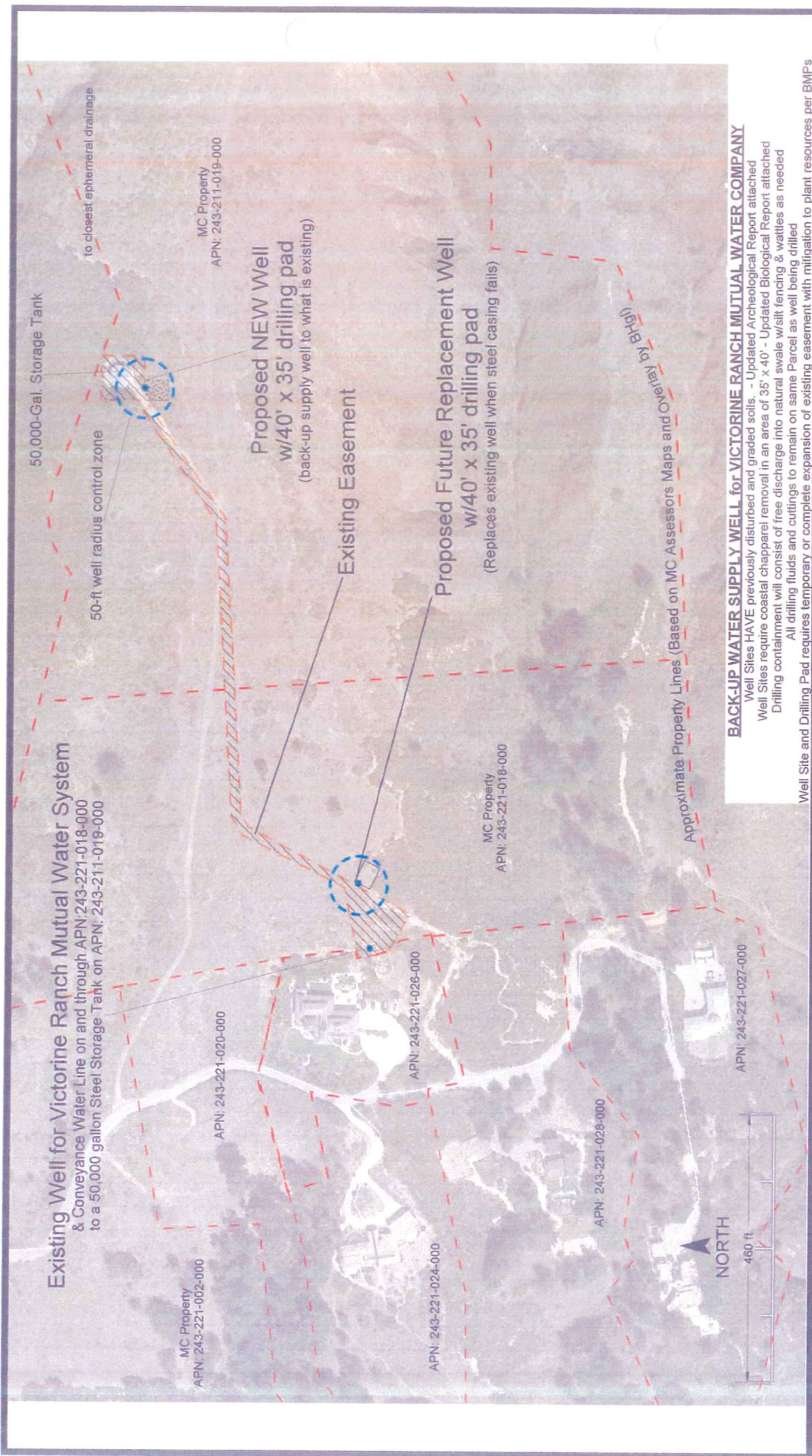
Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection 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), then the water system (Vitorine Ranch Mutual Water System) shall install a treatment system to meet Title 22, CCR primary drinking water standards.

Compliance or Monitoring Action to be Performed: Prior to the wells coming on line, 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 the wells coming on line, the applicant shall provide to EHB for review and approval plans prepared by a qualified individual for a treatment system and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary standards.

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



BACK-UP WATER SUPPLY WELL for VICTORINE RANCH MUTUAL WATER COMPANY

Well Sites HAVE previously disturbed and graded soils. - Updated Archeological Report attached
 Well Sites require coastal chapparel removal in an area of 35' x 40' - Updated Biological Report attached
 Drilling containment will consist of free discharge into natural swale w/silt fencing & wattles as needed
 All drilling fluids and cuttings to remain on same Parcel as well being drilled

Well Site and Drilling Pad requires temporary or complete expansion of existing easement with mitigation to plant resources per BMPs

RECEIVED
 APR 01 2015
 MONTEREY COUNTY
 PLANNING DEPARTMENT

BIERMAN
HydrogeoLogic
 A Professional Company
 Hydrogeologic Consulting & Water Resource Management

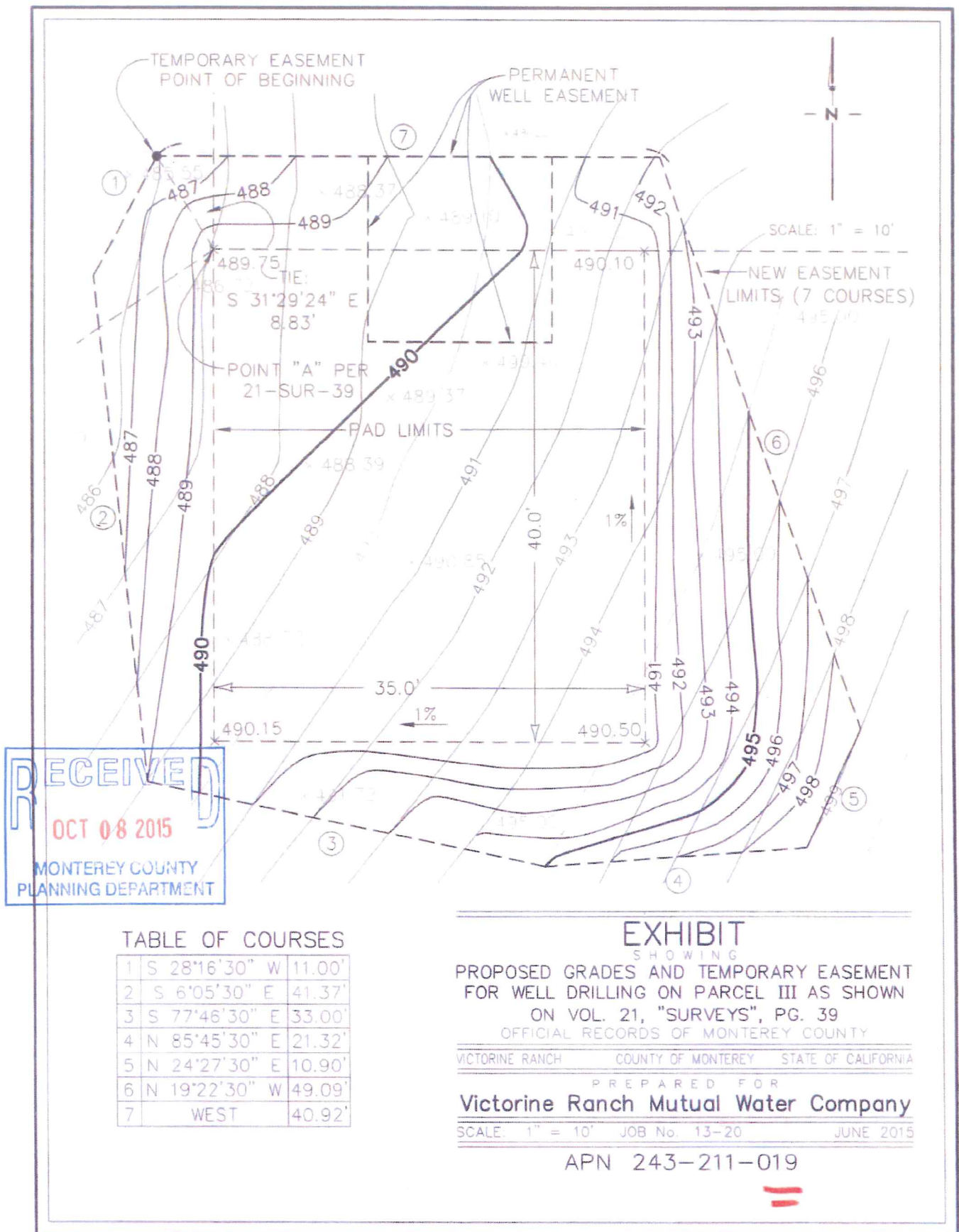
WELL SITING MAP
 Victorine Ranch Mutual Water Company
 Monterey County, California

FIGURE
1

By: Ab. March 9, 2015
 Victorine Ranch Mutual Water Company

PLAN 150266

Upper Well Site APN 243-211-019



PCN150266

Lower Well Site APN 243-211-018

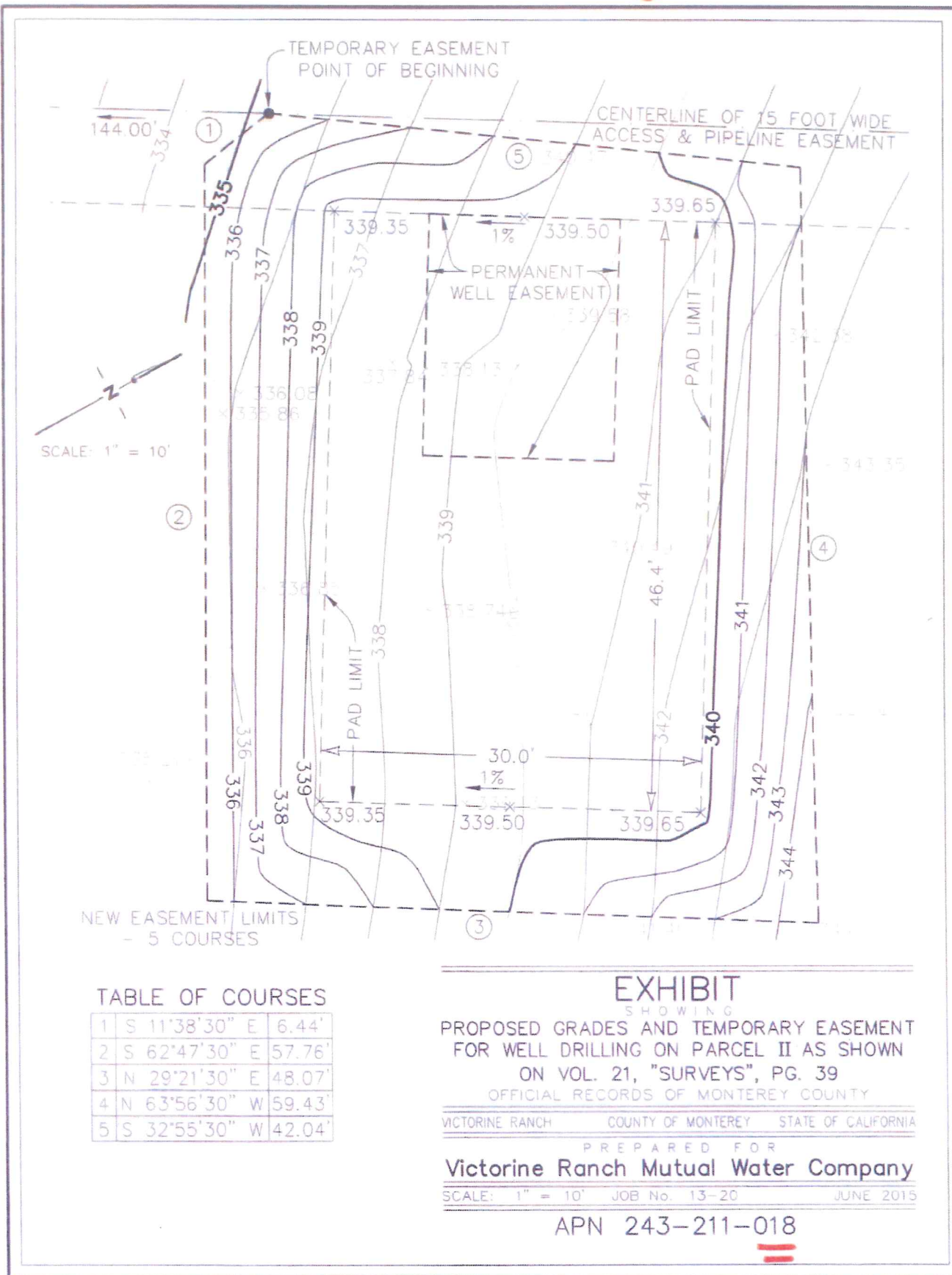


Exhibit C

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BIG SUR

Point Lobos State Reserve

POINT LOBOS

Point Lobos Ranch

RED WOLF RD

San Jose Creek

Gibson Creek

MT. DEVON RD

Wildcat Creek

Palo Corona Regional Park

Yankee Point •

UPPER WALDEN RD
YANKEE PL. DR.
H.W. 1 WY.

MENTONE DR
SAN REMO DR

Malpaso Creek

1

PROJECT SITE

Garrapata Beach State Park

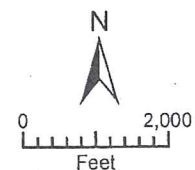
Soberanes Creek

APPLICANT: COUNTY OF MONTEREY (VICTORINE RANCH MUTUAL WATER SYSTEM)

APN: 243-221-018, 243-211-019

FILE # PLN150266

Project Site 300' Limit 2500' Limit Water



PLANNER: GONZALES

Exhibit D

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, November 10, 2015

1. Site visit at 9:00 AM at 31447 HWY 1 MONTEREY (COUNTY OF MONTEREY [VICTORINE RANCH MUTUAL WATER SYSTEM])

ATTENDEES: Kelly Von Schack, Dave Ellis, Arden Handshy, Liz Gonzales

2. Meeting called to order by Mary Trotter at 11:00 am

3. Roll Call

Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Members Absent: 0

4. Approval of Minutes:

A. October 27, 2015 minutes

Motion: Steve Beck (LUAC Member's Name)

Second: Dave Smiley (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Noes: 0

Absent: 0

Abstain: 0

5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

8. **Meeting Adjourned:** 11:30 am

Minutes taken by: Dick Ravich

Minutes received via email November 10, 2015

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **November 10, 2015**

Project Title: COUNTY OF MONTEREY (VICTORINE RANCH MUTUAL WATER SYSTEM)

File Number: PLN150266

File Type: ZA

Planner: GONZALES

Location: 31447 HWY 1 CARMEL

Project Description:

Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA). The property is located at 31447 Highway 1, Carmel (Assessor's Parcel Number's 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

Kelly Von Schack, Dale Ellis

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Recommendation to Monterey County that the County remove invasive species from County land.		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Steve Beck (LUAC Member's Name)

Second by: Dave Smiley (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0