

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 13, 2102 Time: 1:45 p.m.	Agenda Item No.: 4
Project Description: Consider Combined Development Permit consisting of: 1) a Coastal Administrative Permit to drill a well for a future single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.	
Project Location: 2610 Ribera Road, Carmel	APN: 243-041-014-000
Planning File Number: PLN120489	Owner: Linda and Donald Dobbas Agent: Pam Silkwood c/o Horan Lloyd Law Offices
Planning Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: : "MDR/2-D (CZ)" [Medium Density Residential/2 units per acre, Design Control District in the Coastal Zone]	
CEQA Action: Categorically Exempt per Section 15303 (d)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt per Section 15303 (d); and
- 2) Approve Combined Development Permit based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW: This application to drill a well for a future single family dwelling was originally set for an Administrative Hearing on October 31, 2012. However, staff received several phone calls from neighbors concerned with the well and the size of the property. They were concerned that this new well would be too close to their existing wells and possibly interrupt service to their wells. Staff referred them to Environmental Health Bureau to answer any questions they may have, however, a public hearing was requested. Therefore, this application to drill a well for a future single family dwelling is now before the Zoning Administrator. Pursuant to Section 20.12.040.G, a domestic well serving up to 14 or fewer service connections is allowed subject to a Coastal Administrative Permit. The project is located in a high Archaeological Sensitivity zone and is located within 750 feet of a known resource. A Preliminary Archaeological Reconnaissance concludes that the project parcel provides no surface evidence of potentially significant archaeological resources and the project should not be delayed. Nonstandard conditions submitted by Environmental Health will ensure that the well is physically suitable for the use proposed.

There are no unresolved issues.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- Water Resources Agency
- Carmel Highlands Fire Protection District
- California Coastal Commission

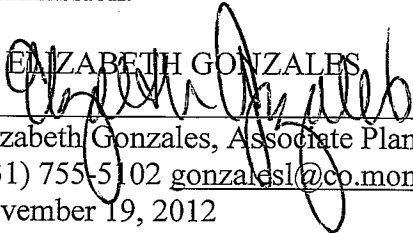
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Public Works, Environmental Health Bureau and RMA - Planning have been

incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because it is not controversial and does not qualify under the guidelines.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.

/s/ ELIZABETH GONZALES


Elizabeth Gonzales, Associate Planner
(831) 755-5102 gonzales1@co.monterey.ca.us
November 19, 2012

cc: Front Counter Copy; Zoning Administrator, Carmel Highlands Fire Department; Public Works; Parks Department; Coastal Commission; Environmental Health Bureau; Water Resources Agency; Elizabeth Gonzales, Planner; Bob Schubert, Senior Planner; Donald J. and Linda L. Dobbas, Property Owner; Pam Silkwood w/ Horan Lloyd Law Offices, Representative; Rui Defigueiredo, neighbor; The Open Monterey Project; LandWatch; Project File PLN120489

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval
 • Site Plan and Elevations
 Exhibit C Vicinity Map

This report was reviewed by Bob Schubert, Senior Planner. 

EXHIBIT A

Project Information for PLN120489

Project Information:

Project Name:	DOBBAS DONALD J & LINDA L		
Location:	NO ADDRESS ASSIGNED		
Permit Type:	Coastal Administrative Permit		
Environmental Status:	Exempt	Final Action Deadline (884):	12/3/2012
Existing Structures (sf):	0	Coverage Allowed:	35%
Proposed Structures (sf):	0	Coverage Proposed:	N/A
Total Sq. Ft.:	0	Height Allowed:	18 FEET
Tree Removal:	N/A	Height Proposed:	N/A
Water Source:	WELL	FAR Allowed:	45%
Water Purveyor:	PRIVATE	FAR Proposed:	N/A
Sewage Disposal (method):	PUBLIC	Lot Size:	9589
Sewer District:	CAWD	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	243-041-014-000	Seismic Hazard Zone:	III
Applicable Plan:	CARMEL AREA LUP	Erosion Hazard Zone:	Low
Advisory Committee:	n/a	Fire Hazard Zone:	moderate
Zoning:	MDR/2-D (CZ)	Flood Hazard Zone:	Low
Land Use Designation:	Residential	Archaeological Sensitivity:	High
Coastal Zone:	yes	Viewshed:	no
Fire District:	Carmel Highlands	Special Setbacks on Parcel:	no

Reports on Project Parcel:

Soils Report #:	n/a
Biological Report #:	n/a
Geologic Report #:	n/a
Forest Management Rpt. #:	n/a
Archaeological Report #:	LIB040100
Traffic Report #:	n/a

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Director of the RMA-Planning Department
in and for the County of Monterey, State of California**

In the matter of the application of:

Donald J. and Linda L. Dobbas (PLN120489)

RESOLUTION NO. ----

Resolution by the Monterey County Director of the
RMA-Planning Department:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15303 (d); and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit to drill a well for a future single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.

(PLN120489), Donald J. and Linda L. Dobbas, 2610 Ribera Road, Carmel , Carmel Area Land Use Plan (APN: 243-041-014-000)

The Donald J. and Linda L. Dobbas application (PLN120489) came on for a hearing before the Monterey County Zoning Administrator on December 13, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 2-5;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 2610 Ribera Road, Carmel (Assessor's Parcel Number 243-041-014-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D (CZ)" [Medium Density Residential/2 units per acre, Design Control District in the Coastal Zone], which allows a well for domestic use. Therefore, the project is an allowed land use for this site.

- c) Applicant proposes to install a domestic well for a single connection to a future single family dwelling. Pursuant to Section 20.12.040.G a Coastal Administrative Permit is required for a well serving up to 14 or fewer service connections.
- d) Archaeological - The project is located in a high Archaeological Sensitivity zone and is located within 750 feet of a known resource. Pursuant to Section 20.147.080, (CIP) a Coastal Development Permit is required for development proposed within 750 feet of a known archaeological resource. A Preliminary Archaeological Reconnaissance prepared by Archaeological Consulting dated April 2004, concludes that the project parcel provides no surface evidence of potentially significant archaeological resources and the project should not be delayed for construction.
- e) The project planner conducted a site inspection on October 11, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project does not propose tree removal nor is there development on slopes exceeding 30%. A Biological report confirmed that no Environmentally Sensitive Habitat Area will be removed nor is the parcel located within a public viewshed. Therefore, the proposed project meets the site development standards required of Medium Density Zoning districts.
- g) The project was not referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because it is not controversial and does not qualify under the guidelines.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120489.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. The following report has been prepared:
 - “Preliminary Archaeological Reconnaissance” (LIB040100) prepared by Archaeological Consulting, Salinas CA, April 15, 2004;
 - “Biological Report for a Potable Well” (LIB040101) prepared by Vern Yadon, Pacific Grove CA, April 4, 2004.

The above-mentioned technical report by the outside archaeological

consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed the report and concurs with its conclusion.

- c) Staff conducted a site inspection on October 11, 2012 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 the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120489.

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 the RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Eventually, necessary public facilities will be provided by Carmel Area Wastewater District for sewer and this application proposes the private well. Environmental Health Bureau concurs and has conditioned the project appropriately.
- c) See Preceding Findings #1 and #2 and supporting evidence.
- d) Staff conducted a site inspection on October 11, 2012 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120489.

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 RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on October 11, 2012 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for

the proposed development are found in Project File PLN120489.

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 installation of small new equipment such as water main, sewage, electrical, gas and other utility extensions.
 - b) A single family dwelling is an exemption under this category along with appurtenant structures to the residence. The proposed well is a utility that is required in order to provide water to a future residence. Therefore it meet this exemption as an appurtenant structure,
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 11, 2012.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) See Preceding Findings #1, #2 and #3 and supporting evidence.
 - f) Staff conducted a site inspection on October 11, 2012 to verify that the site is suitable for this use.
 - g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120489.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.030 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120489
 - e) The project planner conducted a site inspection on October 11, 2012.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

- b) Section 20.86.080 Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes a conditional use (750 feet from a known archaeological resource).

DECISION

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

- A. Find the project exempt from CEQA per CEQA Guidelines Section 15303 (d); and
- B. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit to drill a well for a future single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of December, 2012.

Jacqueline Onciano,
Zoning Administrator

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 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 the Monterey County Planning Department and 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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120489

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) a Coastal Administrative Permit to drill a well for a future single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Director of RMA Planning for Assessor's Parcel Number 246-041-014-000 on October 31, 2012. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

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

Responsible Department: Planning Department

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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Compliance or Monitoring Action to be Performed: 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 the Monterey County RMA - Planning Department 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. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Ribera Road.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

5. EHSP001 - WATER WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the owner.

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

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 determine the yield of the well and demonstrate an adequate supply, a new domestic well completed in bedrock formations and proposed to be used for the 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 test shall conform to Source Capacity Test procedure, available from the EHB. The source capacity test must yield a sufficient quantity as determined by EHB to support the proposed project. The source capacity test(s) shall be made no earlier than August 1 of each year and no later than Oct 31st. The source capacity test report shall include all information as specified by procedure guidelines. The applicant shall pay all associated fees to the EHB.

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

7. EHSP003 - LONG-TERM WATER SUPPLY DEED RESTRICTION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating: "Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future."

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the applicant shall submit a draft deed restriction for review and approval by the Environmental Health Bureau and County Counsel.

Once approved, the applicant shall provide proof of recordation of the deed restriction to the Environmental Health Bureau and Planning Department.

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

8. EHSP004 - WELL ACCESSIBILITY

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All wells shall be located an adequate distance from buildings and other structures to allow access for well modification, maintenance, repair, and destruction pursuant to Chapter II, Section 8 (D) of the California Well Standards and Monterey County Code, Section 15.08.110. Prior to issuance of building permits, the applicant shall record a deed restriction indicating that access to the on site well and replacement well sites (well permit #12-12086) shall be permanently available. Accessibility must be verified by a C-57 licensed contractor.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the applicant shall submit a draft deed restriction for review and approval by the Environmental Health Bureau and County Counsel.

Once approved, the applicant shall provide proof of recordation of the deed restriction to the Environmental Health Bureau and Planning Department.

9. EHSP005 - NEW WELL WATER QUALITY ANALYSIS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), a Point-of-Entry 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.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, 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 issuance of building permits, the applicant shall provide plans prepared by a qualified individual for point-of-entry treatment to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall provide to EHB for review and approval as-built plans prepared by a qualified individual for point-of-entry treatment and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

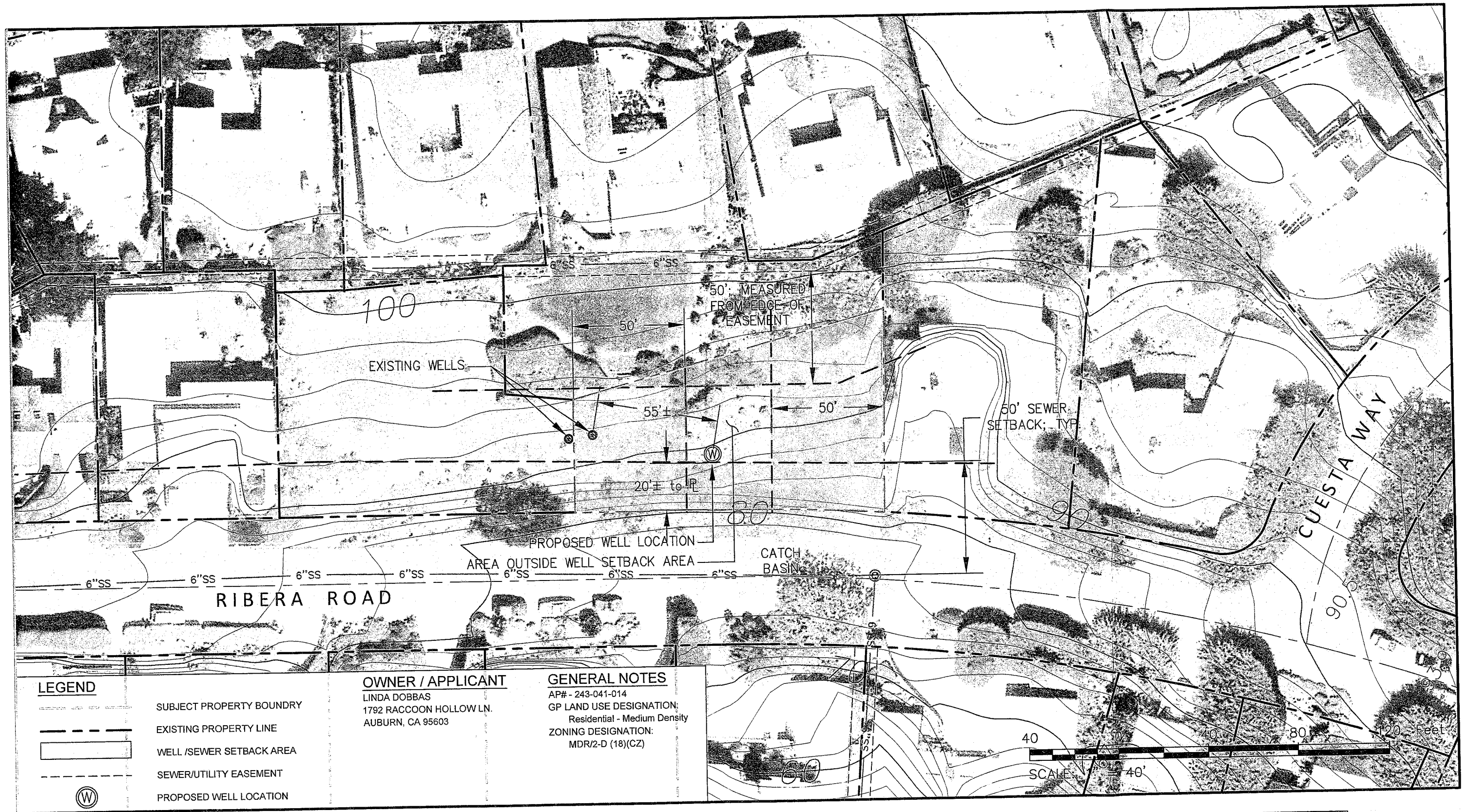
If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

10. EHSP006 - OBTAIN WATER DISTRIBUTION SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Monterey Peninsula Water Management District (MPWMD) manages all water resources on the Monterey Peninsula. Obtain a water distribution system permit, or a written exemption, from MPWMD prior to any use of water from the well other than required testing.

Compliance or Monitoring Action to be Performed: Prior to any use of water from the well other than required testing, the applicant shall provide documentation to the Environmental Health Bureau indicating that a water distribution system permit, or a written exemption, has been obtained from the MPWMD.



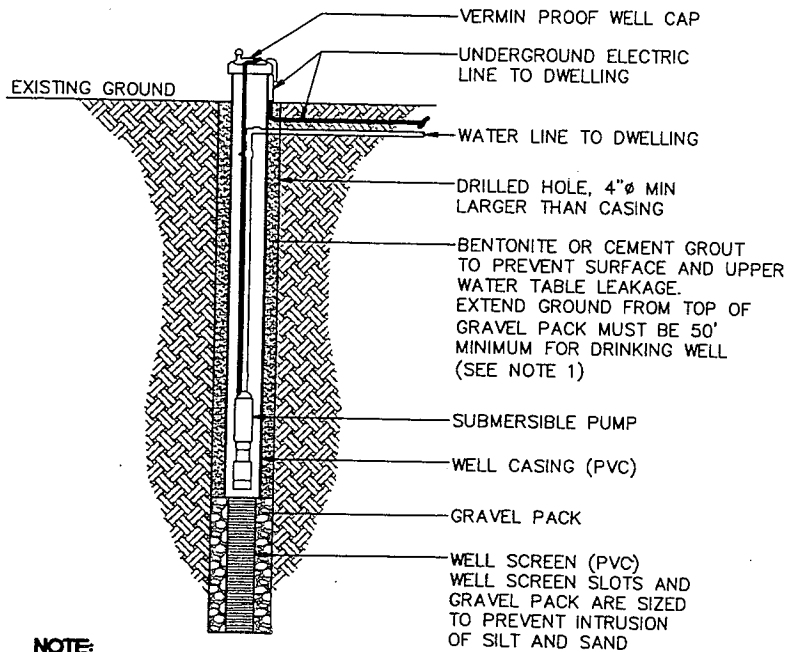
WELL APPLICATION SITE PLAN
2610 RIBERA ROAD
 MONTEREY COUNTY, CALIFORNIA

RECEIVED
 JUL 30 2012
 MONTEREY COUNTY
 PLANNING DEPARTMENT

Whitson Engineers
 9699 Blue Larkspur Lane | Suite 105 | Monterey, CA 93940 | 831 649-5225 | F 831 373-5065
 CIVIL ENGINEERING ■ LAND SURVEYING ■ PROJECT MANAGEMENT | www.whitsonengineers.com

WE
 JULY 20, 2012
 Job No. 2930.00
 Sheet 1 of 1

1" = 40'



NOTE:

1. WELL DRILLER SHALL CONFIRM DEPTH OF WELL PRIOR TO INSTALLATION.

TYPICAL WELL DETAIL

NTS

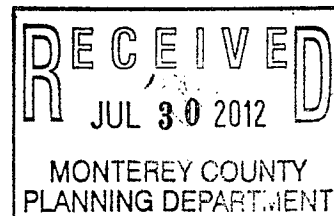
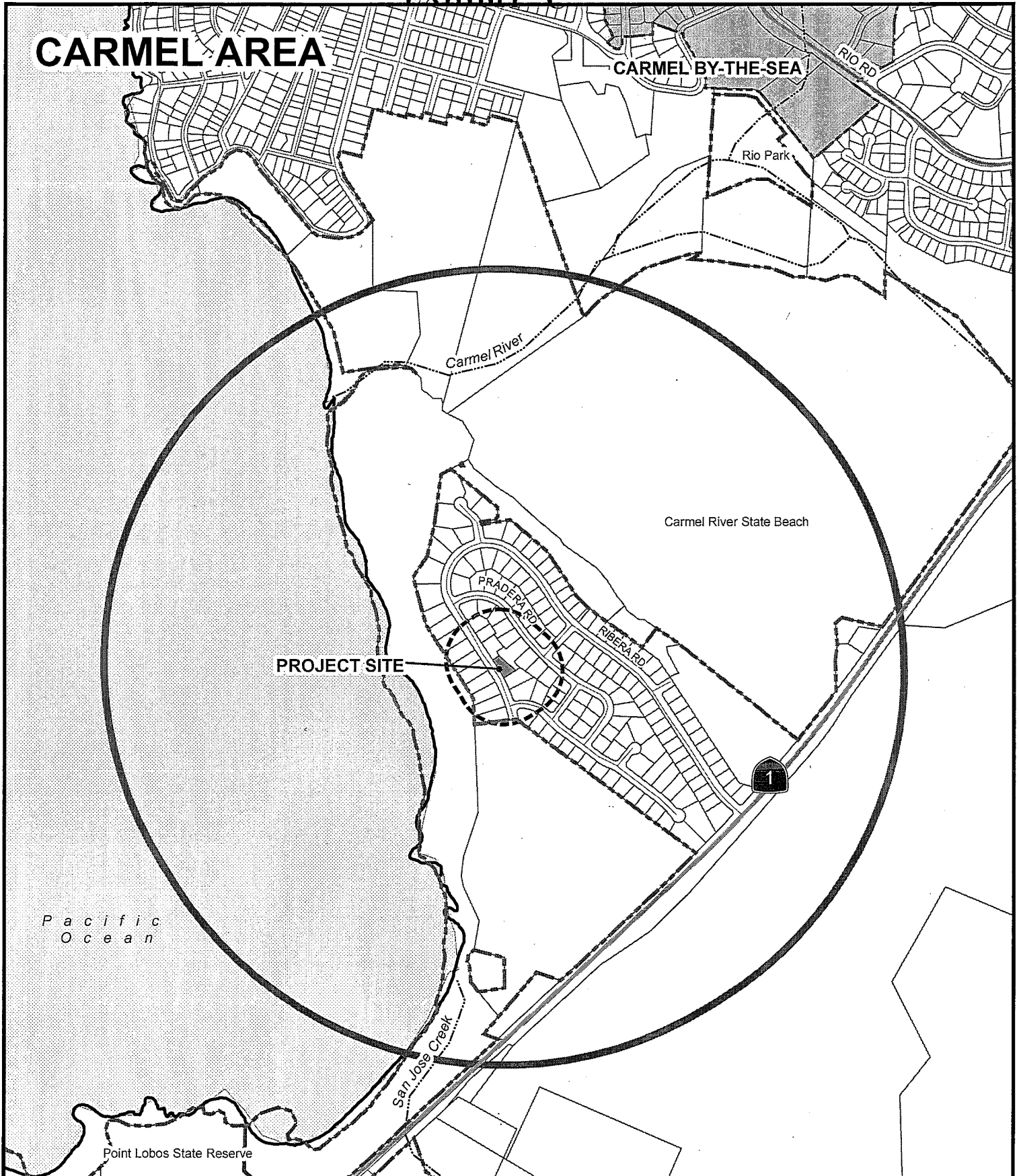


EXHIBIT "C"

CARMEL AREA





CARMEL BY-THE-SEA



APPLICANT: DOBBAS

APN: 243-041-014-000

FILE # PLN120489

 Water
  2500' Limit
  300' Limit
  City Limits



PLANNER: GONZALES