



County of Monterey Planning Commission

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 6
Legistar File Number: PC 23-020

March 08, 2023

Introduced: 2/28/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN210094 - PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

Public hearing to consider improvements to the Pajaro Sunny Mesa Community Services Springfield water distribution system including resuming water service to 73 properties between Springfield Road and Struve Road and adding a new connection at the Moss Landing Mobile Home Park (105 connections) replacing the existing water system for the mobile home park. Water system improvements include: conversion of a test well to a production well; new water storage tanks, a new booster pump station; new distribution piping and installation of new individual service laterals and meters. Improvements will be located within 100 feet of ESHA.

Project Location: The property is located northeast of the intersection of Highway 1 and Springfield Road, Royal Oaks [74 associated parcels under various owners] (Assessor's Parcel Number 413-014-001-000), North County Land Use Plan, Coastal Zone

CEQA Action: Consider the environmental effects of the project described in the Mitigated Negative Declaration for the Springfield Water System Improvement Project (State Clearinghouse No. 2020080200) adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District (Resolution No. 10-01-20).

PROJECT INFORMATION:

Agent: Denise Duffy & Associates

Owner: Pajaro Sunny Mesa Community Services District

Plan Area: North County Land Use Plan (Coastal Zone)

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Consider the environmental effects of the project described in the Mitigated Negative Declaration for the Springfield Water System Improvement Project (State Clearinghouse No. 2020080200) adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District (Resolution No. 10-01-20); and
- b. Approve a Combined Development Permit consisting of:
 - 1) A Coastal Development Permit to allow improvements to the Pajaro Sunny Mesa Community Services Springfield water distribution system including resuming water service to 73 properties between Springfield Road and Struve Road and adding a new connection at the Moss Landing Mobile Home Park (105 connections) replacing the existing water system for the mobile home park. Water system improvements include: new water storage tanks, a new booster pump station; new distribution piping and installation of new individual service laterals

and meters;

- 2) A Coastal Administrative Permit to convert existing test well to a permanent well; and
- 3) Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habit area (ESHA).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

SUMMARY:

The purpose of this project is to provide safe and reliable potable water for a community in North County that has been on a bottled water moratorium since 1986. The area where the service will be provided is within service area boundaries adopted by the Local Agency Formation Committee for Monterey County (LAFCO) for the Pajaro/Sunny Mesa Community Services District (PSMCSD). PSMCSD operates several non-contiguous service areas in northern Monterey County. The “Springfield Water System” is the subject of this project. The Springfield Water System has been on bottled water orders because the wells serving the area do not meet current drinking water standards. To address this, PSMCSD has obtained a permit to construct a new test well at the Moss Landing Middle School property (PLN170045). That test well was constructed and water quality and quantity tests were preformed. This permit would convert that test well to a production well serving the area. New water tanks and distribution lines would be installed to connect the new well with the service area. The service area includes 74 properties located west of Highway 1, bounded to the north by Springfield Road and to the South by Struve Road. Within this service area, the Moss Landing Mobile Home Park, containing 105 units currently has an independent water system that is failing. This project would connect the mobile home park to the Springfield Water System replacing the failing on-site water system for the park.

This project increases the number of connections to the water system by adding the Mobile Home Park that was previously on its own water system but is located within the service area. PSMCSD prepared an Initial Study and adopted a Mitigated Negative Declaration (MND) for the project. Mitigation measures were adopted for potential biological and cultural resource impacts. Much of the service area is rural and or agricultural and this project was found to have less than significant growth inducing impacts

Staff has reviewed the materials and agrees with the conclusions. This project will provide a reliable source of potable water to an underserved population that has long been without a reliable source of water. Consolidating the Mobile Home Park system and mitigating for impacts on biology and archaeology, the project is consistent with the North County Land Use Plan and Implementation Plan policies.

DISCUSSION:

Pajaro Sunny Mesa Community Service District (PSMCSD) began operating the Springfield Water system, located on Struve Road, in 2005. The system was known as Springfield Mutual Water System until the County of Monterey approved a transfer of ownership from the defunct Springfield Mutual Water Corporation to the District in 2015. The existing well has tested in exceedance of nitrate MCLs for many years and the Springfield system customers have been on bottled water order

from Monterey County since approximately 1986. PSMCSD has secured grant funding to restore potable water service to the area. The first grant was approved in 2013 and a second round was funded in 2015. PSMCSD received a State Revolving Fund (SRF) Drinking Water Planning grant in 2014 to conduct preliminary environmental and engineering work for a new water supply.

The project components include Moss Landing Middle School site improvements, distribution pipeline, and replacement pipeline to connect to the existing residents and mobile home park.

Moss Landing Middle School Site

The Moss Landing Middle School Site is located east of Highway 1 at the intersection of Springfield Road. Water for the Springfield Water System would be provided from an existing well drilled in 2018 at the Moss Landing Middle School Site, referred to as SW-2. SW-2 is located within an easement owned by the PSMCSD on the northeast corner of the Moss Landing Middle School property. SW-2 has been tested for capacity and quality and is a suitable source of supply for a public water system. Related water system improvements will be constructed at this site including new pumps, chlorination facilities, two new 110,000-gallon bolted steel water storage tanks, electrical systems, a booster pump station, and fencing.

Distribution

New distribution lines would connect the Moss Landing Middle School site to the service area. A New water main will go under Highway 1 and follow Springfield Road west before turning South along agricultural ranch roads to connect with the Moss Landing Mobile Home Park and continuing South to Struve Road. The existing service lines along Struve Road will be replaced. The distribution system will consist of approximately two linear miles of new eight-inch (8") water lines and replacement of approximately 3,600 linear feet of existing distribution system piping. Individual service laterals and water meters will be installed at each of the 74 properties on the system which includes 179 connections including 105 connections within the Mobile Home Park.

North County Land Use Plan

Most of this work will occur within the leased area at the Moss Landing School, within rights of way for Highway 1, Springfield Road, Struve Road, and the Moss Landing Mobile Home Park, or within agricultural lands. One area near Springfield Road was identified as a riparian corridor due to a natural drainage course. Riparian areas are considered Environmentally Sensitive Habitat Areas (ESHA) in the North County Land Use Plan area. The riparian area potentially supports sensitive species like the California Tiger Salamander and the Santa Cruz Long-Toed Salamander. These species were not observed during biological investigations of the property however, mitigation measures have been applied to avoid or minimize potential impacts to the riparian vegetation and sensitive species that might be found in that habitat. As proposed and mitigated, the project will not significantly affect the long-term maintenance of the ESHA. Improvements to Water systems are specifically allowed within riparian corridor pursuant to policy 2.3.3.B.2. PCSMD will obtain proper permits from CDFW. Exclusionary fencing and biological monitoring will be provided and the trenching for the pipelines will be limited to disturbed areas to the extent feasible.

Portions of the project will be located in areas that are mapped as being archaeological sensitive. PSMCSD had an archaeological report prepared for the project. Testing was performed in one area

where two shell fragments were found in the initial investigation. After testing, the archaeologist found no evidence of potentially significant resources in the area. Mitigation measures were proposed that would require work to stop if resources are discovered during construction.

CEQA

PSMCS D prepared an Initial Study (IS) for the project. Potential impacts to biological resources and cultural resources were identified but mitigation measures were applied that reduce the potential impacts to a less than significant level. These mitigation measures are incorporated as conditions of approval for the project. The Initial Study found that there were no impacts or less than significant impacts to all other resource topics. Three comments were submitted to PSMCS D during the public comment period on the IS. LAFCO provided a comment acknowledging that the project is within the adopted service area boundaries and is consistent with LAFCO policies for the efficient provision of government services within adopted boundaries. The California Department of Transportation (Caltrans) provided a comment requesting that PSMCD obtain proper encroachment permits and the California Department of Fish and Wildlife (CDFW) provided a comment requesting consideration of potential impacts to the Western Bumble Bee and Burrowing Owls. PSMCS D prepared a response to the comments and made some revisions to the IS to address the comments.

A Mitigated Negative Declaration for the Springfield Water System Improvement Project (State Clearinghouse No. 2020080200), as revised in response to comments, was adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District (Resolution No. 10-01-20) on October 22, 2020.

As a Responsible Agency under CEQA, the Planning Commission is asked to consider the environmental effects contained in the certified MND and agree with the conclusions. Mitigation Measures required to reduce impacts must also be adopted. The IS/MND including revisions in response comments is attached as Exhibit F to this report. Mitigation measures committed to by PSMCS D have been carried forward as conditions of approval.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Army Corp of Engineers
- California Coastal Commission
- Caltrans
- Department of Fish and Game
- Environmental Health Bureau
- HCD-Engineering Services
- North County Fire Protection District
- Agricultural Commissioner's Office

AGRICULTURAL ADVISORY COMMITTEE (AAC) REVIEW:

The project was referred to the Agricultural Advisory Committee on April 28, 2022. The committee voted to recommend approval of the project as proposed by a vote of 9-0 with 2 members absent.

See **Exhibit D**.

LAND USE ADVISORY COMMITTEE (LUAC) REVIEW: The project was referred to North County Land Use Advisory Committee (LUAC) on December 7, 2022. The committee unanimously recommended approval of the project by a vote of 6-0. The LUAC expressed concerns that additional residences that are subject to non-potable water should be included and serviced by the project and subjected that the additional residences be added into the project. The applicant responded to the committee's concern by stating the project is funded by a State Revolving Fund (SRF) Drinking Water Planning grant which requires a project specific study area to receive the grant. However, in the future, funding could be available to expand the system to include additional residences. See **Exhibit C**.

FINANCING:

Funding for staff time associated with this project is included in the FY22-23 Adopted Budget for HCD-Planning.

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed by: Craig Spencer, HCD Chief of Planning
Approved by: Erik Lundquist, AICP, HCD Director of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval and Mitigation Monitoring and Reporting Plan
- Plans

Exhibit B - Vicinity Map

Exhibit C - North County Land Use Advisory Committee Minutes (December 7, 2022)

Exhibit D - Agricultural Advisory Committee Minutes (April 28, 2022)

Exhibit E - Initial Study & Mitigated Negative Declaration

Exhibit F - Mitigation Monitoring and Reporting Program

cc: Front Counter Copy; California Coastal Commission; Army Corp of Engineers; Caltrans; Department of Fish and Game; North County Fire Protection District; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Associate Planner; Craig Spencer, HCD Chief of Planning; Judy Vazquez, Applicant; Denise Duffy & Associates, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN210094