

RESOLUTION NO. 060263

A.P.# 009-012-013-000

In the matter of the application of
Chopin Enterprises LP (PLN060263)

FINDINGS & DECISION

for Modification of a previously approved Coastal Administrative Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Coastal Administrative Permits) of the Monterey County Code, for construction of a domestic test well on a 6,540 sq ft (.15 acre) parcel. The property is located at 24479 San Juan Rd, Carmel, Carmel Land Use Plan, Coastal Zone, and came on regularly for meeting before the Zoning Administrator on November 8, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

- 1. FINDING: CONSISTENCY** – The project as described in Condition No. 1, and as conditioned, is consistent with the policies, requirements, and standards of the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents.
 - (b) The property is located at 24479 San Juan Road, Carmel (Assessor's Parcel Number 009-012-013-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, two (2) units per acre, Design Control Overlay, in the Coastal Zone ("MDR/2-D (CZ)").
 - (c) The test well is intended to determine if an adequate water supply is available to serve future potential development of the parcel. This permit does not authorize the construction and operation of a permanent well.
 - (d) Environmental Health has not stated that the use as proposed will adversely impact the natural supply of water necessary to maintain the environment and the supply available to meet the minimum needs of existing users during the driest years.
 - (e) Implementation of the project will not require water to be exported out of the principal watershed.
 - (f) The original project planner (Shandell Brunk) conducted a site inspection on September 12, 2006 to verify that the project on the subject parcel conforms to the plans listed above. In addition, the current project planner (Joseph Sidor) conducted site inspections on October 4 and October 10, 2007 to verify that the project site conforms to the plans listed above.
 - (g) The project was not referred to the Carmel Highlands Coastal Land Use Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not include development on slopes greater than 30%, the project does not require the issuance of a Variance, and implementation of

the project will not impact a designated scenic area. Furthermore, the project is exempt from CEQA review per Section 15303 of the CEQA Guidelines, and does not have any associated unusual circumstances.

- (h) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN060263.
- (i) The original findings and evidence from Resolution 060263, approved January 24, 2007. Movement of the proposed well location by thirty feet (30') does not change the original findings, and brings the project into compliance with all setback requirements based on new evidence of sewer line locations.

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

- EVIDENCE:**
- (a) The project has been reviewed for suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable. Conditions recommended have been incorporated.
 - (b) A technical report by outside archaeological consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following report has been prepared: *“Preliminary Archaeological Reconnaissance of Assessor’s Parcel 009-012-013-000 in Carmel.”* (LIB060482, prepared by Archaeological Consulting, Salinas, California, July 13, 2006).
 - (c) Staff conducted site inspections on September 12, 2006, October 4, 2007, and October 10, 2007 to verify that the site is suitable for this use.
 - (d) Although considered physically suitable, Condition #11 is imposed per discussions with the Environmental Health Division staff. This condition is based on the geologic nature of the surrounding area (fractured granite/rock), which is not considered a dependable long-term source of water.

3. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review, and no unusual circumstances were identified for this project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3 categorically exempts the new construction or conversion of small facilities or structures.
 - (b) No adverse environmental effects, either individually or cumulatively, were identified during staff review of the project application or during site-visits on September 12, 2006, October 4, 2007, and October 10, 2007. No vegetation will be removed to drill the test well, and no environmentally sensitive habitat or other sensitive resources occur near the well site.
 - (c) The proposed scope of the project does not include elements that have the potential to substantially alter the site’s existing hydrology or substantially affect water quality. In addition, there is no current proposal for development on the site, other than the test well.
 - (d) See preceding and following findings and supporting evidence.

4. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and other applicable provisions of the County's zoning ordinance (Title 20). Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff verification of the Monterey County RMA - Planning Department and Building Services Department records indicate that no violations exist on subject property.

5. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, of the Public Access Map and complies with 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) Staff conducted site visits on September 12, 2006, October 4, 2007, and October 10, 2007.

6. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

7. **FINDING: APPEALABILITY** – The decision on this project is appealable to the Board of Supervisors. It is not appealable to the Coastal Commission.

EVIDENCE: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20).

8. **FINDING: PUBLIC HEARING** – The County has conducted a fair and impartial review on the application and request for modification.

EVIDENCE: (a) PLN060263 is a use allowed on the project parcel subject to a Coastal Administrative Permit pursuant to Section 20.12.040.G of the Monterey County Coastal Implementation Plan (CIP), Title 20.

(b) The Monterey County Resource Management Agency (RMA)-Planning Department conducted a duly noticed, full, fair, and impartial review of the application. Notice of intent to approve the Coastal Administrative

Permit was carried out pursuant to Section 20.84.040.A of the CIP.

- (c) On September 26, 2007, notices were mailed to all property owners within 300 feet of the subject property.
- (d) On September 29, 2007, the project was noticed in the Monterey County Herald.
- (e) The public comment period was set forth from September 30, 2007, through 5:00 pm on Wednesday, October 10, 2007.
- (f) On October 11, 2007, the project was heard in public hearing by the Zoning Administrator (ZA). At that hearing, the Environmental Health Division requested, and the ZA approved, a continuation to the ZA hearing on November 8, 2007.
- (g) Plans and materials contained in project file number PLN060263.
- (h) Staff received a total of eight (8) letters from October 10, 2007, through November 8, 2007, requesting that the proposed project be denied and/or changed due to the following concerns:
 - Encroachment of the twenty-five (25) foot setback onto an adjacent property.
 - Encroachment of the fifty (50) foot setback onto two adjacent properties.
 - Potential environmental impacts.A number of letters identified potential issues with regard to future development of these parcels. Because any future development is outside the scope of the project as proposed, staff did not respond at this time. The letters further include a number of civil matters, including legal assurances between property owners, which the County cannot address nor enforce. Therefore, these items were not separately identified for the purposes of the hearing. In addition, a letter was received from the Carmel Woods Environmental Protection Association (CWEPA). This letter did not specifically address the subject project, but referred generally to the issue of production wells in the Carmel Woods neighborhood. Also, many of the concerns raised in the CWEPA letter are not relevant to the facts of this project. Neighbors submitting letters include: Wm. Scott Hislop, Anne H. Jensen, William Hislop, Alexander Buck and Heidi Giordano.
- (i) Neighbor concerns were submitted to the RMA Planning Department in writing.
- (j) On November 8, 2007, staff and commenters reviewed, evaluated, and addressed the issues. The Zoning Administrator considered the testimony and written comments, and affirms the following issues and responses under the following general topics:

Issue #1 and Issue #2: The California Uniform Plumbing Code (UPC) establishes minimum setback requirements for a well from internal structure plumbing, and from sewer laterals and mains. These setbacks overlap one another from site of the well. The standard setbacks are twenty-five feet from plumbing within or internal to a structure, and fifty feet from sewer laterals and mains. Per the UPC, this latter setback may be reduced to twenty-five feet if proper piping materials are used for the sewer lateral or main.

As initially proposed, the twenty-five foot setback from internal plumbing encroached into the building envelope on the adjacent property to the north (APN 009-012-014-000). In addition, the fifty foot setback from sewer laterals and mains encroaches onto the

adjacent properties to the north and south (APNs 009-012-014-000 and 009-102-012-000), and places an unwarranted burden upon the adjacent property owners.

County Response to Issue #1 (Internal Plumbing Setback): The initial siting of the test well was intended to minimize potential trimming of and impacts to the surrounding oak trees, and to allow maximum access for the drilling equipment. This issue has been resolved by re-siting the location of the test well so this twenty-five foot setback falls entirely upon the applicant's property, and will no longer encroach upon the building envelope of the adjacent property to the north. This revised siting was achieved without requiring any tree removal.

County Response to Issue #2 (Sewer Main and Lateral Setback): The adjacent parcels to the north and south contain existing single family dwellings, with existing sewer laterals outside of the standard fifty foot setback. The test well location was sited to minimize potential development impacts to these adjacent properties. The test well location, and the associated fifty foot setback requirement, still allows sufficient space for the potential addition or replacement/relocation of existing sewer laterals on these properties. Typically, sewer laterals are replaced in the same location, in which case a setback issue would not arise. However, if a specific development proposal requires the movement of the location of a sewer lateral (i.e.; if due to engineering or other site specific constraints, it is not feasible to keep the lateral in the same location or outside of the standard fifty foot setback), then the Environmental Health Division (EHD) can approve a reduction to as low as twenty-five feet in the setback if the circumstances warrant such a reduction. This reduction is based on existing allowances in the UPC that allow a reduction if the lateral is installed using standard piping materials required by the UPC. At the hearing, the EHD staff confirmed that approval of a reduction from fifty feet to twenty-five feet would be allowed if the standard piping was proposed for any future sewer lateral. Therefore, the adjacent properties are not unduly burdened, based on the particular facts of this project, combined with the standardized authority of EHD when they review building projects proposing to install new laterals. However, in order to alleviate any remaining concerns of the neighbors, staff proposed that a Notice be placed in the County database for the two affected properties (APNs 009-012-014-000 and 009-102-012-000). This Notice would grant a twenty-five foot setback for a sewer lateral, as long as the materials meet UPC requirements.

Issue #3: The project may have potential environmental impacts.

County Response to Issue #3: The project site was reviewed by several County departments for suitability and consistency with applicable ordinances. No adverse environmental effects, either individually or cumulatively, were identified during staff review of the project application or during site-visits on September 12, 2006, October 4, 2007, and October 10, 2007. No vegetation, other than limited limbing of trees, will be removed to drill the test well, and no environmentally sensitive habitat or other sensitive resources occur near the well site. California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, categorically exempts the new construction or conversion of small facilities or structures. No substantial evidence was provided to validate concerns regarding environmental impact or requirement for review under CEQA. The proposed scope of the project (a test well) does not include elements that have a potential to substantially alter the site's existing hydrology or substantially affect

water quality. In addition, there is no current proposal for development on the site, other than the test well.

DECISION

THEREFORE, it is the decision of said Zoning Administrator, that said application for Modification of a previously approved Coastal Administrative Permit be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 8th day of November, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON NOV 14 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE NOV 24 2007

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE BOARD OF SUPERVISORS. IT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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 and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Resource Management Agency
 Planning Department
 Condition Compliance and/or Mitigation Monitoring
 Reporting Plan**

Project Name: Chopin Enterprises LP
File No: PLN060263
Approval by: Zoning Administrator

APN: 009-012-013-000
Date: November 8, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Coastal Administrative Permit (PLN060263) allows the construction of a domestic test well. The property is located at 24479 San Juan Road, Carmel (Assessor's Parcel Number 009-012-013-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 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. [Resource Management Agency (RMA) - Planning Department]</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060263) was approved by the Zoning Administrator for Assessor's Parcel Number 009-012-013-000 on November 8, 2007. The permit was granted subject to 14 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 RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of test well permit.	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 Society 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 the discovery. (RMA - Planning Department)</p>	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.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		<p>PDSP001 – DRILLING SPOIL CONTAINMENT (Non-Standard) Drilling mud and cement used for capping of the well shall not be allowed to escape the well site. Containment basins shall be installed. Drilling mud shall be temporarily stored in these basins so that none escapes into the surrounding habitat. The driller shall monitor the amount of mud contained in the basin to prevent overflow, and shall pump out and properly dispose of any and all mud generated by this project. All foreign material used in this project, including sand bags and their contents, shall be removed from the site after the project is completed. The applicant shall submit evidence of installation of containment basins prior to drilling of well. (RMA - Planning Department)</p>	Submit evidence of installation of containment basins to the RMA – Planning Department prior to drilling of test well.	Owner / Applicant	Prior to drilling of test well.	
5.		<p>PDSP002 – DRAINAGE PLAN (Non-Standard) The applicant shall ensure on-site and off-site impacts of water run-off from the pump test are minimized, and measures are used to minimize/contain erosion. (RMA – Planning Department)</p>	Applicant and/or drilling contractor shall contact the assigned planner in the Planning Department to discuss strategies to reduce impacts, which may include the preparation of a formal drainage and/or erosion control plan. The drilling contractor shall also contact the Carmel Area Wastewater District (CAWD) to confirm storm drain capacity for the surrounding area.	California Well Contractor	Prior to obtaining test well permit.	

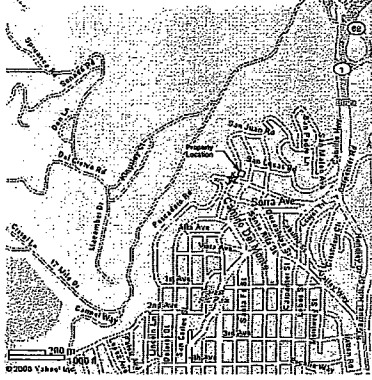
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		<p>EHSP01 NEW TEST WELL - PUMP TEST</p> <p>All new wells to be added to the potable water distribution system shall first undergo a minimum of a 72-hour continuous pump test to determine the yield of the well. Unless otherwise approved by the Director of Environmental Health, the yield of the well shall be calculated by multiplying the 24-hour specific capacity by the available drawdown. If the apparent transmissivity decreases between the first 24 hours of the test and the end of the test, the 24-hour specific capacity shall be adjusted by multiplying the ratio of late-time transmissivity to early-time transmissivity. For the purposes of this condition, available drawdown is defined as two-thirds of the vertical distance from the static water level to the lowest perforations of the well. The pump tests shall be made no earlier than June 1 of each year and no later than the first significant rainfall event of the wet season. The pump test results shall be presented in a form for direct comparison to the criteria set forth in this condition. A representative of the Division of Environmental Health shall witness the pump test(s). The applicant shall pay all associated fees to the Division of Environmental Health. (Environmental Health)</p>	Obtain a permit from EH to drill the well. Submit the Well Completion Report to EH for review and approval. Contact EH to schedule the 72-hour pump test.	California Well Contractor	Prior to conversion of the test well to a potable water well.	
7.		<p>EHSP02 – WATER QUALITY</p> <p>Contact the Environmental Health Division (EHD) to determine the requirements for Title 22 water quality testing. (Environmental Health)</p>	Submit the water quality analysis to EHD for review and approval.	CA Licensed Engineer / Owner / Applicant	After the test well is drilled.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8.		EHSP03 – SEWER CONNECTION Provide certification to the Environmental Health Division (EHD) that Carmel Area Wastewater District (CAWD) can and will provide sewer service for the proposed property/project. CAWD shall indicate the location of the sewer connection from the sewer main to the project site. All required horizontal setbacks from the well location shall meet the requirements of California Well Standards Bulletin 74-90 and the Uniform Plumbing Code. (Environmental Health)	Submit certification to the EHD for review and approval.	Owner / Applicant	Prior to drilling the test well.	
9.		EHSP04 – MPWMD NOTIFICATION Contact the Monterey Peninsula Water Management District (MPWMD) and provide all necessary information regarding this project. (Environmental Health)	Submit certification to the Environmental Health Division for review and approval that the MPWMD has been notified of this project.	Owner / Applicant	Prior to drilling the test well.	
10.		ENSP05 – WELL LOCATION RECORDATION After the test well is drilled, contact the Monterey County Recorder's office and record the location of the well and the "well access location" on the subject parcel. (Environmental Health)	Submit certification to the Environmental Health Division for review and approval that the well location and well access location have been recorded.	Owner / Applicant	After the well is drilled and prior to conversion of the test well.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		<p>EHSP06– RECORD NOTICE / LONG-TERM WATER SUPPLY (Non-Standard)</p> <p>The applicant shall record a deed restriction as a condition of project approval stating: “Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to the 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.” (Environmental Health)</p>	<p>Submit to the Environmental Health Division (EHD) for review and approval.</p> <p>Record a deed restriction with the Monterey County Recorder for the project parcel to the satisfaction of the EHD.</p>	Owner / Applicant	Prior to issuance of test well permit.	
12.		<p>EH8 – WELL CONSTRUCTION PERMIT</p> <p>Obtain a water well drilling permit from the Division of Environmental Health and construct the well. (Environmental Health)</p>	Submit the Well Completion Report to the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to drilling the test well.	
13.		<p>EH42 – COMPLY WITH NOISE STANDARDS</p> <p>The project shall comply with the Noise Element of the Monterey County General Plan and Chapter 10.60 (Noise Control) of the Monterey County Code. (Environmental Health)</p>	Comply with the Noise Element of the Monterey County General Plan and Chapter 10.60 (Noise Control) of the Monterey County Code.	Owner / Applicant	Continuous	
14		<p>PWSP01 – ENCROACHMENT PERMIT (WATER DRAINAGE)</p> <p>If deemed necessary, as determined by the Department of Public Works (DPW), obtain an encroachment permit from DPW for run-off of water from the pump test onto San Juan Road. (Public Works)</p>	Applicant shall, if determined as required by DPW, obtain an encroachment permit from DPW prior to issuance of a test well permit. Applicant is responsible to obtain all permits and environmental clearances.	Owner / Applicant	Prior to issuance of test well permit.	

END OF CONDITIONS

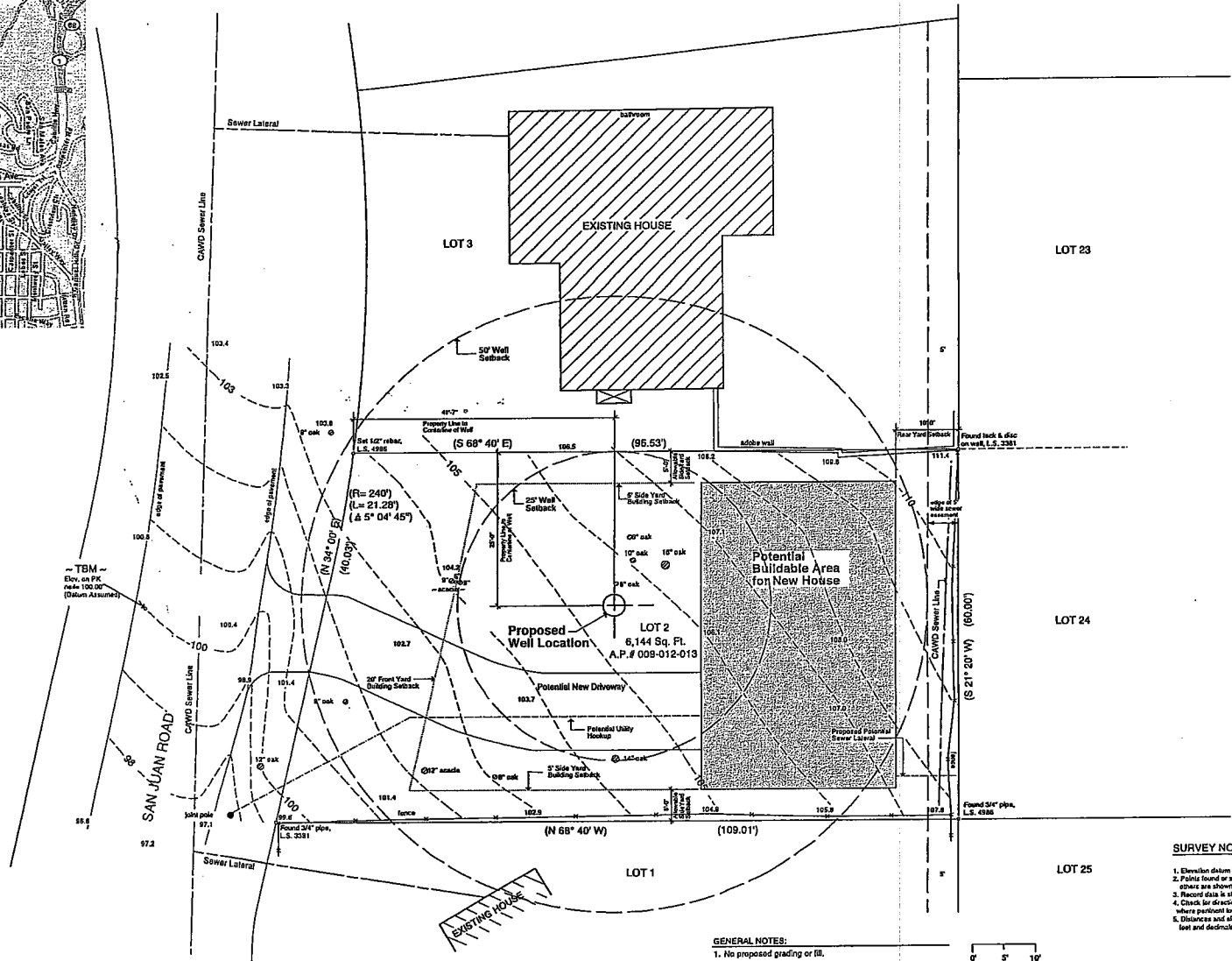
Chopin Enterprises LP (PLN060263)



VICINITY MAP

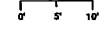


TBM
Elev. on PLS
ref. 100.00'
(Datum Assured)



GENERAL NOTES:

1. No proposed grading or fill.
2. No proposed tree removal.
3. For construction, Well to be Located by a Licensed Surveyor.
4. Sewer Lines and Sewer Lateral Were Located by Carmel Area Waste Water District and Surveyed by Jon Hagemeyer, Licensed Surveyor.
5. All properties, including subject parcel, in this area are serviced by Carmel Area Wastewater Sewer System. There are No active Septic or Leachfield Systems in this Area.
6. Monterey County Department of Public Works has verified there are No Storm Drains within 100 feet of the subject property and proposed well.



SURVEY NOTES:

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimal thereof.

SURVEY

of Lot 2, Block 302, Third Addition to Carmel Woods, Monterey County, California.
 - Prepared for -
CHOPIN ENTERPRISES
 Jon D. Hagemeyer Licensed Land Surveyor
 Carmel, California
 Scale: 1" = 10' W.D. 6247 April, 2007

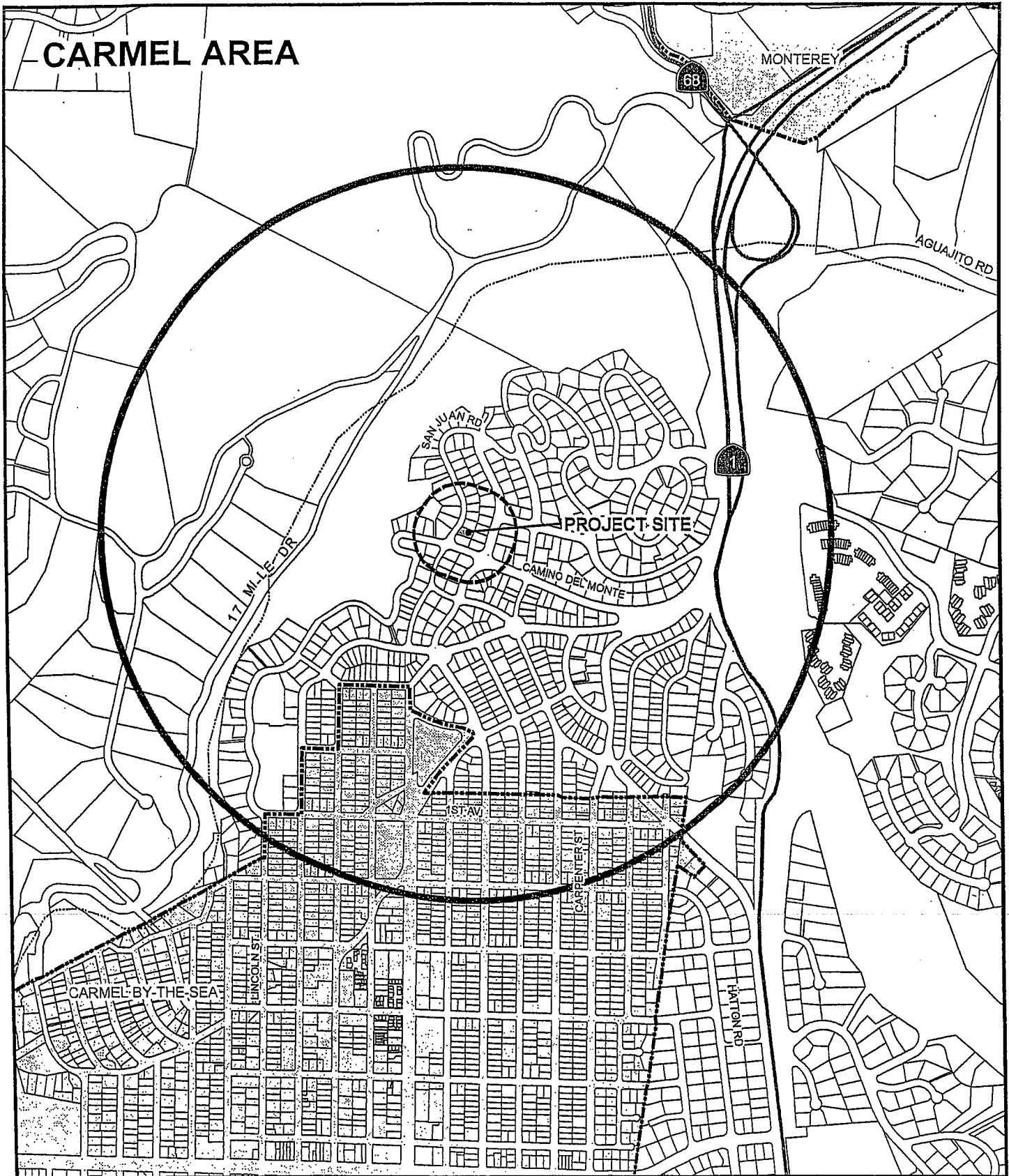
SITE PLAN (revised)

DWYS ARCHITECTURE
 705 BAYVIEW BLVD
 CARMEL, CA 95008
 DWYS ARCHITECTURE
 705 BAYVIEW BLVD
 CARMEL, CA 95008
 DWYS ARCHITECTURE
 705 BAYVIEW BLVD
 CARMEL, CA 95008

Water Well for 244779 San Juan Road
 A.P. 008-012-013
 CHOPIN ENTERPRISES

Site Plan
 SCALE 1" = 10'


CARMEL AREA




APPLICANT: CHOPIN ENTERPRISES LP

APN: 009-012-013-000

FILE # PLN060263

 300' Limit

 2500' Limit

 City Limits

