

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

**Before the Chief of Planning  
in and for the County of Monterey, State of California**

In the matter of the application of:

**WHITNEY JAMES T & DORIS TRS (PLN250158)**

**RESOLUTION NO. 26-039**

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Administrative Permit to allow the installation of a test well for irrigation purposes, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN250294, WHITNEY JAMES T & DORIS TRS, 217 Upper Walden Road, Carmel, Carmel Area Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 241-241-010-000)]

**The WHITNEY JAMES T & DORIS TRS application (PLN250158) came on for an administrative decision hearing before the County of Monterey Chief of Planning on May 6, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning 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;
  - Carmel Area Land Use Plan (CAR LUP);
  - Coastal Implementation Plan, Part 4 (CAR 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 217 Upper Walden Road, within the Carmel Area Land Use Plan, (Assessor's Parcel Number 241-241-010-000). The parcel is zoned Low Density Residential with a maximum gross density of one acre per unit and a Design Control Overlay in the Coastal Zone or "LDR/1-D(CZ)", which allows for wells and small water systems serving 14 or fewer connections per Title 20 Section 20.14.040.J. The application is for the installation of a test well for irrigation purposes. This application does not include any development or any additional uses. The project does not require a design approval since no new structures were proposed as illustrated in the attached plans. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject 1.75-acre property (APN 241-241-010-000) is identified in its current configuration as a portion of Lot 5 Map 2 of Carmel Highlands in Rancho San Jose y Sur Chiquito from Record of Surveys (Volume X-2 Page 244), recorded on January 29, 1962. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Development Standards. The irrigation test well has a required setback of 100 feet from a septic system, as well as a required 150-foot setback from existing and expansion leach fields on neighboring properties. The irrigation well will be located near a previously disturbed area of the subject parcel from landscaping near the entrance and driveway of the property along Upper Walden Road, 100 feet away from the subject property's existing single-family dwelling. The irrigation well will be drilled approximately 45 feet from the east adjacent property line.
- e) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with CAR CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 750 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB240182), no evidence of significant resources has been identified on the project parcel, but the report confirms that there are resources nearby, within 750 feet of the subject property. Therefore, a Coastal Administrative Permit is applied in such case. In addition, the standard condition of approval (Condition No. 3) has been incorporated into this project which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- f) Environmentally Sensitive Habitat Areas. The Monterey County GIS, specifically the California Natural Diversity Database (CNDDDB), identifies the subject property as not to be within 100 feet of potential ESHA on the property; however, the parcel is located along a west facing slope overlooking the southern portion of Point Lobos, and within the regional vicinity of the proposed test well are recorded habitat communities of known ESHA. Pursuant to CAR CIP section 20.146.040.B.3, the applicant submitted a biological report (LIB250389) which indicated that there are no significant natural

vegetation or habitat within the project area that will be impacted by the installation of the test irrigation well.

According to the project biologist's survey, there is a potential that the Monterey pine trees on the adjacent parcels may provide monarch butterfly overwintering habitat, which are special status species as defined by California Department of Fish and Wildlife. The potential for overwintering within the actual subject property is low. Thus, with the implementation of standard Condition No. 4 (tree and root protection), any potentially overwintering habitat would be protected in place. Monarch butterflies were not observed during the site visit; however, should project development occur between mid-October to March 1<sup>st</sup>, necessary buffer zones shall be installed if observed. As conditioned, the project will not have any significant impacts on Monarch butterfly overwintering habitat. As proposed and conditioned, the project is consistent with the policies and regulations outlined in CAR LUP and CAR CIP and avoids impacts on nearby sensitive habitat areas and does not introduce any uses or development that are incompatible with the continuance of those habitat areas.

- g) Public Access. As demonstrated in Finding No. 5, the development is consistent with public access policies of the Carmel Area LUP.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the County of Monterey 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 is for a test well and does not propose to build any new structures at this time.
- i) The project planner conducted a site visit on April 10, 2026, to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to HCD-Planning found in Project File PLN250158.

**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 Highlands FPD. 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. The following reports have been prepared:
    - “Biological Resource Analysis” (LIB250389) prepared by Fred Ballerini, Pacific Grove, CA, August 20, 2025.
    - “Phase 1 Inventory of Archaeological Resources” (LIB240182) prepared by Ruben G. Mendoza, Salinas, CA, September 8, 2025.

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) Staff conducted a site inspection on April 10<sup>th</sup>, 2026, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to HCD-Planning found in Project File PLN250158.

**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, and Carmel Highlands FPD. 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) Necessary water and sanitary facilities are available for the property. The property will continue to be served by a private water system and an existing private septic system. The Environmental Health Bureau imposed conditions on the project that would ensure that the applicant obtain a well permit prior to the installation of the test well.
  - c) Staff conducted a site inspection on April 10, 2026, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250158.

**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) Staff conducted a site inspection on April 10, 2026, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250158.

**5. 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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Carmel CIP Section 20.146.130, 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.
  - c) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP).
  - d) Based on review the project will not intensify impacts on the viewshed. The proposed development is consistent with the Carmel Area Land Use Plan Policy 5.3.2.4 and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The test well will not intensify impacts on the viewshed. As proposed, the project is consistent with applicable visual resource and public access policies in the Carmel Area Land Use Plan.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250158.

**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 new construction of small new facilities. The proposed project is to allow a test well for the purpose of irrigation on the parcel. Therefore, the project qualifies for a Class 3 categorical exemption.
  - b) 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, or unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The subject property is located in a high archeological sensitivity area; however, due to the limited nature of the development and confined area of disturbance for the well, the project would not result in a significant impact to resources (see Finding No. 1, Evidence “e”).
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 10, 2026.
  - d) 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 PLN250158.

**7. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made 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) Coastal Commission. Pursuant to Section 20.86.080.A, the project is not appealable to the Coastal Commission as it does not involve development in the underlying zone and not between the sea and first public road.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the County of Monterey Chief of Planning does hereby:

1. Find the test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d), and there are no exceptions pursuant to Section 15300.2;
2. Approve a Coastal Administrative Permit to allow the installation of a test well for irrigation purposes and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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 6th day of May 2026.

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Melanie Beretti, AICP  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

\_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT 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.

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# County of Monterey HCD Planning

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

PLN250158

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit (PLN250158) allows the installation of a test well for irrigation purposes and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 217 Upper Walden Road, Carmel (Assessor's Parcel Number 241-241-010-000), Carmel Area 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 on-going 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 Coastal Administrative Permit (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 241-241-010-000 on May 6th, 2026. The permit was granted subject to 6 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. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

## 5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

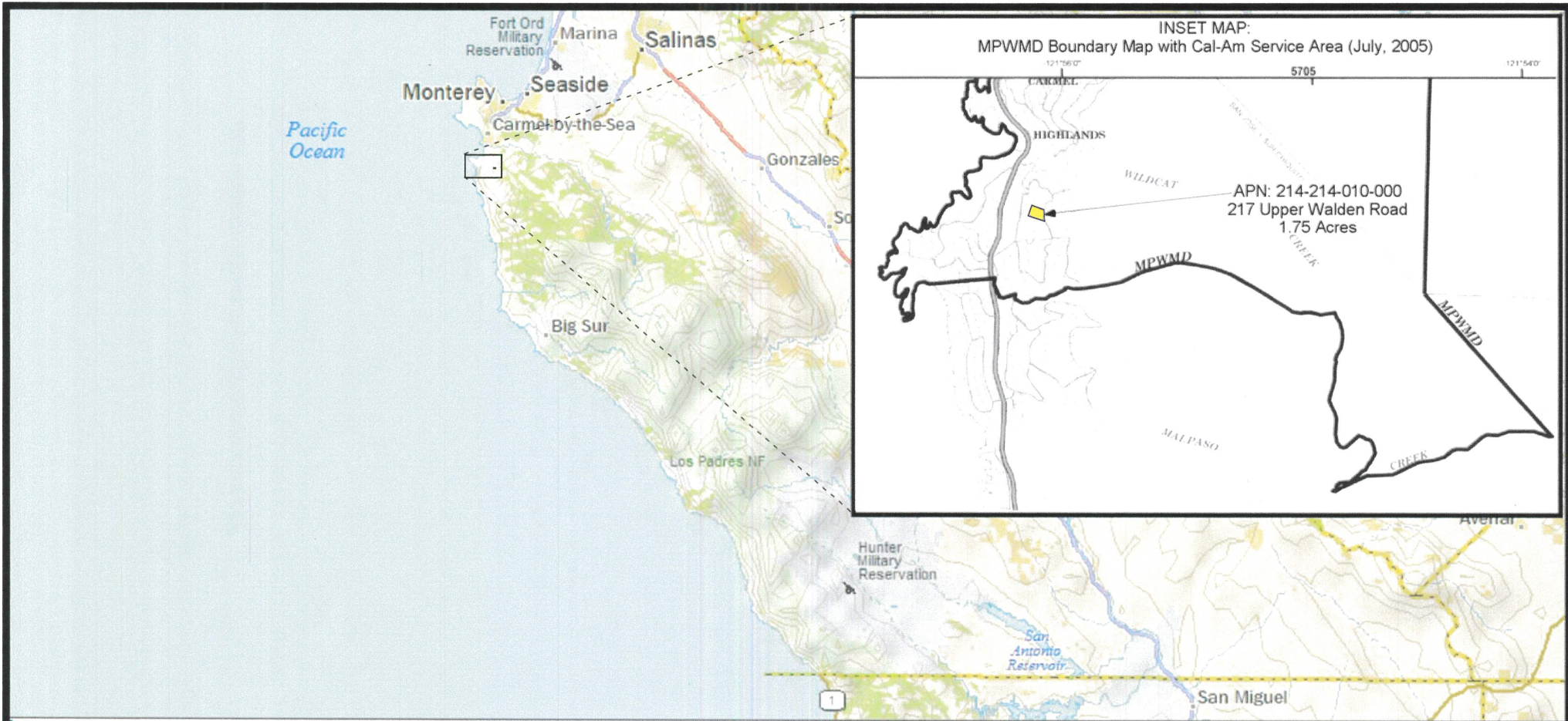
## 6. EHSP01- WELL CONSTRUCTION PERMIT (Non-Standard)

**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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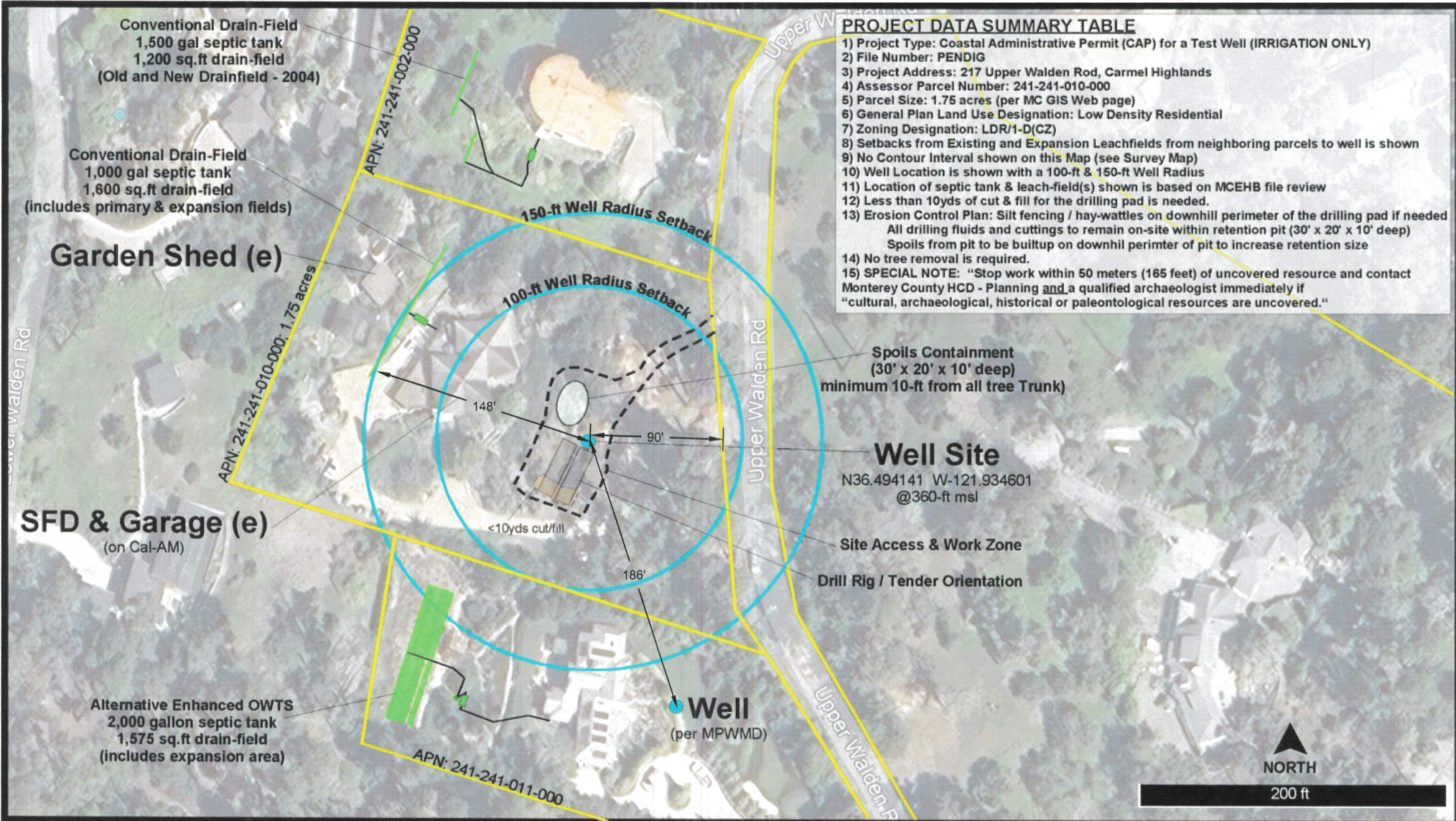
Basemap From: Delorme Topo North America 9.0  
 Inset Map from: MPWMD Boundary Map, July, 2005



**LOCATION MAP**  
 217 UPPER WALDEN ROAD  
 APN: 241-241-010-000  
 Monterey County, California

**FIGURE**  
**1**

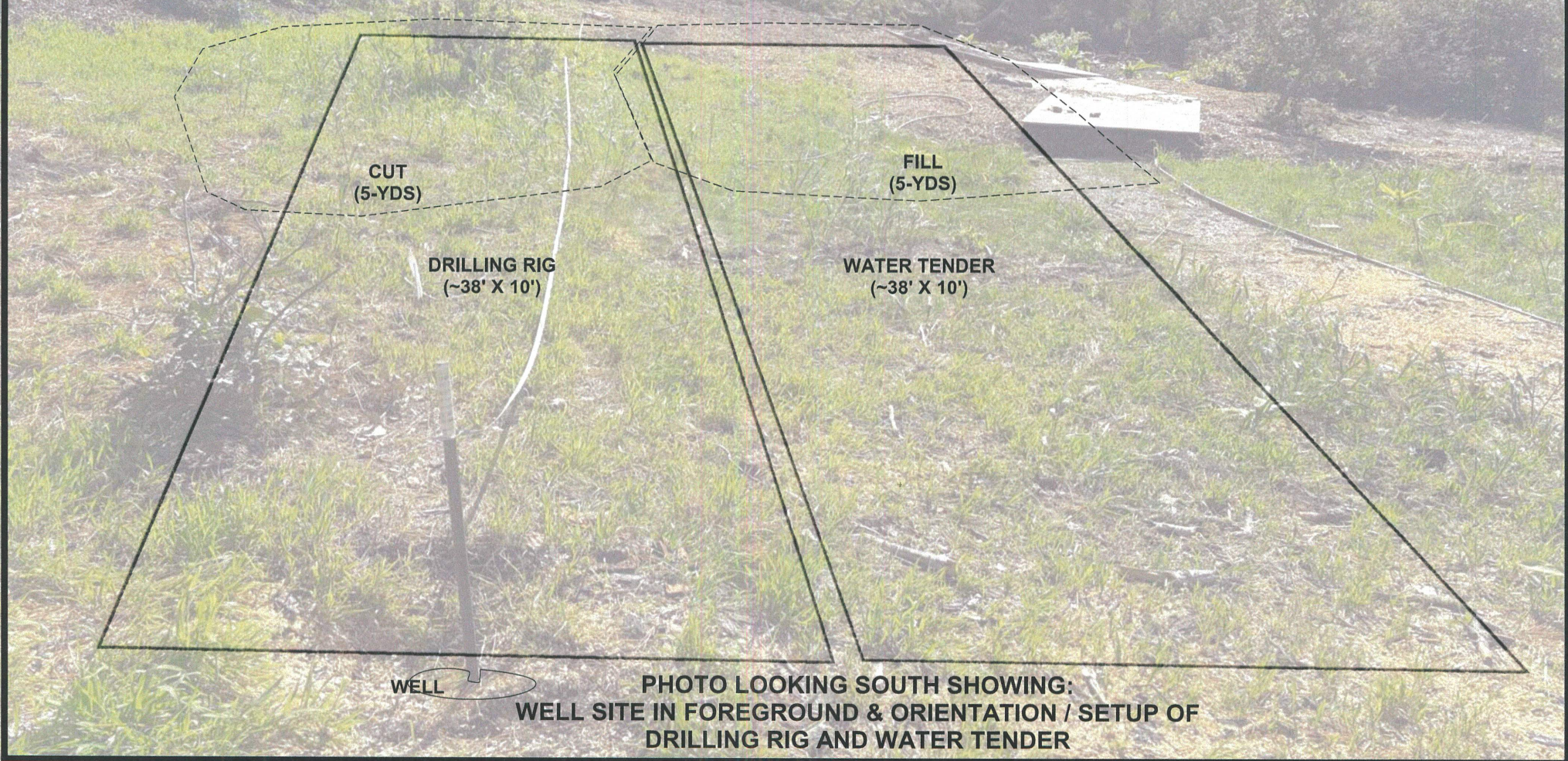
AB: 5/2/25  
 Whitney/Figures/Location Map



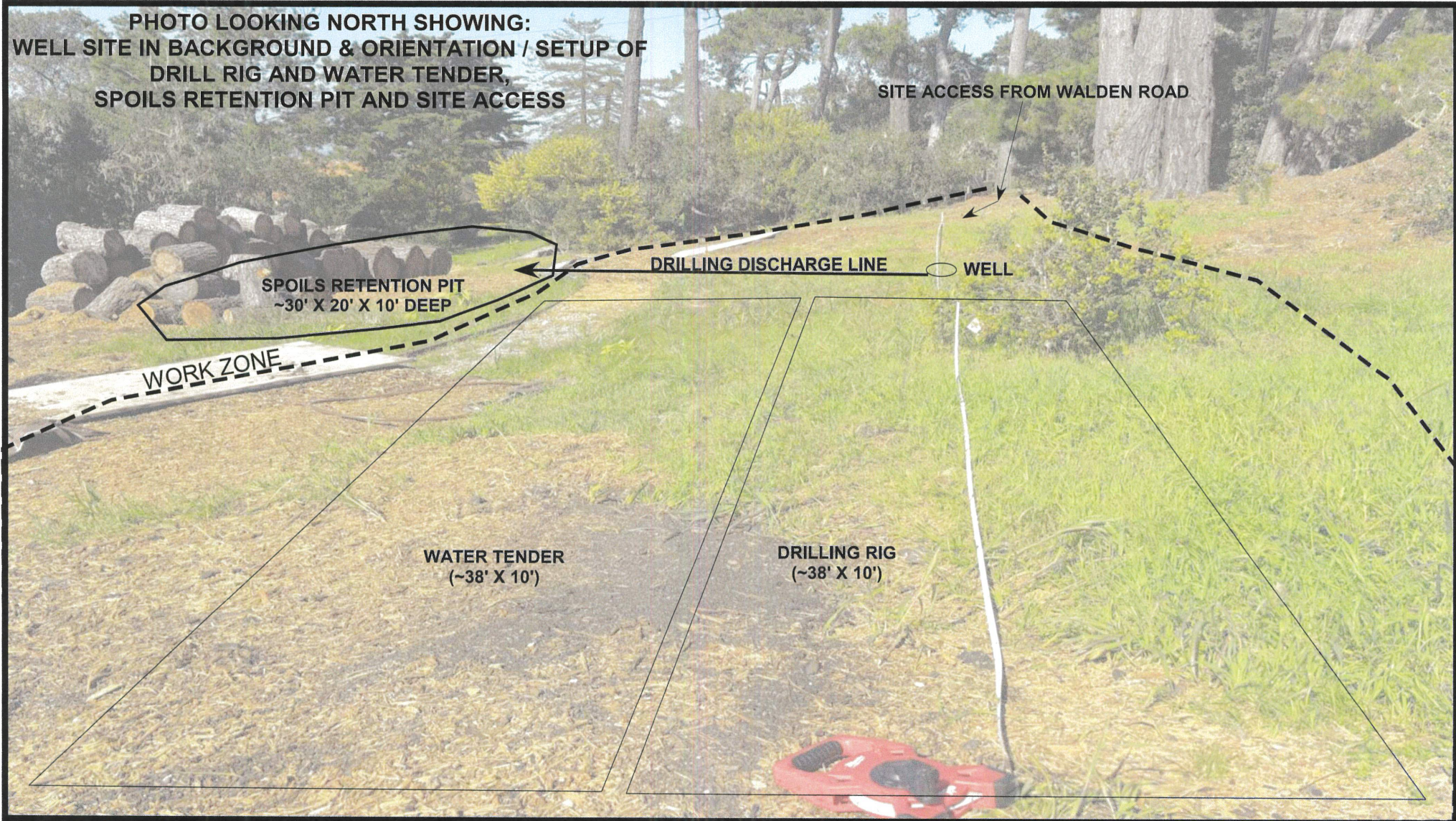
**PROJECT DATA SUMMARY TABLE**

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well (IRRIGATION ONLY)
- 2) File Number: PENDIG
- 3) Project Address: 217 Upper Walden Rod, Carmel Highlands
- 4) Assessor Parcel Number: 241-241-010-000
- 5) Parcel Size: 1.75 acres (per MC GIS Web page)
- 6) General Plan Land Use Designation: Low Density Residential
- 7) Zoning Designation: LDR/1-D(CZ)
- 8) Setbacks from Existing and Expansion Leachfields from neighboring parcels to well is shown
- 9) No Contour Interval shown on this Map (see Survey Map)
- 10) Well Location is shown with a 100-ft & 150-ft Well Radius
- 11) Location of septic tank & leach-field(s) shown is based on MCEHB file review
- 12) Less than 10yds of cut & fill for the drilling pad is needed.
- 13) Erosion Control Plan: Silt fencing / hay-wattles on downhill perimeter of the drilling pad if needed  
All drilling fluids and cuttings to remain on-site within retention pit (30' x 20' x 10' deep)  
Spoils from pit to be builtup on downhill perimter of pit to increase retention size
- 14) No tree removal is required.
- 15) SPECIAL NOTE: "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."

NOTES;  
NO TREE REMOVAL  
LESS THAN 10-YDS GRADING (CUT/FILL) FOR DRILLING RIG AND WATER TENDER PAD:  
CUT UPPER LEFT CORNER OF DRILLING PAD AND FILL BENEATH UPPER RIGHT CORNER OF WATER TENDER PAD



**PHOTO LOOKING NORTH SHOWING:  
WELL SITE IN BACKGROUND & ORIENTATION / SETUP OF  
DRILL RIG AND WATER TENDER,  
SPOILS RETENTION PIT AND SITE ACCESS**



**SLOPE ANALYSIS**  
OF  
THE PARCEL DESCRIBED IN DOCUMENT #2017048576  
AS SHOWN ON VOLUME 31 SURVEYS PAGE 60  
217 UPPER WALDEN ROAD  
APN 241-241-010  
CARMEL HIGHLANDS, CALIFORNIA

Slopes Table			
Range	Minimum Slope	Maximum Slope	Color
1	0%	25%	Light Green
2	25%	30%	Yellow
3	30%	100%	Red

**LEGEND**

- FOUND MONUMENT, AS NOTED
- FOUND 3/4" IRON ROD IN PAVEMENT, NO TAG
- SET 1" IRON PIPE, LS 8512
- x SPOT ELEVATION
- ⊕ SEWER CLEANOUT
- ⊕ SEWER MANHOLE
- DRAIN INLET
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ HOSE BIB
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION VALVE
- ⊕ IRRIGATION CONTROL BOX
- ⊕ LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ POLE
- ⊕ POST
- ⊕ MAILBOX
- TREE, TYPE AND DIAMETER SPECIFIED
- ⊕ BENCHMARK
- PROPERTY LINE
- LOT LINE
- POLARIS SURVEY LIMITS 2025
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- DECK
- EDGE OF GRAVEL PATH
- ▨ BUILDING
- ▨ CONCRETE
- ▨ BRICK PAVERS
- ▨ AC PAVEMENT
- ▨ BRICK WALL
- ▨ WOOD WALL

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JIM WHITNEY, IN SEPTEMBER, 2025.

DATED: 10/3/2025

*Kathy Nitayangkul*  
KATHY NITAYANGKUL  
P.L.S. 8512



**BASIS OF BEARINGS**

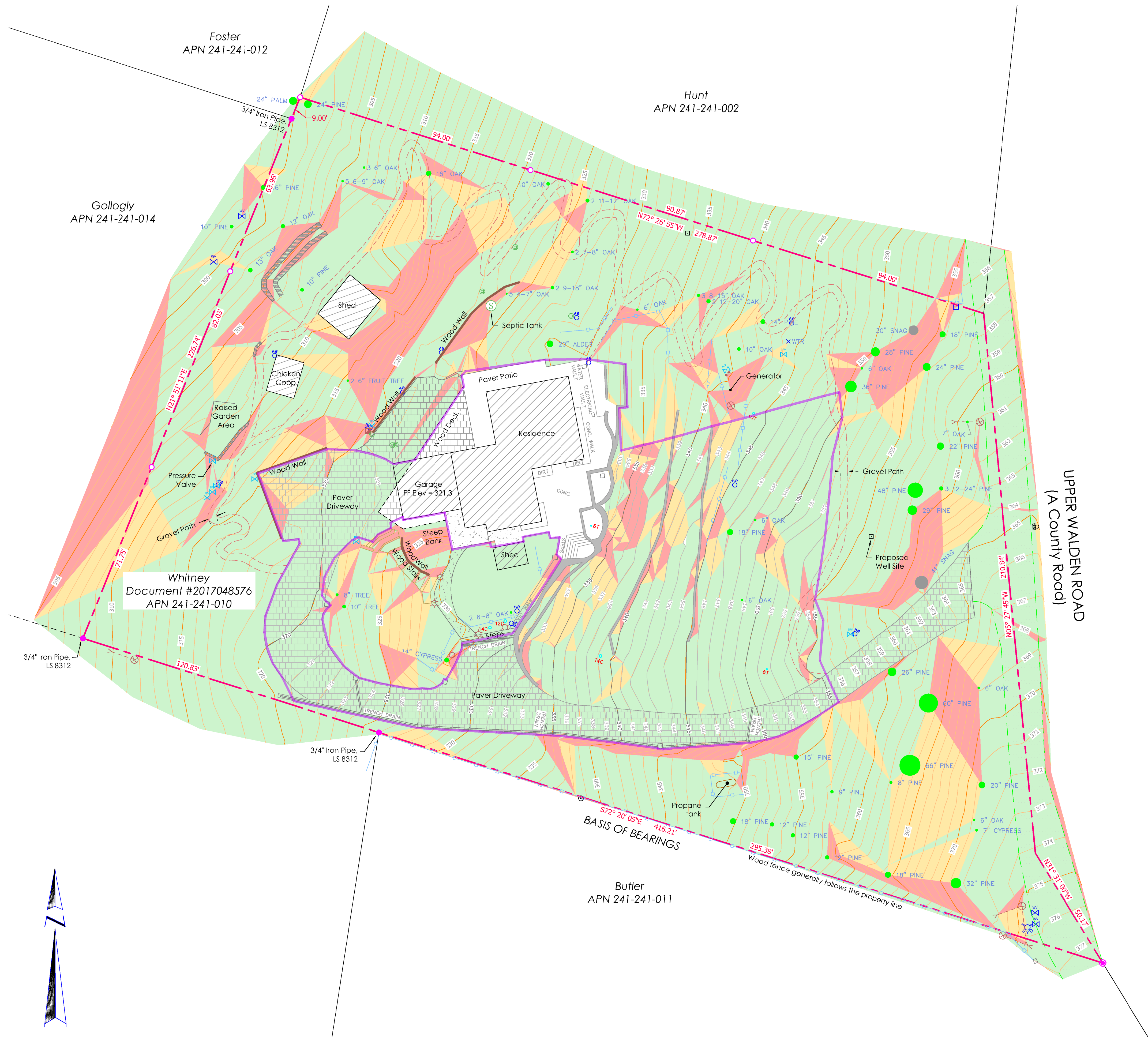
THE BEARING OF S72°20'05" E ALONG THE SOUTH BOUNDARY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME 31 OF SURVEYS AT PAGE 60 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

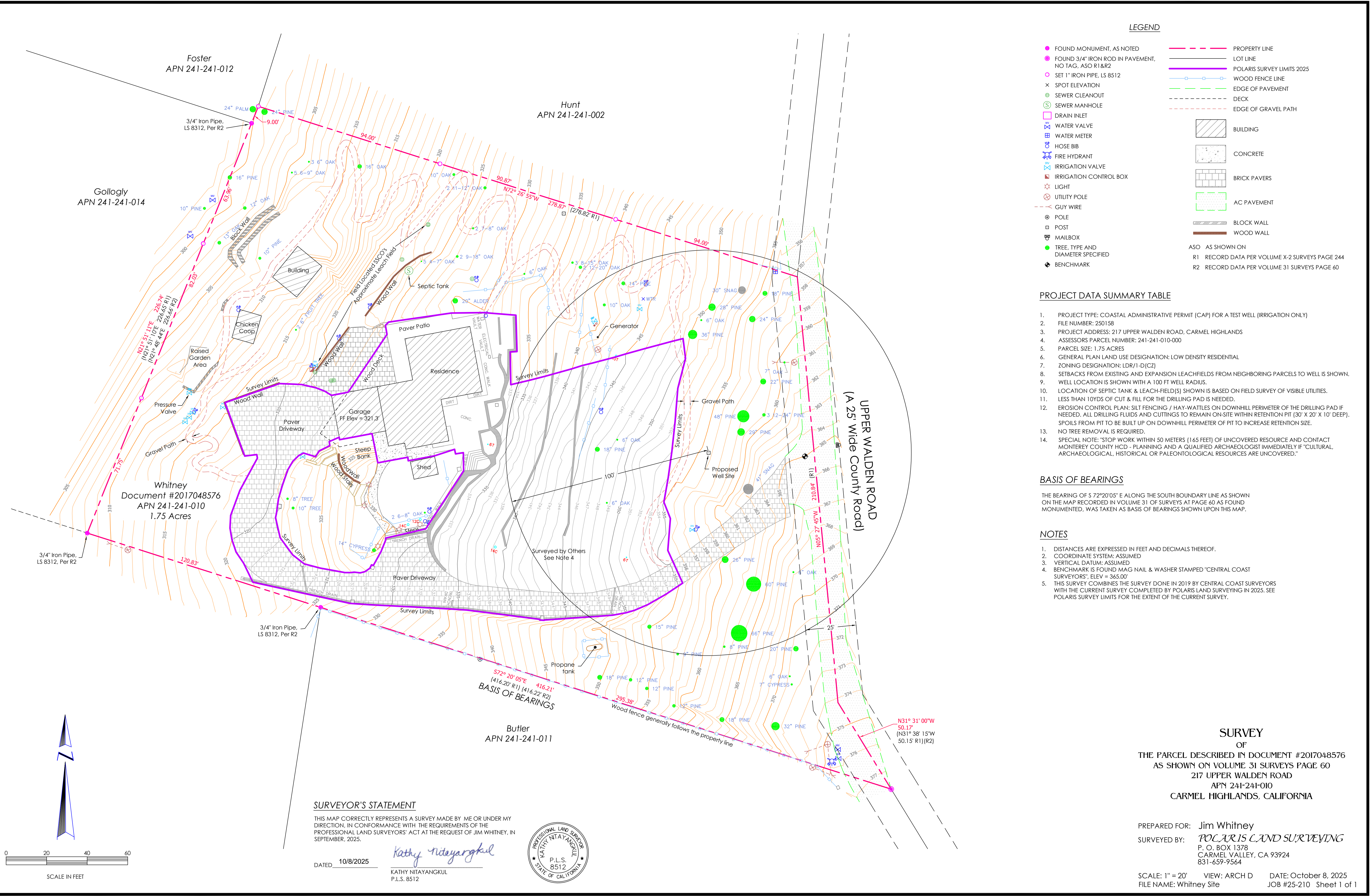
**NOTES**

- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- COORDINATE SYSTEM: ASSUMED
- VERTICAL DATUM: ASSUMED
- BENCHMARK IS FOUND MAG NAIL & WASHER STAMPED "CENTRAL COAST SURVEYORS", ELEV = 365.00'
- THIS SURVEY COMBINES THE SURVEY DONE IN 2019 BY CENTRAL COAST SURVEYORS WITH THE CURRENT SURVEY COMPLETED BY POLARIS LAND SURVEYING IN 2025. SEE POLARIS SURVEY LIMITS FOR THE EXTENT OF THE CURRENT SURVEY.

PREPARED FOR: Jim Whitney  
SURVEYED BY: POLARIS LAND SURVEYING  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

SCALE: 1" = 20'    VIEW: ARCH D    DATE: October 3, 2025  
FILE NAME: Whitney Site    JOB #25-210    Sheet 1 of 1





**LEGEND**

● FOUND MONUMENT, AS NOTED	— PROPERTY LINE
● FOUND 3/4" IRON ROD IN PAVEMENT, NO TAG, ASO R1&R2	— LOT LINE
○ SET 1" IRON PIPE, LS 8512	— POLARIS SURVEY LIMITS 2025
× SPOT ELEVATION	— WOOD FENCE LINE
● SEWER CLEANOUT	— EDGE OF PAVEMENT
⊙ SEWER MANHOLE	— DECK
□ DRAIN INLET	— EDGE OF GRAVEL PATH
□ WATER VALVE	▨ BUILDING
□ WATER METER	▨ CONCRETE
□ HOSE BIB	▨ BRICK PAVERS
□ FIRE HYDRANT	▨ AC PAVEMENT
□ IRRIGATION VALVE	▨ BLOCK WALL
□ IRRIGATION CONTROL BOX	▨ WOOD WALL
□ LIGHT	
□ UTILITY POLE	
— GUY WIRE	
○ POLE	
□ POST	
□ MAILBOX	
● TREE, TYPE AND DIAMETER SPECIFIED	
◆ BENCHMARK	

ASO AS SHOWN ON  
R1 RECORD DATA PER VOLUME X-2 SURVEYS PAGE 244  
R2 RECORD DATA PER VOLUME 31 SURVEYS PAGE 60

- PROJECT DATA SUMMARY TABLE**
- PROJECT TYPE: COASTAL ADMINISTRATIVE PERMIT (CAP) FOR A TEST WELL (IRRIGATION ONLY)
  - FILE NUMBER: 250158
  - PROJECT ADDRESS: 217 UPPER WALDEN ROAD, CARMEL HIGHLANDS
  - ASSESSOR'S PARCEL NUMBER: 241-241-010-000
  - PARCEL SIZE: 1.75 ACRES
  - GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
  - ZONING DESIGNATION: LDR/1-D(CZ)
  - SETBACKS FROM EXISTING AND EXPANSION LEACHFIELDS FROM NEIGHBORING PARCELS TO WELL IS SHOWN.
  - WELL LOCATION IS SHOWN WITH A 100 FT WELL RADIUS.
  - LOCATION OF SEPTIC TANK & LEACH-FIELD(S) SHOWN IS BASED ON FIELD SURVEY OF VISIBLE UTILITIES.
  - LESS THAN 10YDS OF CUT & FILL FOR THE DRILLING PAD IS NEEDED.
  - EROSION CONTROL PLAN: SILT FENCING / HAY-WATTLES ON DOWNHILL PERIMETER OF THE DRILLING PAD IF NEEDED. ALL DRILLING FLUIDS AND CUTTINGS TO REMAIN ON-SITE WITHIN RETENTION PIT (30' X 20' X 10' DEEP). SPOILS FROM PIT TO BE BUILT UP ON DOWNHILL PERIMETER OF PIT TO INCREASE RETENTION SIZE.
  - NO TREE REMOVAL IS REQUIRED.
  - SPECIAL NOTE: "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."

**BASIS OF BEARINGS**

THE BEARING OF S 72°20'05" E ALONG THE SOUTH BOUNDARY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME 31 OF SURVEYS AT PAGE 60 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

- NOTES**
- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - COORDINATE SYSTEM: ASSUMED
  - VERTICAL DATUM: ASSUMED
  - BENCHMARK IS FOUND MAG NAIL & WASHER STAMPED "CENTRAL COAST SURVEYORS", ELEV = 365.00'
  - THIS SURVEY COMBINES THE SURVEY DONE IN 2019 BY CENTRAL COAST SURVEYORS WITH THE CURRENT SURVEY COMPLETED BY POLARIS LAND SURVEYING IN 2025. SEE POLARIS SURVEY LIMITS FOR THE EXTENT OF THE CURRENT SURVEY.

**SURVEY**  
OF  
THE PARCEL DESCRIBED IN DOCUMENT #2017048576  
AS SHOWN ON VOLUME 31 SURVEYS PAGE 60  
217 UPPER WALDEN ROAD  
APN 241-241-010  
CARMEL HIGHLANDS, CALIFORNIA

PREPARED FOR: Jim Whitney  
SURVEYED BY: POLARIS LAND SURVEYING  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

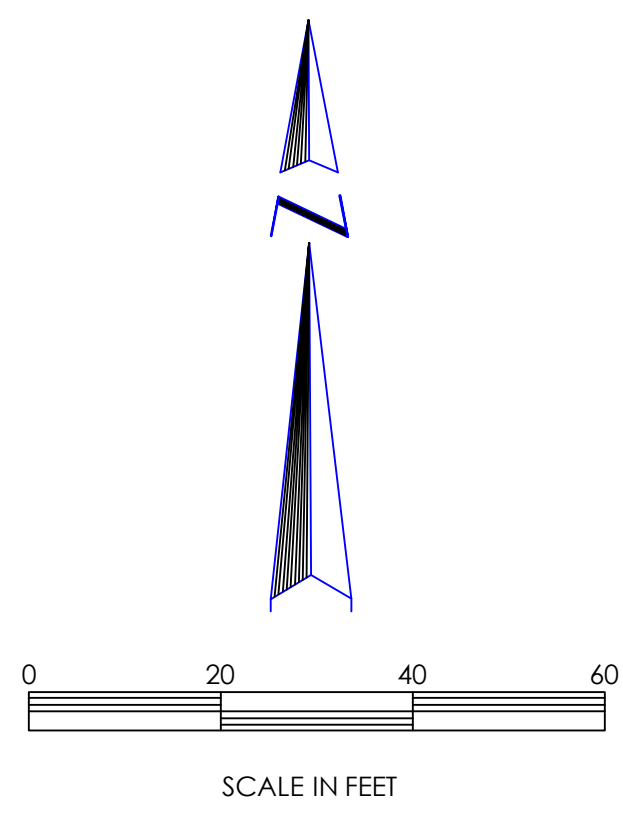
SCALE: 1" = 20' VIEW: ARCH D DATE: October 8, 2025  
FILE NAME: Whitney Site JOB #25-210 Sheet 1 of 1

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JIM WHITNEY, IN SEPTEMBER, 2025.

*Kathy Nitayangkul*  
KATHY NITAYANGKUL  
P.L.S. 8512

DATED: 10/8/2025





# Lookup Zoning

## Results

### Zoning

ZONING LDR/1-D(CZ)

DENSITY 1A/U

NOTES

### Parcel

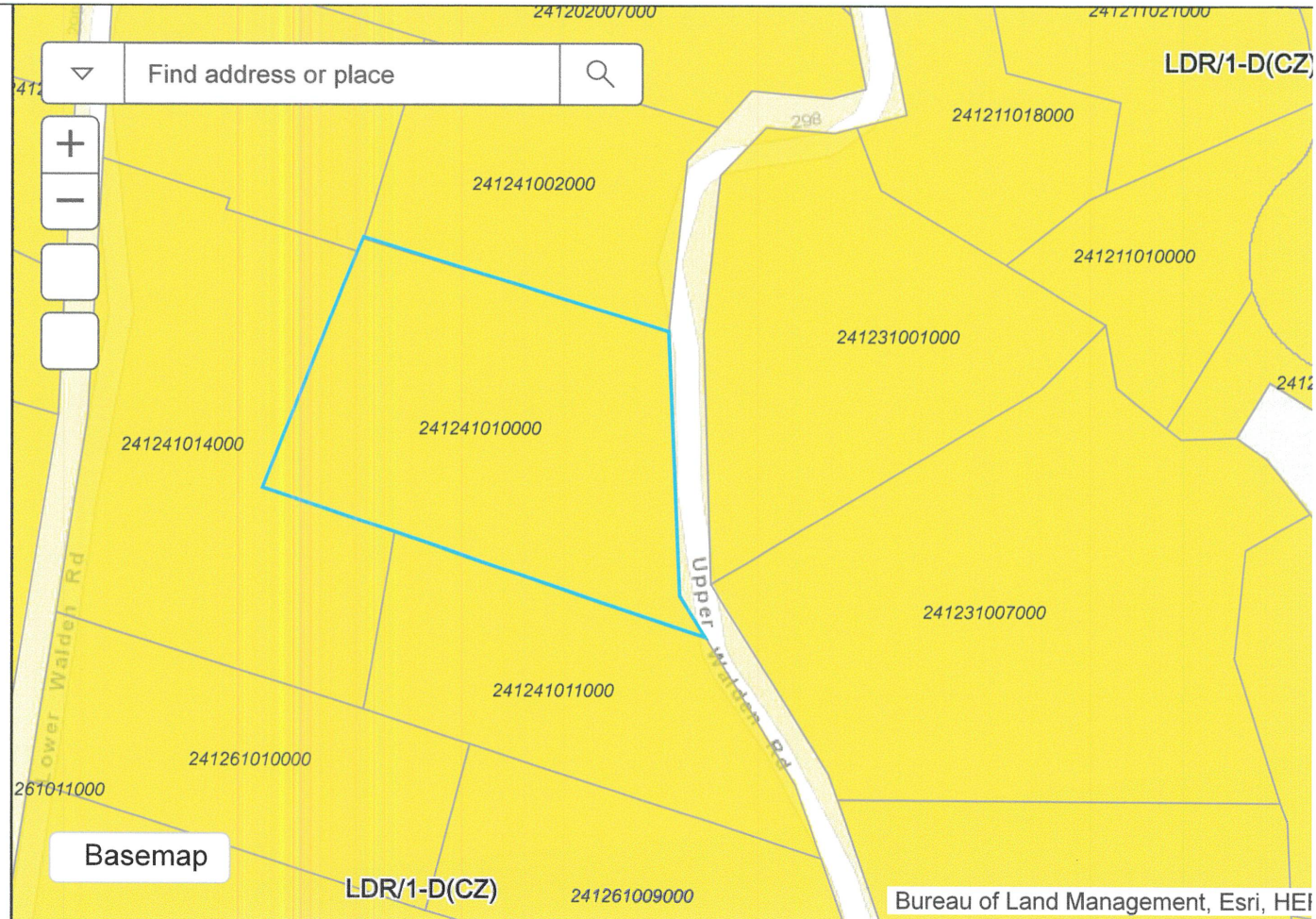
APN 241241010000

For more information, visit Monterey County Planning Department's website or call (831) 755-5025.

[Planning Website](#)

[Title 21 Zoning Ordinance \(Inland\)](#)

[Title 20 Zoning Ordinance \(Coastal\)](#)



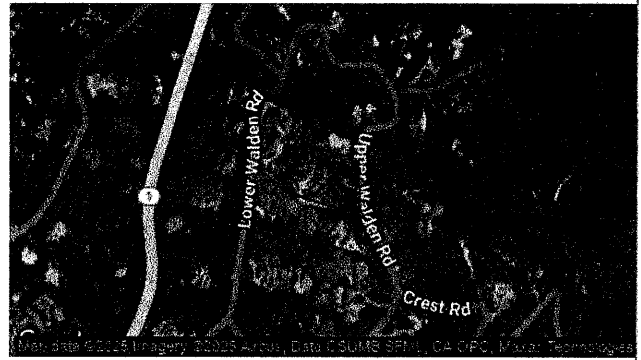
Property Address: 217 UPPER WALDEN RD CARMEL CA 93923-9745

### General Information

County: **MONTEREY**  
Parcel # (APN): **241-241-010-000** [Open Map](#)  
Owner: See Full Detail  
Mailing Address: **217 UPPER WALDEN RD CARMEL CA 93923**  
Legal Description:  
Use Type: **RESID. SINGLE FAMILY**  
Tax Rate Area: **060-005**

### Assessment

Total Value:	<b>\$179,507</b>	Year Assd:	<b>2024</b>
Land:	<b>\$66,486</b>	Zoning:	
Structures:	<b>\$113,021</b>	Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	<b>N</b>		



Full Detail \$14.95 [Add to Cart](#)

**PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.**

### Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	<b>07/26/1968</b>			See Full Detail
Document Number:	<b>196805660947</b>			See Full Detail
Document Type:				
Transfer Amount:				
Seller (Grantor):				

### Property Characteristics

Bedrooms:	<b>2</b>	Fireplace:	See Full Detail	Units:	
Baths (Full):	<b>2</b>	A/C:		Stories:	
Baths (Half):		Heating:	See Full Detail	Quality:	See Full Detail
Total Rooms:	See Full Detail	Pool:		Building Class:	See Full Detail
Bldg/Liv Area:	<b>1,911</b>	Park Type:	See Full Detail	Condition:	
Lot Acres:	<b>1.750</b>	Spaces:		Site Influence:	
Lot SqFt:	<b>76,230</b>	Garage SqFt:	See Full Detail	Timber Preserve:	
Year Built:	<b>1957</b>			Ag Preserve:	
Effective Year:	See Full Detail				

\*\*The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#) ▶

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