

PLN170624



# Greer (Glass)

Board of Supervisors

November 6, 2018

R. Craig Smith

Associate Planner

# PROJECT SPECIFICS

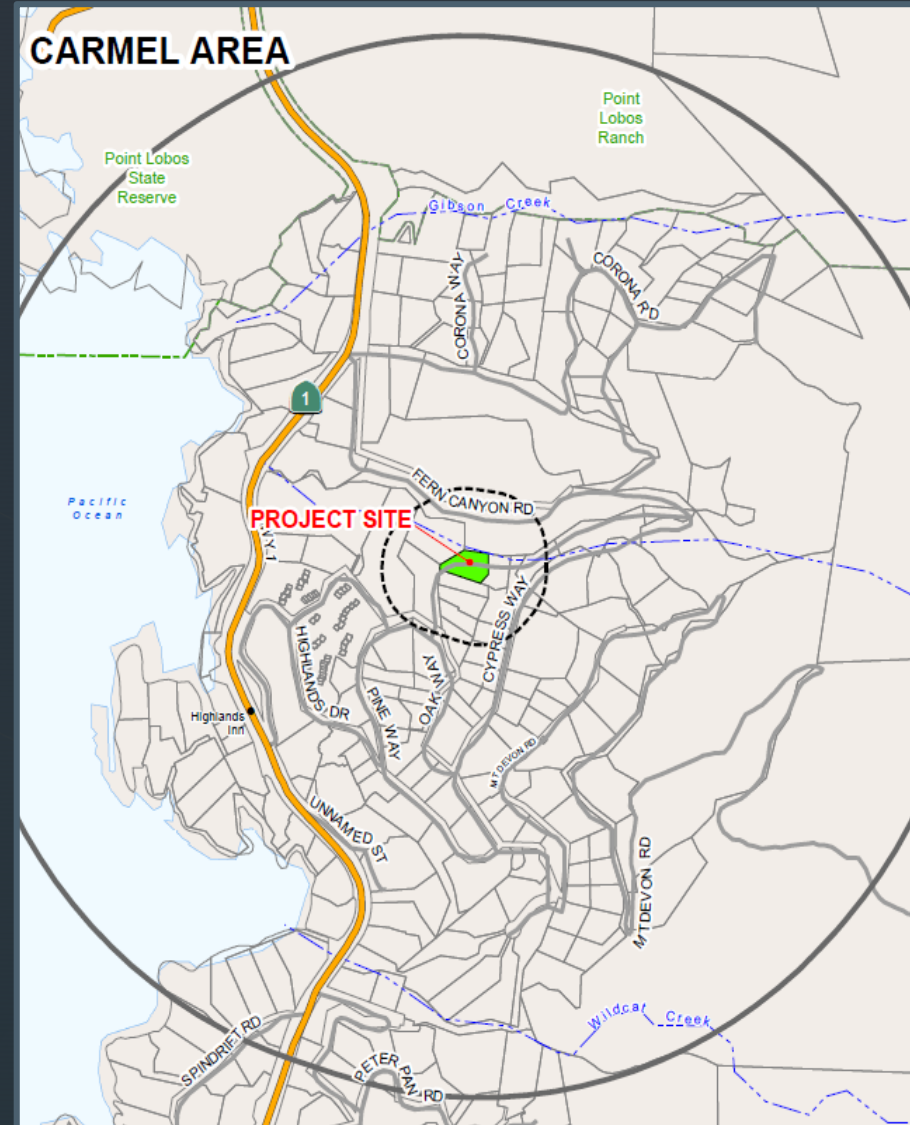
- 124 Fern Canyon Road  
Carmel Highlands
- APN 241-131-024
- Zone: LDR/1-D (CZ)

## Coastal Administrative Permit:

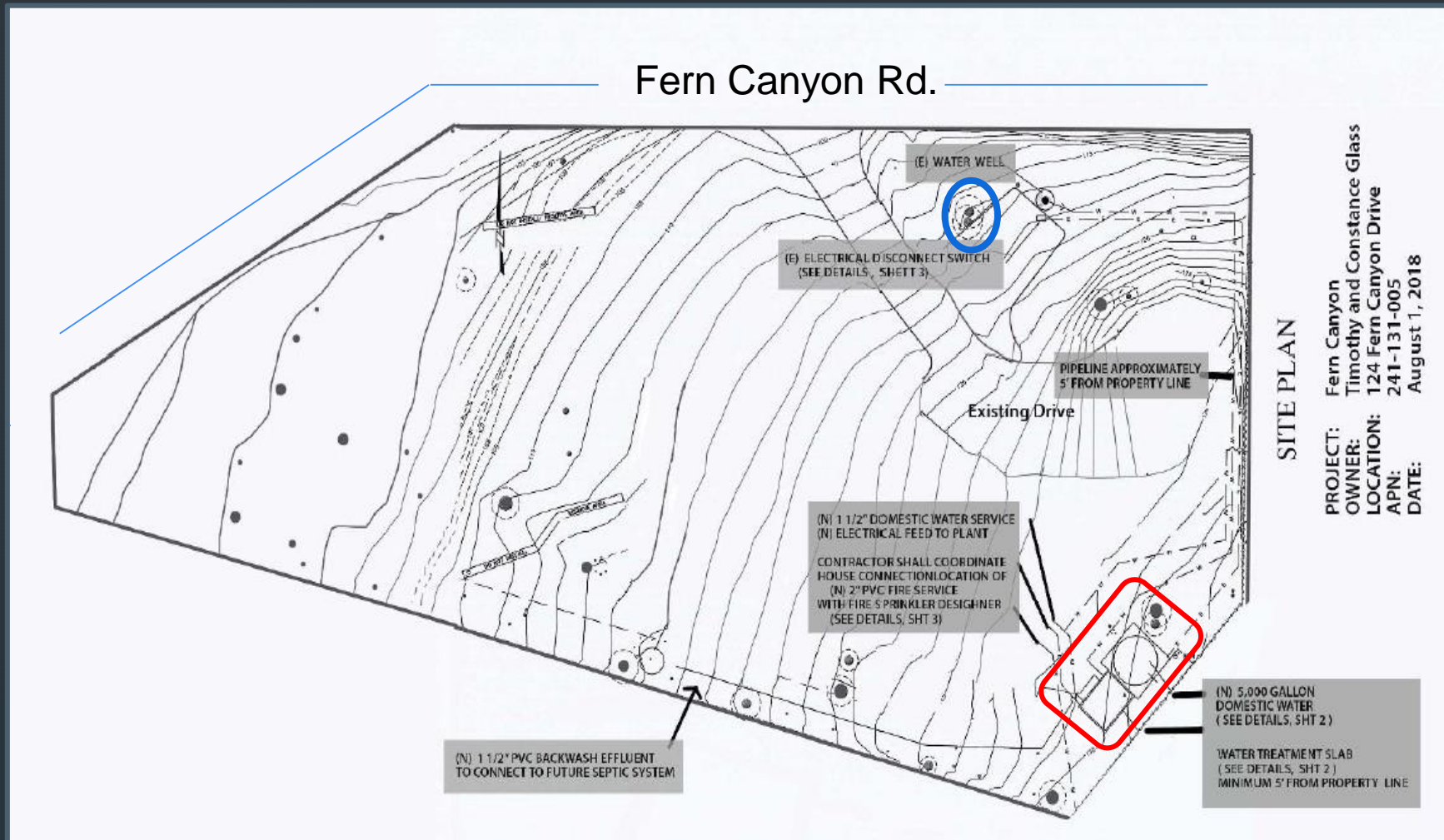
- Conversion of test well to production well and related support equipment.

## Design Approval:

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



# SITE PLAN



# 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

# Appellant's Contentions

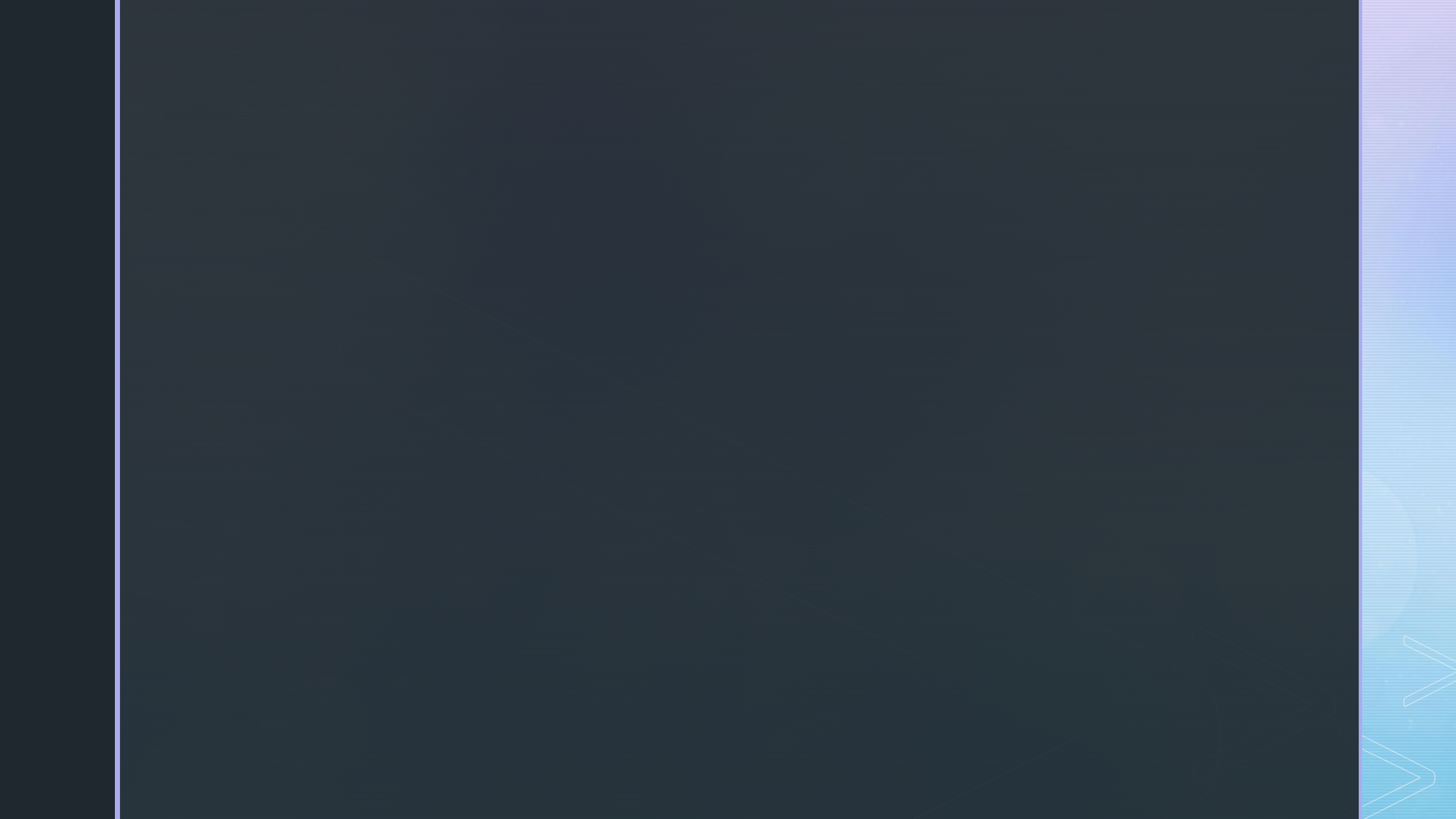
- 1) Water Agreement, February 25, 2008, precludes permit
- 2) New single-connection would be injurious to Appellant and surrounding water supplies
- 3) Piecemeal approach to development not consistent with CEQA
- 4) CDP required for development of property, well is Accessory structure (CDP required prior to primary use)

# Corrections

- Update CEQA Exemption in Resolution to 15303(d)

# RECOMMENDATION

1. Deny the appeal of Andres Czerwiak from the August 9, 2018 Zoning Administrator decision approving an application (RMA Planning File PLN170624/Greer (Glass)) for a Coastal Administrative Permit for the Conversion of the existing Test Well to a Permanent, single connection well and Design Approval for related appurtenant components, and;
2. Find the project is Categorically Exempt per Section 15303(d) of the CEQA Guidelines; and
3. Approve a Coastal Administrative Permit for the Conversion of the existing Test Well to a Permanent Well; and, Approve a Design Approval for the Appurtenant Components of the Well (an electric powered pump, 2,119 gallon bladder tanks and water filtration system, and 5,000 gallon storage tank).



# SITE CONDITIONS

## Vantage points from Fern Canyon Road

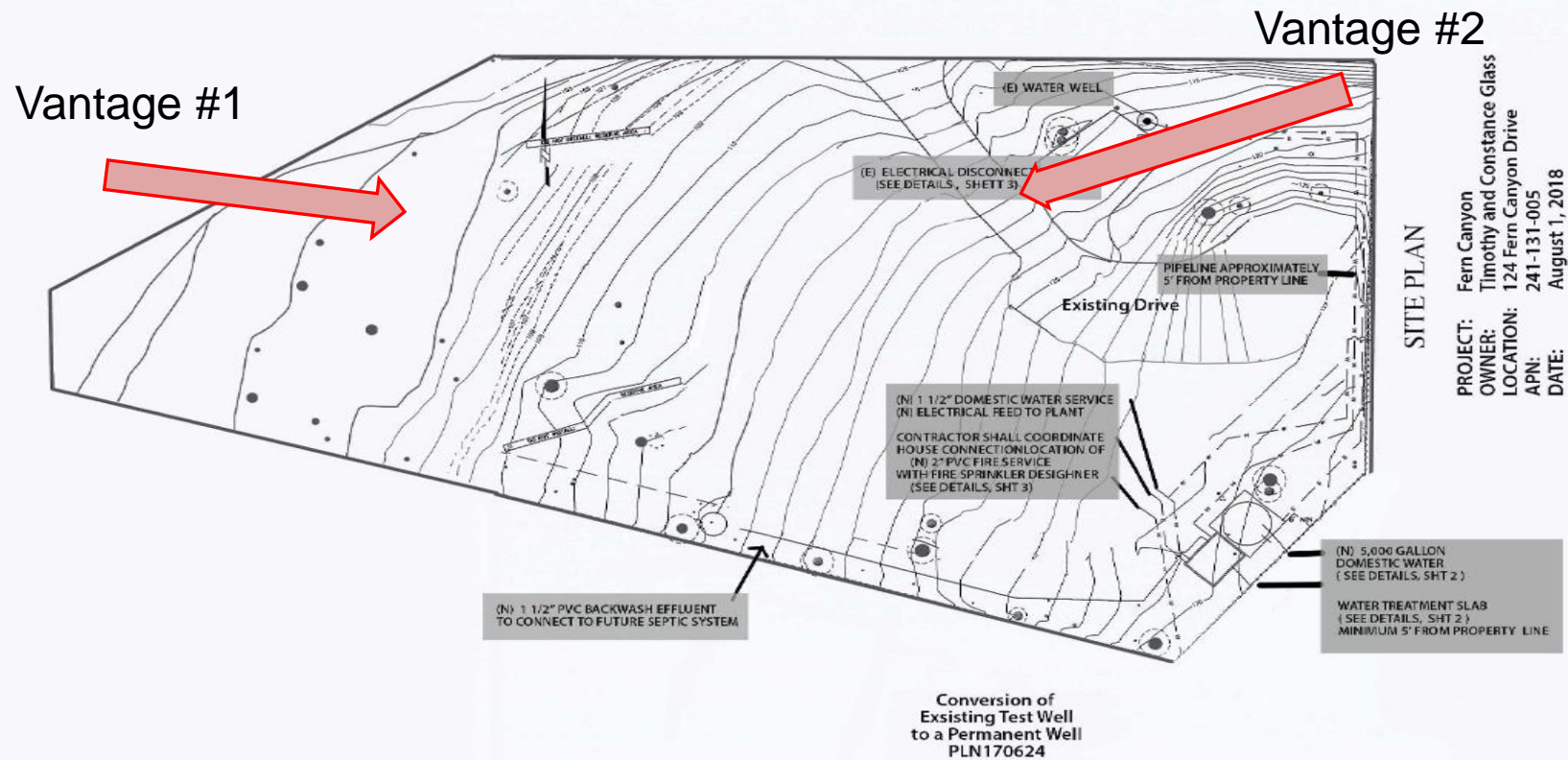


Looking East



Looking South West

# VANTAGE POINTS



# 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.