

# 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:

**BIG SUR CG EAST OWNER LLC (PLN250143)**

**RESOLUTION NO. 26-025**

Resolution by the Monterey County Chief of Planning:

- 1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
- 2) Approving a Coastal Administrative Permit to allow the construction of two test wells.

46883 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APN: 419-201-005-000)

**The Big Sur CG East Owner LLC application (PLN250143) came on for an administrative hearing before the Monterey County Chief of Planning on March 4, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning finds and decides as follows:**

**FINDINGS AND EVIDENCE**

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the proposed use.  
**EVIDENCE:**
  - a) The project has been reviewed for consistency with the text, policies, and regulations in the:
    - 1982 Monterey County General Plan (General Plan);
    - Big Sur Coast Land Use Plan (BSC LUP);
    - Monterey County Coastal Implementation Plan, Part 3 (Big Sur CIP); and
    - Monterey County Coastal 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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
  - b) Allowed Use. The subject property is located at 46883 Highway 1, within the Big Sur Coast Land Use Plan area, Coastal Zone (Assessor's Parcel Number [APN]: 419-201-005-000). The parcel is zoned Watershed Scenic Conservation, 40 acres per unit, with a Design Control overlay in the Coastal Zone or "WSC/40-D (CZ)."

Pursuant to Title 20 section 20.17.040.J, WSC zoning allows for the establishment of water systems, including test wells, as principal uses, subject to the granting of a Coastal Administrative Permit in each case. The project involves the construction of two test wells to determine if onsite water is available to supply the potential development of employee housing (HCD-Planning File No. PLN25.1043). At this time, the County is only authorizing and granting a Coastal Administrative Permit for two test wells. Well Site #1 and a 12' x 12' x 8' retention pit is proposed to contain the drill cuttings discharge. Well Site #2 proposes no grading, and well cuttings will be discharged into scrub areas west of the site. This permit does not propose or analyze the construction of employee housing or any other type of development. Should future development occur, a separate Coastal Administrative Permit would be required to convert the test wells into permanent domestic wells. Future structural development on the subject parcel will be required to conform to applicable Title 20 requirements in effect at the time of the proposed development.

- c) Lot Legality. The subject property (69.4 acres in size), APN 419-201-005-000, is identified on a Record of Survey, recorded in April 1973, (Volume 10, "Survey Maps," Page 144). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed development includes the construction of two test wells. A Design Approval is not required due to the scope of the project.
- e) Scenic Resources. The project, as proposed, is consistent with BSC LUP (Chapter 3.2) and CIP policies and regulations for the protection of scenic and visual resources. As determined during an on-site investigation on February 6, 2024, the proposed test wells will not intrude on the critical viewshed due to location, existing topography, and existing vegetation. The test well sites, accessed via a private driveway, are not visible due to location and topography. Therefore, the project will not conflict with applicable Visual Resource policies.
- f) The project was reviewed by Housing and Community Development (HCD)-Planning, Cal-Fire (Coastal), Public Works, Facilities & Parks (PWF&P)-Public Works, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- g) The following technical report has been prepared:
  - Preliminary Cultural Resources Reconnaissance (County of Monterey Library No. LIB250347) prepared by Susan Morley, Marina, CA, in August 2025;

- Biological Survey (County of Monterey Library No. LIB250348) prepared Fred Ballerini, Pacific Grove, CA, on September 5, 2025; and
- Engineering Geology Investigation (County of Monterey Library No. LIB250348) prepared by Craig Hardwood, on August 19, 2025.

Upon independent review, staff concurs with conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- h) Staff conducted a site inspection on February 6, 2024 and confirmed the site is suitable for implementation of the proposed development.
- i) Biological Resources. The project site includes a ruderal, exotic species dominant meadow at the upper elevation reaches of the subject 69.4-acre parcel. No significant native vegetation removal is proposed to accommodate the installation of the two wells. Pursuant to Big Sur CIP Section 20.145.040, a biological survey was conducted and submitted to Staff. The Biological Survey (LIB250348) concluded that no impacts to sensitive habitats are anticipated to occur because no rare, endangered, or threatened plant or animal species were observed near or around the two test well locations. The two test well locations are not within 100 feet of Environmentally Sensitive Habitat and do not require the removal of any trees. The biologist recommended three best management practices: 1) revegetating disturbed soils with native grass species; 2) staging material occurring within existing disturbed locations (road & pullouts); and 3) tree and root protection. These BMP recommendations will be incorporated as standard requirements of the Construction Management Plan and Tree and Root Protection Plan (Condition No. 4 and Condition No. 5). Less than significant impacts on biological resources would occur with implementation of the project. The project lies within a federally designated Critical Habitat for the California red-legged frog (CRLF). CRLF are known to travel up to 100 meters from aquatic habitats to the surrounding uplands. Pheneger Creek lies approximately 500 feet northwest of the project area. Thus, the project site is outside of the 100 meters dispersal habitat of CRLF, and the Project Biologist concludes that impacts are unlikely. As required by Condition No. 4, protective and exclusionary fencing will be installed along the northwestern edge of the dirt access road, and holes, retention pits, or trenches be covered with plywood to prevent unlikely dispersal movement or entrapment of any species. Given the limited ground disturbed, the project is also unlikely to have any impact on either the Western bumblebee or the Crotch bumblebee. However, per BSC CIP section 20.14.5040.B.4, Condition No. 4 also requires the Project Biologist to conduct a pre-construction survey to confirm the lack of presence of special status species.
- j) Cultural Resources. Big Sur CIP Section 20.145.120.C.1 states that an archaeological survey report shall be required for all development in areas with a probability of containing archaeological resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a moderate archaeological sensitivity

but is not within 750 of a known archeological resource. An archeological report prepared for the project site and concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- k) Geological Hazards. The Project Geologist's review of geologic maps and literature found that a strand of the San Gregorio-Hozgri Fault Zone extends through the southwestern portion of the subject property, near Highway 1. The Geologist's site reconnaissance suggests this mapping is reasonably accurate (County of Monterey Library No. LIB250349). The fault, as mapped, does not trend through the immediate area of the proposed water wells at the site. The proposed water wells are not directly threatened by fault surface rupture. Therefore, the proposed development is unlikely to be threatened by geological hazards and complies with applicable BSC LUP Policies.
- l) The project planner conducted a site inspection on February 6, 2024 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- m) The project was not referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project is exempt from environmental review and does not involve a Lot Line Adjustment, Variance, or Design approval requiring a public hearing.
- n) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250143.

2. **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 the HCD-Planning, Cal-Fire (Coastal), PWF&P-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The reviewing agencies and department did not recommend any conditions. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working near the subject property.
  - b) The application was reviewed by the Environmental Health Bureau (EHB). EHB confirmed that the test well sites meet horizontal setbacks to existing OWTS and bodies of water on the subject parcel. EHB applied three conditions of approval requiring that the

Applicant/Owner obtain a Well Construction Permit, Source Capacity Testing, and Water Quality Testing (Condition Nos. 6 through 8).

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN250143.

3. **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:** Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250143.

4. **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 the Big Sur CIP Section 20.145.150 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 not described as an area where the Local Coastal Program requires physical public access (Figure 3, Public Access, in the Big Sur LUP).
  - d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Public Access, in the Big Sur LUP).
  - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250143.

5. **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 (d) categorically exempts the construction of utilities, including wells.
  - b) The applicant is proposing the construction of two test wells to determine a water source prior to construction of two permanent domestic wells. Once completed, the test well will be capped until a Coastal Administrative Permit for the domestic wells has been obtained. Therefore, the project meets this categorical exemption because drilling at the intended sites will be negligible and there will be no expansion of capacity.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 6, 2024. The project specific biological, geological, and archaeological reports concluded that the project would not result in any significantly adverse impacts.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. Although the lower test well is visible from officially designated scenic highway, Highway 1, the visual impact is less than significant because the test well is visible for approximately a third of a second and is primarily screen by existing vegetation.
- e) Staff conducted a site inspection on June 17, 2021, to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250143.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, 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 Title 20, Section 20.86.080.A, the project is not subject to appeal by/to the California Coastal Commission because it involves a principally allowed use and is not located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1) or located within 100 feet of any stream.

**DECISION**

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

1. Find the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Coastal Administrative Permit to allow the construction of two test wells.

This approval is subject to the conditions of approval and in general conformance with the plans, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of March, 2025.

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Melanie Beretti, AICP  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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.

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.

# County of Monterey HCD Planning

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

PLN250143

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit (PLN250143) to allow two (2) test wells. The property is located at 46883 Highway 1, Big Sur (Assessor's Parcel Number 419-201-005-000), 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 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 Chief of Planning for Assessor's Parcel Number 419-201-005-000 on March 4, 2026. The permit was granted subject to 8 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. PD055 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Planning

- Condition/Mitigation Monitoring Measure:** The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):
- Names and contact information (primary and secondary) of parties responsible for project during construction.
  - Summary table including:
    - Types of construction vehicles and number of trucks and/or vehicle trips/day.
    - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
    - Hours of operation.
    - Project scheduling (dates) and duration of construction.
    - Map illustrating:
      - Location of project (vicinity map).
      - Proposed route for hauling material.
      - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
      - Location of stockpiles and parking for construction vehicles.
    - Protective fencing along the northwestern edge of the road and covering of hole with plywood.
  - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
  - The CMP shall:
    - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
    - Prohibit blocking of access roads or driveways.
    - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
    - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
    - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
    - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
    - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
    - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
    - Recommendations from the project biologist, arborist, archaeologist, and/or other

qualified professionals relating to construction activities shall be included in the CMP. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

2. Prior to issuance of a construction permit, the Applicant/Owner shall demonstrative installation and completion of all biological recommendations.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.

## 5. 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.

## 6. EHSP02 - NEW WELL SOURCE CAPACITY TEST IN NON-ALLUVIAL FORMATION (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells constructed in a non-alluvial formation that are proposed to serve as the sole source or 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"). The testing shall conform to the Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by EHB. The applicant shall pay all associated fees to the EHB.  
(Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to the EHB recommending that the test well be approved for conversion to a production well, contact Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure. Submit the report to EHB for review and acceptance.

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

## 7. 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. (Environmental Health)

**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.

## 8. EHSP03 - NEW DOMESTIC WELL: WATER QUALITY (Non-Standard)

**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, 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), an EHB approved water treatment system shall be installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to the EHB recommending that the test well be approved for conversion to a production well, 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 EHB recommending that the test well be approved for conversion to a production well, the applicant shall provide to EHB for review and acceptance preliminary water treatment system plans, including treatment waste management/disposal, prepared by a qualified individual.

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

# PHENEGER CREEK COMMUNITY HOUSING

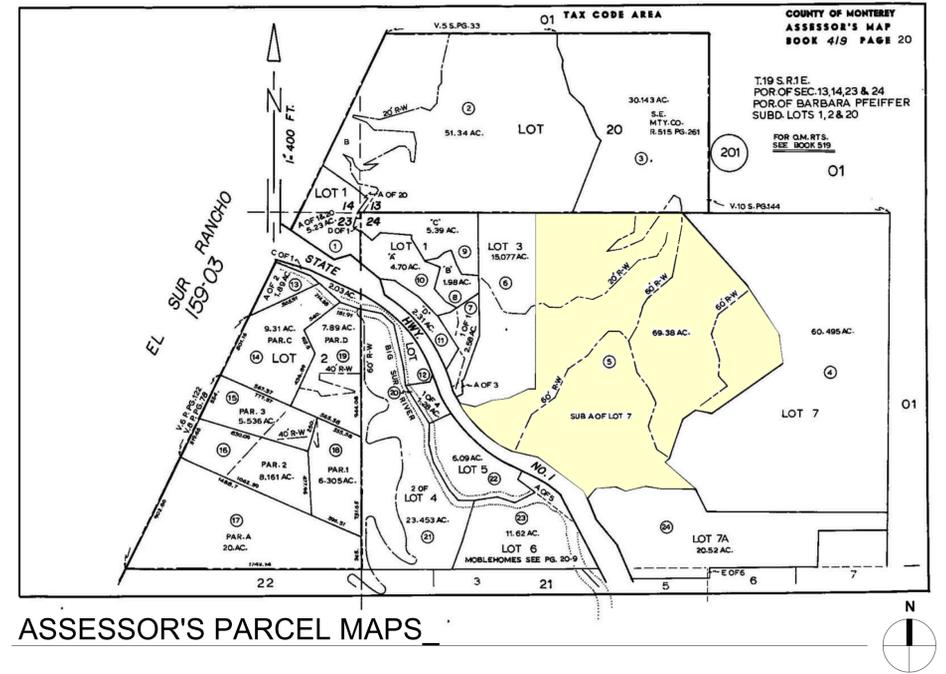
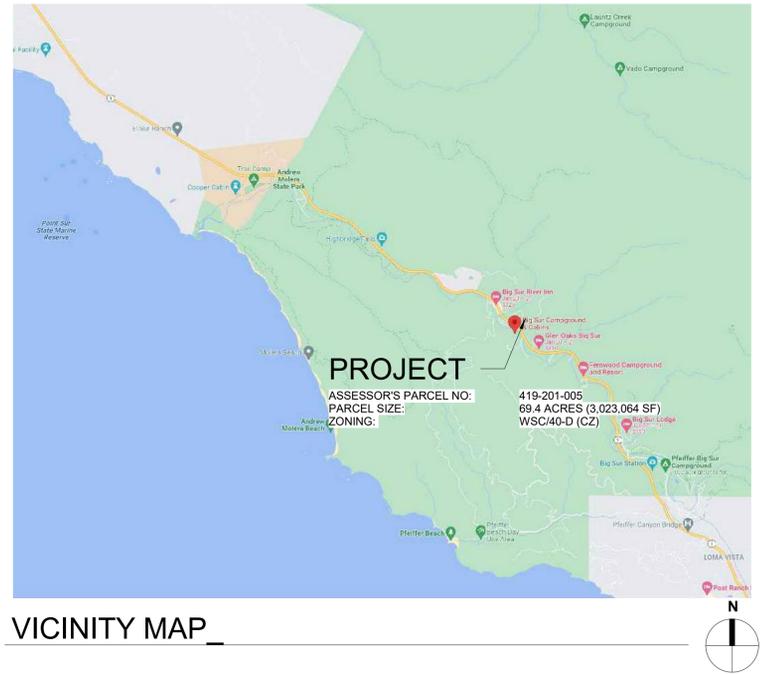
46881 HIGHWAY ONE  
BIG SUR, CALIFORNIA

WELL PERMIT

AUGUST 2025

SHEET INDEX	
NUMBER	NAME
01	COVER SHEET - WELL PERMIT
02	SITE PLAN - PROPOSED WELL LOCATIONS

PROJECT DATA SUMMARY TABLE	
ASSESSOR'S PARCEL NO:	419-201-005
PARCEL SIZE:	69.4 ACRES (3,023,064 SF)
ZONING:	WSC/40-D (CZ)
<b>SCOPE OF WORK</b>	
DRILL TWO TEST WELLS	



NOT FOR CONSTRUCTION

**PHENEGAR CREEK COMMUNITY HOUSING**  
46881 HIGHWAY ONE,  
BIG SUR, CALIFORNIA  
93920

**OWNER**  
BIG SUR CG OWNER LLC  
47000 HIGHWAY ONE  
BIG SUR, CA 93920

**ARCHITECT**  
LAKE FLATO ARCHITECTS, INC.  
311 THIRD STREET  
SAN ANTONIO, TX 78205

**CIVIL ENGINEER**  
WITSON ENGINEERS  
6 HARRIS COURT  
MONTEREY, CA

**SEPTIC ENGINEER**  
BISHWARTS  
1624 MARKET STREET  
SUITE 202  
DENVER, CO 80202

**SEPTIC ENGINEER**  
TAUBMAN ENGINEERING, INC.  
P.O. BOX 292  
SALINAS, CA 93902

**BIOLOGIST**  
FRED BALLENGER  
PO BOX 1023  
PACIFIC GROVE, CA 93950

**ARBORIST**  
DND CONSULTING  
1213 MILES AVENUE  
PACIFIC GROVE, CA 93950

THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

AUGUST 2025 L\F PROJ. NO. 21167.P  
PROJ. ARCHITECT TF DRAWN BY: BH

SET ISSUE DATES	
DATE	ISSUE
06/2025	PLANNING SUBMITTAL
08/2025	WELL PERMIT

REVISIONS		
NO.	DATE	DESCRIPTION

PLANNING SUBMITTAL

COVER SHEET - WELL PERMIT

Central File Path: O:\Myprojects\lake\phenegar\01\01.dwg  
Local File Path: C:\Users\Local\Files\Big Sur\Hospitality\_East\Blog\_BSD\_3h\01\01.dwg

**NOT FOR  
 CONSTRUCTION**

**PHENEGER  
 CREEK  
 COMMUNITY  
 HOUSING**

**46881 HIGHWAY ONE,  
 BIG SUR, CALIFORNIA  
 93920**

**OWNER**  
 BIG SUR CG OWNER LLC  
 47000 HIGHWAY ONE  
 BIG SUR, CA 93920

**ARCHITECT**  
 LAKE FLATO ARCHITECTS, INC.  
 311 THIRD STREET  
 SAN ANTONIO, TX 78205

**CIVIL ENGINEER**  
 WITSON ENGINEERS  
 6 HARRIS COURT  
 MONTEREY, CA

**SEPTIC ENGINEER**  
 BISHWITZ  
 1624 MARKET STREET  
 SUITE 202  
 DENVER, CO 80202

**SEPTIC ENGINEER**  
 TALUBAN ENGINEERING, INC.  
 P.O. BOX 292  
 SALINAS, CA 93902

**BIOLOGIST**  
 FRED BALLEW  
 PO BOX 1023  
 PACIFIC GROVE, CA 93950

**ARBORIST**  
 ONO CONSULTING  
 1213 MILES AVENUE  
 PACIFIC GROVE, CA 93950

THIS SQUARE APPEARS 1/2"x1/2"  
 ON FULL SIZE SHEETS

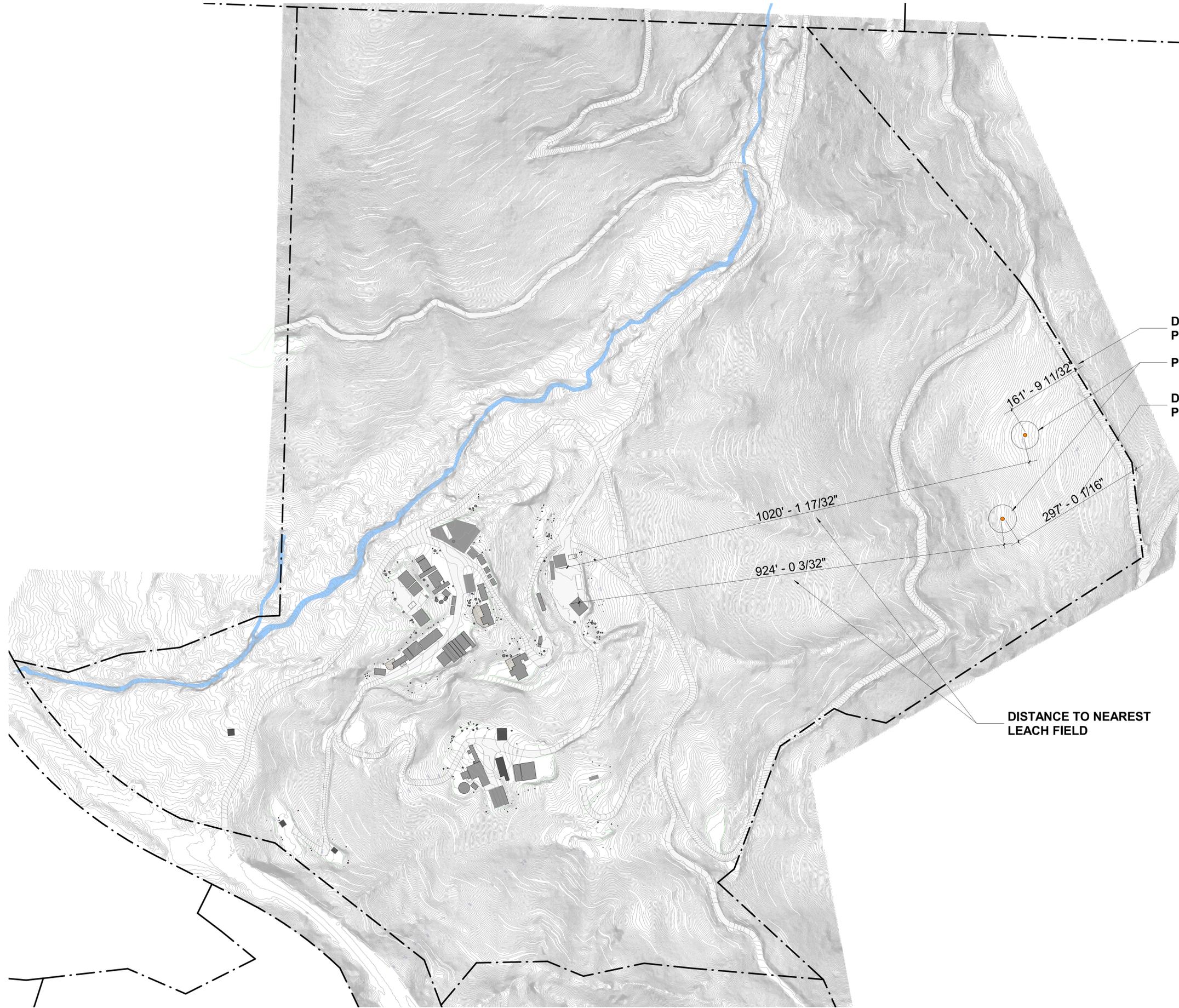
**AUGUST 2025** L|F PROJ. NO. **21167.P**  
 PROJ. ARCHITECT **TF** DRAWN BY: **BH**

SET ISSUE DATES	
DATE	ISSUE
06/2025	PLANNING SUBMITTAL
08/2025	WELL PERMIT

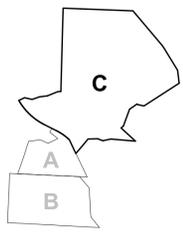
REVISIONS		
NO.	DATE	DESCRIPTION

**PLANNING SUBMITTAL**

**SITE PLAN -  
 PROPOSED WELL  
 LOCATIONS**



**1 SITE PLAN - PROPOSED WELL LOCATIONS**  
 SCALE: 1" = 100'-0"



Central File Path: C:\Myprojects\Lake|Flato\21167.P\21167\_P\_SitePlan.dwg  
 Local File Path: C:\Revit Local Files\Big Sur Hospitality\_East Stage\_B22\_bhvada2\WCD0A.rvt

**NOT FOR  
CONSTRUCTION**

**PHENEGER  
CREEK  
COMMUNITY  
HOUSING**

46881 HIGHWAY ONE,  
BIG SUR, CALIFORNIA  
93920

**OWNER**  
BIG SUR CG OWNER LLC  
47000 HIGHWAY ONE  
BIG SUR, CA 93920

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MONTEREY, CA

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BISHWARTS  
1604 MARKET STREET  
SUITE 202  
DENVER, CO 80202

**SEPTIC ENGINEER**  
TALUBAN ENGINEERING, INC.  
P.O. BOX 292  
SALINAS, CA 93902

**BIOLOGIST**  
FRED SHALLGREN  
PO BOX 1023  
PACIFIC GROVE, CA 93950

**ARBORIST**  
ONQ CONSULTING  
1213 MILES AVENUE  
PACIFIC GROVE, CA 93950

THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

AUGUST 2025 LIF PROJ. NO. 21167.P  
PROJ. ARCHITECT TF DRAWN BY: BH

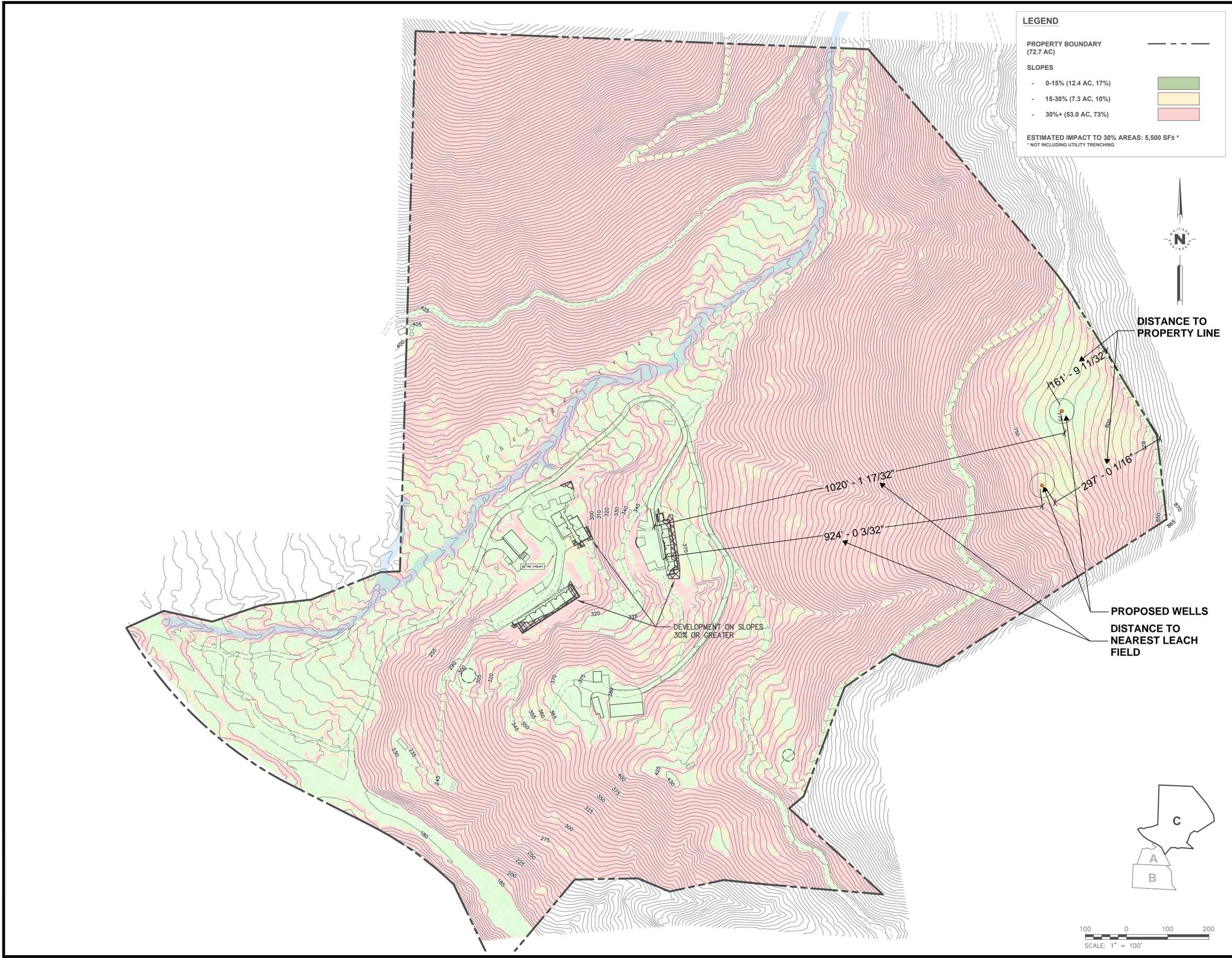
SET ISSUE DATES	
DATE	ISSUE
06/2025	PLANNING SUBMITTAL
08/2025	WELL PERMIT

REVISIONS		
NO.	DATE	DESCRIPTION

**PLANNING SUBMITTAL**

**SLOPE MAP**

Central File Path: O:\Myprojects\lakeflato\phene\phene.dwg  
 Local File Path: C:\Users\Local\Files\Big Sur\Housing\_East Stage\_BSD\_bhvado2\WCD01.rvt



**LEGEND**

**PROPERTY BOUNDARY**  
(72.7 AC)

**SLOPES**

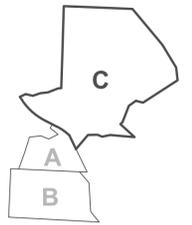
- 0-15% (12.4 AC, 17%)
- 15-30% (7.3 AC, 10%)
- 30%+ (53.0 AC, 73%)

**ESTIMATED IMPACT TO 30% AREAS: 5,500 SF± \***  
 \*NOT INCLUDING UTILITY TRENCHING



**DISTANCE TO  
PROPERTY LINE**

**PROPOSED WELLS  
DISTANCE TO  
NEAREST LEACH  
FIELD**



0 100 200  
SCALE: 1" = 100'

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