

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

**MCFARLAND ALBERT M & DEAN TERRY LEE;
FORT SUFI ENTERPRISES LLC (PLN230170)**

RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and
- 2) Approving a Coastal Administrative Permit to allow a test well.

[PLN230170 McFarland Albert M & Dean Terry Lee, and Fort Sufi Enterprises LLC, 9345 Sycamore Canyon Road, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone [APN: 419-261-016-000, 419-261-015-000, and 419-261-018-000]

The McFarland Albert M & Dean Terry Lee and Fort Sufi Enterprises LLC application (PLN230170) came for a public hearing before the Monterey County HCD Chief of Planning on April 17, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD 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;
 - Big Sur Coast Land Use Plan;
 - Coastal Implementation Plan, Part 3 (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 properties are located at and adjacent to 9345 Sycamore Canyon Road, Big Sur (Assessor’s Parcel Number [APNs]: 419-261-016-000, 419-261-015-000 and 419-261-018-000), within the Big Sur Coast Land Use Plan (BSCLUP). The parcels are zoned as Rural

Density Residential, 40 acres per unit with a Design Control zoning overlay in the coastal zone [RDR/40-D], which allows for wells and small water systems serving 14 or fewer connections with approval of a Coastal

Administrative Permit (Title 20 Section 20.16.040.J). The project involves drilling a test well on a residential lot (APN 419-261-016-000), which is intended for use for future residential development on adjacent parcels owned by Fort Sufi Enterprises, LLC (see Finding 1, evidence “d”). The project does not require a Design Approval since no new structures were proposed. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. All three parcels are shown in their present size and configuration as Parcel 16 (where the well will be located), Parcel 15 and Parcel 18 in the map recorded in Book 419 Assessor’s Map, Page 26, B. Pfeiffer Subdivision. Therefore, the County recognizes it as a legal lot of record.
- d) Development Standards. The proposed test well is required to be setback 100 feet from a septic system. The test well will be located in an open area that is slightly sloped. It was confirmed that the proposed development is located on slopes that are less than 30% and is therefore exempt from a discretionary permit. The Applicant (McFarland) owns the parcel in which the test well will be drilled, however, the well pad and equipment will also be located on the two adjacent parcels owned by the other Applicant (Fort Sufi). Fort Sufi is financially responsible for the well and has an agreement in place for the well location. There is a Well Facilities Easement recorded through a Grant Deed (Monterey County Clerk-Recorder Document No. 2023008887) on the parcel owned by McFarland/Dean (APN 419-261-016-000) granting Fort Sufi Enterprises, LLC an easement to permit, construct, maintain, and repair of well facilities as provided through a Grant Deed for Well Facilities Easement.
- e) Biological Resources. Consistent with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); CIP; and Title 20, a Biological Assessment (LIB240026 – see Finding 2, Evidence “b”) has been provided with the application. A site visit was conducted on September 21, 2022, and several natural communities were observed around the parcel, however, none were observed within 300 feet of the proposed well site. The surrounding area has been consistently mowed and maintained for fuel reduction. A proposed cut and fill of 25 cubic yards for the drilling pad will be isolated to the fuel modification mowed area. The proposed project has minimal impacts that are isolated to the fuel modification mowed area and the spoils containment area is sited along an existing footpath, therefore, the project has no impacts on environmentally sensitive habitat areas (ESHA). All recommendations included in the Biological Assessment shall be implemented through the County’s standard condition for a notice of report.
- f) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a high archaeological sensitivity for cultural resources. The Big Sur Coast

Land Use Plan requires that impacts to archaeological resources be avoided or minimized to the extent feasible. On September 8, 2022, archaeologist Susan Morley conducted a physical survey at the site in areas that would be impacted by construction of the test well (see Finding 2, Evidence “b”). Reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological site in the region. The report also states that there are no archaeological sites, either historic or prehistoric, within at least a half mile radius of the project parcel. Consistent with BSC LUP Key Policy 3.11.1, the scope of the project is minimized to avoid excessive ground disturbance. Minimal grading and no imported fill is needed to perform the test well installation. In addition, the County standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.

- g) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County 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 does not require Design Approval where the appropriate authority is the Zoning Administrator, Planning Commission, or Board of Supervisors and/or the project does not require environmental review.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230170.

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 Fire Protection Associates. 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 Assessment Letter” (LIB240026) prepared by Fred Ballerini, Pacific Grove, California, September 5, 2023.
 - “Phase I Archaeological Assessment” (LIB240025) prepared by Achasta Archaeological Services, Marina, California, October, 2023.

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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230170.

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 (EHB), and Carmel Fire Protection Associates. 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) At this time, there are no existing facilities or potable water sources. The purpose of the well is to provide potable water for a future single family dwelling on the adjacent lots to the lot (APN 419-261-016-000) where the well will be installed. The Environmental Health Bureau reviewed the project site plan for conceptual placement of the well and future septic system location. The Environmental Health Bureau concurred with well and septic setback standards identified in Title 15 of the Monterey County Code. Requirements set forth by the Environmental Health Bureau shall be implemented through non-standard conditions including obtaining a water well construction permit from EHB pursuant to Title 15, Section 15.08, source capacity testing and water quality testing prior to conversion of the test well to a domestic well.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230170.

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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230170.

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 categorically exempts construction of small new facilities.

- b) The proposed project qualifies for a Class 3 categorical exemption because the project involves a test well for the purpose of determining if sufficient water supply exists onsite to support the future establishment of a single family dwelling, which is a small and temporary facility.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. A Biological Assessment was provided with the project application concluding that there are no significant impacts to ESHA (see Finding 1, Evidence “e”). An Archaeological report was provided with the project application due to the project site located within an area of high archaeological sensitivity. The archaeological report concluded that there was no evidence of cultural resources within the project development area (see Finding 1, Evidence “f”). No adverse environmental effects were identified during staff review of the development application. Therefore, there is no significant effect on the environment due to unusual circumstances. There are no successive projects of similar size and location would not contribute to a cumulative impact and no new land use is proposed.
- d) The project does not propose to remove any scenic resources such as trees. The closest scenic highway is Highway 1, which is approximately 1.3 miles east of the site. No development from this project will be visible from the scenic highway.
- e) The project is not on a hazardous waste site compiled pursuant to Section 6592.5 of the Government code.
- f) The project does not have the potential to affect any historical resources.
- g) 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 PLN230170.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Big Sur Coastal Implementation Plan 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. The subject property is not described as an area where the Local Coastal Program requires visual or physical public access to the shoreline (Figure 2, Shoreline Access Plan, in the Big Sur Coast Land Use Plan).
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230170.

7. 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 21.86.030, the project is subject to appeal to the Board of Supervisors because it requires the Zoning Administrator to make a discretionary decision.
- b) California Coastal Commission. Pursuant to Section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea.

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and
2. Approving a Coastal Administrative Permit to allow a test well.

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 17th day of April, 2024.

Melanie Beretti, AICP
Acting 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 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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230170

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN230170) allows the construction of a test well. The property is located at 9345 Sycamore Canyon Road, Big Sur (Assessor's Parcel Numbers: 419-261-016-000, 419-261-015-000 and 419-261-018-000), Big Sur Coast 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 HCD Chief of Planning for Assessor's Parcel Numbers 419-261-016-000, 419-261-015-000 and 419-261-018-000 on April 17, 2024. The permit was granted subject to 9 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable.

Owner/Agent shall submit signed and notarized Indemnification Agreement to the Director of HCD – Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD – Planning.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Assessment (Library No. 240026) has been prepared by Fred Ballerini, dated September 5, 2023 and is on record in Monterey County HCD - Planning. All development shall be in accordance with this report." (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Agent shall submit proof that all development has been implemented in accordance with the report to HCD- Planning for review and approval prior to occupancy.

Owner/Agent shall submit proof of recordation to of this notice to HCD – Planning.

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.

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. 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.

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 to demonstrate minimum standards have been met. 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.

9. 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, 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), 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.

Map Legend:

Basis of Bearings: The bearing of S39° 47' 38"W as shown on X5 SURV 59 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Record Map References:

R1: Record of Survey filed in Volume X5 of Surveys at Page 59, in the Monterey County Recorder's Office, State of California.

PROJECT DATA SUMMARY TABLE

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
- 2) File Number: 230170
- 3) Project Address: 9345 Sycamore Canyon Road, Big Sur, CA
- 4) Assessor Parcel Number: 419-261-016-000
- 5) Parcel Size: 10 acres
- 6) General Plan Land Use Designation: Rural Density Residential
- 7) Zoning Designation: RDR/40-D(CZ) // WSC/40-D(CZ)
- 8) Setbacks from Existing and Expansion Leach Fields: 100-ft.
- 9) Contour Interval not shown - refer to Site Survey with typical 2-ft. contour.
- 10) Proposed Well Location is shown with a 100-ft. Well Radius (setback to leach field)
- 11) (e) location of septic tank & leach field(s) is shown with expansion area
- 12) Approximately 25-yds. cut and 25-yds. fill for the drilling pad. Cross-Sectional Cut/Fill Area shown on inset map.
- 13) Erosion Control Plan: Silt fencing and hay wattles installed on the downhill perimeter of pit and drilling pad & v-ditch swale with wattle dissipaters and percolation basin for erosion and sediment control measures.
- 14) No tree removal
- 15) SPECIAL NOTE: Stop work within 50-meters (165-ft.) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered."

9101
519.40

● Indicates monument found as noted.

--- Parcel Boundary

--- Right of Way Center Line

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

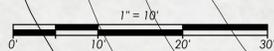
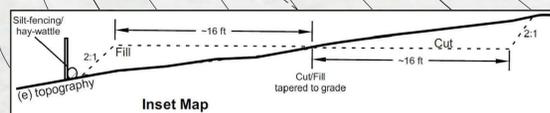
The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

The Project Data Summary Table and the Cut & Fill Area Calculation and related inset map shown hereon were provided by Bierman Hydrogeologic. The proposed drilling pad and well site locations were surveyed utilizing marks set by others.

Cut / Fill Area

670 sq. ft. cut / 670 sq. ft. fill w/ 2:1 slope on cut and fill sides
 Cut: 2-ft. deep on uphill side tapering to grade on downhill side
 Fill: Grade on uphill side, filled to 2-ft. feet on downhill side to create roughly 32-ft. by 42-ft. long pad for drilling rig and tender equivalent to approximately 25-yd. cut and 25-yd. fill



Proposed Well Site Exhibit

9345 Sycamore Canyon Rd., APN: 419-261-016
 Located in Big Sur, Monterey County, State of California

Prepared For: Fort Sufi Enterprises LLC
 Requested By: Aaron Bierman, Bierman Hydrogeologic

November 2023

Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3, Monterey, California 93942
 P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-054 Fort Sufi Aerial

Sheet 1 of 1

Existing Driveway/Parking

Existing Water Tank Access Road

Existing McFarland
Water Tanks

Proposed Well Site

X



Map Legend:

Basis of Bearings: The bearing of S39° 47' 38"W as shown on X5 SURV 59 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

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PROJECT DATA SUMMARY TABLE

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
- 2) File Number: 230170
- 3) Project Address: 9345 Sycamore Canyon Road, Big Sur, CA
- 4) Assessor Parcel Number: 419-261-016-000
- 5) Parcel Size: 10 acres
- 6) General Plan Land Use Designation: Rural Density Residential
- 7) Zoning Designation: RDR/40-D(CZ) // WSC/40-D(CZ)
- 8) Setbacks from Existing and Expansion Leach Fields: 100-ft.
- 9) Contour Interval not shown - refer to Site Survey with typical 2-ft. contour.
- 10) Proposed Well Location is shown with a 100-ft. Well Radius (setback to leach field)
- 11) (e) location of septic tank & leach field(s) is shown with expansion area
- 12) Approximately 25-yds. cut and 25-yds. fill for the drilling pad. Cross-Sectional Cut/Fill Area shown on inset map.
- 13) Erosion Control Plan: Silt fencing and hay wattles installed on the downhill perimeter of pit and drilling pad & v-ditch swale with wattle dissipaters and percolation basin for erosion and sediment control measures.
- 14) No tree removal
- 15) SPECIAL NOTE: Stop work within 50-meters (165-ft.) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered."

9101
519.40

● Indicates monument found as noted.

--- Parcel Boundary

--- Right of Way Center Line

6 foot rise over
27.77 foot run =
21% slope

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

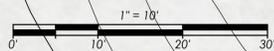
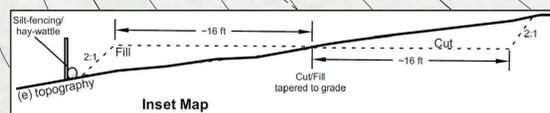
The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

The Project Data Summary Table and the Cut & Fill Area Calculation and related inset map shown hereon were provided by Bierman Hydrogeologic. The proposed drilling pad and well site locations were surveyed utilizing marks set by others.

Cut / Fill Area

670 sq. ft. cut / 670 sq. ft. fill w/ 2:1 slope on cut and fill sides
Cut: 2-ft. deep on uphill side tapering to grade on downhill side
Fill: Grade on uphill side, filled to 2-ft. feet on downhill side to create roughly 32-ft. by 42-ft. long pad for drilling rig and tender equivalent to approximately 25-yd. cut and 25-yd. fill



Proposed Well Site Exhibit

9345 Sycamore Canyon Rd., APN: 419-261-016
Located in Big Sur, Monterey County, State of California

Prepared For: Fort Sufi Enterprises LLC
Requested By: Aaron Bierman, Bierman Hydrogeologic

November 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
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RLS W.O. # 2023-054 Fort Sufi Aerial

Sheet 1 of 1

419261016000

PROPOSED WELL
SITE

419261018000

PROPOSED
DRILLING PAD (NTS)

419261015000

